

AGREEMENT NO. ___ - ___
(Agreement for On-Call CEQA Consulting Services)

THIS AGREEMENT (“Agreement”) is made and entered into this ___ day of _____, 2025, by and between the County of Yolo, a political subdivision of the State of California (“County”), and RANEY Planning & Management, Inc., a California Corporation (“Contractor”).

W I T N E S S E T H

WHEREAS, the County is authorized by Government Code Section 23004 to make contracts as necessary for the exercise of its powers; and

WHEREAS, the County is authorized by Government Code Section 31000 to contract with persons specially trained, experienced, expert and competent to perform preparation of environmental documents to comply with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA); and

WHEREAS, the County desires to obtain On-Call CEQA and Environmental Consulting Services; and

WHEREAS, the County circulated and distributed a request for qualifications (RFQ), an excerpt of which is attached as Exhibit A; and

WHEREAS, the Contractor submitted a proposal to provide CEQA and NEPA consulting services, including preparation of CEQA documents; and planning-related services and project management, an excerpt of which is attached as Exhibit B; and

WHEREAS, Contractor has represented and warrants to the County that it has the necessary training, experience, expertise and competency to provide the services, goods and materials that are described in this Agreement, at a cost to the County as herein specified; that it will be able to perform the herein described services at minimum cost to the County by virtue of its current and specialized knowledge of relevant data, issues, and conditions; and that it will do so in a manner consistent with and furthering of the Values of Yolo County; and

WHEREAS, Yolo County reserves the right to approve the Contractor’s project manager and any requested personnel and subcontractor changes during the course of each project; and

WHEREAS, Contractor represents and warrants that neither Contractor, nor any of its officers, agents, employees, contractors, subcontractors, volunteers, or five percent owners, is excluded or debarred from participating in or being paid for participation in any Federal or State program; and

WHEREAS, Contractor further represents and warrants that no conditions or events now exist which give rise to Contractor or any of its officers, agents, employees, contractors, subcontractors, volunteers or five percent owners being excluded or debarred from any Federal or State program; and

WHEREAS, Contractor understands that the County is relying upon these representations in entering into this Agreement.

NOW, THEREFORE, the County and the Contractor agree as follows:

I. BASIC SERVICES

A. Contractor shall furnish and perform the following services in accordance with Exhibits A and B, and in a manner satisfactory to the Director of Community Services or his/her written designee (“Director”): as-needed, on-call CEQA consulting services. These services include the following tasks: consultation on development projects; environmental services related to CEQA/NEPA compliance; completing environmental studies for discretionary development applications such as Use Permits, Tentative Maps, Rezones, and Specific Plans, including cannabis Use Permits; CEQA analyses and review required for cannabis projects; project management; and, attendance at public hearings.

B. More specifically, the Contractor shall provide the full range of services with regard to the services described above, with the focus on: (a) environmental assessments, including Initial Studies, Negative/Mitigated Negative Declarations, Environmental Impact Reports, and supporting documents that meet all of the requirements set forth in the California Environmental Quality Act (Public Resources Code 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.), and preparation and/or review of technical studies; (b) environmental reviews prepared for the types of development applications anticipated in rural and agricultural Yolo County, including cannabis uses; (c) and, addressing environmental issues that result in a complete and legally adequate document in compliance with CEQA and the State CEQA Guidelines and other applicable laws. Contractor will provide all facilities, equipment, personnel, labor and materials necessary to provide the foregoing services in accordance with this Agreement.

C. The complete contract shall include the following Exhibits attached hereto and incorporated herein:

Exhibit A
Exhibit B

RFQ Excerpt
Proposal Excerpt

In the event of any conflict between any of the provisions of this Agreement (including Exhibits), the provision that requires the highest level of performance from Contractor for the County's benefit shall prevail.

D. The Director may approve modifications of the term, scheduling, billing rates, and allocation of funds between the tasks and subtasks (if any) set forth above, provided that there is no increase in the total compensation as set forth in Paragraph II of this Agreement.

II. COMPENSATION AND REIMBURSEMENT OF EXPENSES

A. For the services described in Paragraph I above, and subject to the condition that the services have been completed in a manner satisfactory to the Director or his/her designee, Contractor shall be compensated according to the hourly rates set forth in the Contractor's proposal, for Contractor and its subconsultants, as included in Exhibit B. Provided, however, that the total amount of compensation to be paid to Contractor for the services required by this Agreement shall not exceed four hundred thousand dollars (\$400,000.00). In the determination of hourly fees, time allotments shall be calculated to one-tenth of an hour.

B. Contractor shall not be entitled to reimbursement for any expenses except as specifically set forth herein. The compensation set forth above includes reimbursement for all expenses incurred by Contractor in the performance of this Agreement.

III. METHOD OF PAYMENT

A. Not more frequently than monthly, and in a manner that is satisfactory to the Director, the Contractor shall submit an invoice detailing the services provided, the person(s) providing the service, the amount of time spent by each person providing the service calculated to the one-tenth of an hour, the rate per hour charged for each person providing service, and an itemization of the actual expenses for which reimbursement is requested. If requested by the County, Contractor shall provide any further documentation to verify the compensation and reimbursement sought by Contractor.

B. Within fifteen (15) calendar days of the receipt of Contractor's detailed invoice, the Director shall either authorize payment or advise Contractor in writing of any concerns that the Director has with the invoice and any need for further documentation.

C. Within thirty (30) calendar days of the Director's authorization for payment of an invoice, the County Auditor-Controller shall either issue the payment or advise Contractor in writing of any concerns that the County Auditor-Controller has with the request and any need for further documentation.

IV. REPORTS

A. Contractor shall provide such reports as are required elsewhere by this Agreement, and such additional information and reports relating to the services otherwise required by this Agreement as are reasonably requested by the Director, as the times and in the manner specified by this Agreement, or by the Director if not so specified. Any other provision of this Agreement notwithstanding, should Contractor fail to provide any report required by this Agreement in a timely manner and as otherwise set forth in this Agreement, County may withhold any payments otherwise due Contractor pursuant to this Agreement, and any other agreement between Contractor and County, until such report is properly submitted as determined by the Director.

B. County shall provide Contractor with all information pertinent to the services required of Contractor by this Agreement which is requested by Contractor and which is within County's possession. No charge will be made for these materials.

V. OWNERSHIP OF DOCUMENTS AND WORK PRODUCTS

All professional and technical documents and information developed under this Agreement, and all work products, including writings, work sheets, reports, and related data, materials, copyrights and all other rights and interests therein, shall become the property of the County, and Contractor agrees to deliver and assign the foregoing to the County, upon completion of the services hereunder or upon any earlier termination of this Agreement. Contractor assigns the work products, as and when the same shall arise, for the full terms of protection available throughout the world. In addition, basic data prepared or obtained under this Agreement shall be made available to the County without restriction or limitation on their use. Upon request by County, Contractor agrees to compile and produce documents in response to any Public Records Act request or subpoena.

No additional charge will be made for any of the foregoing.

VI. RECORDS; ACCESS, RETENTION

Contractor shall retain and make available for review by the County and its designees all records, documents, and general correspondence relating to this Agreement and the services required hereunder for a period of not less than five (5) years after receipt of final payment or until all pending audits and proceedings are completed, whichever is later. Contractor shall make such records available for inspection and copying by the County and its designees at any reasonable time. At least thirty (30) calendar days prior to any destruction of these records following the four years, Contractor shall notify the Director. Upon such notification, the Director shall either agree to the destruction or authorize the records to be forwarded to the County for further retention.

VII. DISPUTES

Any dispute arising under this Agreement shall be decided by the County Administrative Officer who shall put his or her decision in writing and mail a copy thereof to the address for the notice to Contractor. The decision of the County Administrative Officer shall be final unless, within thirty (30) days from the date such copy is mailed to Contractor, Contractor appeals the decision in writing to the County Board of Supervisors. Any such written appeal shall detail the reasons for the appeal and contain copies of all documentation supporting Contractor's position. In connection with any appeal proceeding under this paragraph, Contractor shall be afforded the opportunity to be heard and offer evidence in support of its appeal to the County Board of Supervisors at a regular Board meeting. Pending a final decision of the dispute, Contractor shall proceed diligently with the performance of this Agreement and in accordance with the County Administrative Officer's decision. The decision of the County Board of Supervisors on the appeal shall be final for purposes of exhaustion of administrative remedies.

VIII. TERM AND TERMINATION

A. The term of this Agreement shall be from July 1, 2025, through June 30, 2028, unless sooner terminated as hereinafter provided. The County reserves the right to renew the contract after this initial term, for one (1) additional two-year renewal period by providing thirty (30) days' written notice prior to the expiration of the remaining term.

B. Should either party fail to substantially perform its obligations in accordance with this Agreement, the other party may notify the defaulting party of such default in writing and provide not less than thirty (30) days to cure the default. Such notice shall describe the default, and shall not be deemed a forfeiture or termination of this Agreement. If such default is not cured within said thirty day period (or such longer period as is specified in the notice or agreed to by the parties), the party that gave notice of default may terminate this Agreement upon not less than fifteen (15) days advance written notice. In the event of such termination based upon Contractor default, the County reserves the right to purchase or obtain the supplies or services elsewhere, and Contractor shall be liable for the difference between the prices set forth herein and the actual cost thereof to the County. The foregoing notwithstanding, neither party waives the right to recover damages against the other for breach of this Agreement.

C. This Agreement is subject to the County, the State of California and the United States appropriating and approving sufficient funds for the activities required of the Contractor pursuant to this Agreement. If the County's adopted budget and/or its receipts from the State of California and the United States do not contain sufficient funds for this Agreement, the County may terminate this Agreement by giving ten (10) days advance written notice thereof to the Contractor, in which event the County shall have no obligation to pay the Contractor any further funds or provide other consideration and the Contractor shall have no obligation to provide any further services pursuant this Agreement. If the County terminates the Agreement pursuant to this subparagraph, the County will pay Contractor in accordance with this Agreement for all services performed to the satisfaction of the Director before such termination and for which funds have appropriated as required by law.

D. This Agreement may be terminated for any reason by either party at any time during its term, by giving 60 days' written notice to the other party.

E. If Contractor, or any of its officers, agents, employees, contractors, subcontractors, volunteers or five percent owners, becomes excluded, debarred or suspended from participation in Federally or State funded programs, the County may terminate this Agreement by giving ten (10) days advance written notice thereof to the Contractor.

F. Upon termination of this Agreement or suspension of work by either County or Contractor, Contractor shall furnish to County all documents and drawings prepared under this Agreement, whether complete or incomplete. In the event of termination for any reason, reproducible copies of all finished or unfinished documents, drawings, maps,

models, photographs, and reports prepared by Contractor shall become the sole and exclusive property of Yolo County and Contractor shall be entitled to receive compensation for any work completed on such documents and other materials determined by the Director to be of satisfactory quality and within the terms and conditions of this Agreement. All creative work undertaken by Contractor such as sketches, copy, dummies and all preparatory work for which Contractor is not compensated by the County shall remain the sole and exclusive property of the Contractor.

G. During and following the term of this Agreement, Contractor shall not use, distribute or otherwise circulate any of the materials developed pursuant to this Agreement and for which Contractor was compensated by the County without the express written permission of the Director.

IX. APPLICABLE LAWS

A. In the performance of the services required by this Agreement, Contractor shall comply with all applicable Federal, State, and County statutes, ordinances, regulations, directives and laws. This Agreement is also subject to any additional restrictions or conditions that may be imposed upon the County by the Federal or State government.

B. This Agreement shall be deemed to be executed within the State of California and construed in accordance with and governed by the laws of the State of California. Any action or proceeding arising out of this Agreement shall be filed and resolved in a California State court located in Woodland, California. Contractor waives any removal rights it might have under State or Federal law.

X. NON-DISCRIMINATION IN SERVICES AND BENEFITS

Contractor certifies that any service provided pursuant to this Agreement shall be without discrimination based on color, race, creed, national origin, religion, sex, age, sexual preferences, or physical or mental disability in accordance with all applicable Federal, State and County laws and regulations and any administrative directives established by the County Board of Supervisors or the County Administrative Officer. For the purpose of this Agreement, distinctions on the grounds of color, race, creed, national origin, religion, sex, age, sexual preferences, or physical or mental disability include but are not limited to the following: denying a participant any service or benefit which is different, or is provided in a different manner or at a different time from that provided to other participants under this Agreement; subjecting a participant to segregation or separate treatment in any way in the enjoyment or any advantage or privilege enjoyed by others receiving any service or benefit; treating a participant differently from others in determining whether the participant has satisfied any admission, enrollment quota, eligibility, membership, or other requirement or condition which individuals must meet in order to be provided any service or benefit; and the assignment of times or places for the provision of services.

XI. CONTRACTOR'S RESPONSIBILITIES

A. Contractor shall exercise all of the care and judgment consistent with good practices in the performance of the services required by this Agreement.

B. With the exception that this section shall in no event be construed to require indemnification by Contractor to a greater extent than permitted under the public policy of the State of California, Contractor shall indemnify, defend and hold harmless the County of Yolo and its officers, agents, employees and volunteers from and against any and all claims, damages, demands, losses, defense costs, expenses (including attorneys' fees) and liability of any kind or nature arising out of or resulting from performance of the work, provided that any such claim, damage, demand, loss, cost, expense or liability is caused in whole or in part by any negligent or intentional act or omission of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

Responsibility for such defense and indemnity obligations shall survive the termination or completion of this agreement for the full period of time allowed by law. The defense and indemnification obligations of this agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this agreement. In providing any defense under this Paragraph, Contractor shall use counsel reasonably acceptable to the County Counsel.

C. Subcontractor agrees to be bound to the General Contractor/**or** Contractor and the County of Yolo in the same manner and to the same extent as General Contractor/**or** Contractor is bound to the County of Yolo under the Contract Documents. Subcontractor further agrees to include the same requirements and provisions of this agreement, including the indemnity and Insurance requirements, with any Sub-subcontractor to the extent they apply to the scope of the Sub-subcontractor's work. A copy of the County of Yolo Contract Document Indemnity and Insurance provisions will be furnished to the Subcontractor upon request.

XII. PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

A. During the term of this Agreement, Contractor shall at all times maintain, at its expense, the following coverages and requirements. The comprehensive general liability insurance shall include broad form property damage insurance.

1. Minimum Coverages (as applicable). Insurance coverage shall be with limits not less than the following:

a. **Comprehensive General Liability** – \$1,000,000/occurrence and \$2,000,000/aggregate

b. **Automobile Liability** – \$1,000,000/occurrence (general) and \$500,000/occurrence (property) (include coverage for Hired and Non-

owned vehicles)

c. **Professional Liability/Malpractice/Errors and Omissions** – \$1,000,000/occurrence and \$2,000,000/aggregate (If any engineer, architect, attorney, accountant, medical professional, psychologist, or other licensed professional performs work under a contract, the contractor must provide this insurance. If not, then this requirement automatically does not apply.)

d. **Workers' Compensation** – Statutory Limits/**Employers' Liability** - \$1,000,000/accident for bodily injury or disease (If no employees, this requirement automatically does not apply.)

2. The County, its officers, agents, employees and volunteers shall be named as additional insured on all but the workers' compensation and professional liability coverages. It shall be a requirement under this agreement that any available insurance proceeds broader than or in excess of the specified minimum Insurance coverage requirements and/or limits shall be available to the Additional Insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any Insurance policy or proceeds available to the named Insured; whichever is greater.

a. The Additional Insured coverage under the Contractor's policy shall be "primary and non-contributory" and will not seek contribution from the County's insurance or self insurance and shall be at least as broad as CG 20 01 04 13.

b. The limits of Insurance required in this agreement may be satisfied by a combination of primary and umbrella or excess Insurance. Any umbrella or excess Insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non contributory basis for the benefit of the County of Yolo (if agreed to in a written contract or agreement) before the County's own Insurance or self insurance shall be called upon to protect it as a named insured.

3. Said policies shall remain in force through the life of this Agreement and, with the exception of professional liability coverage, shall be payable on a "per occurrence" basis unless the County Risk Manager specifically consents in writing to a "claims made" basis. For all "claims made" coverage, in the event that the Contractor changes insurance carriers Contractor shall purchase "tail" coverage covering the term of this Agreement and not less than three years thereafter. Proof of such "tail" coverage shall be required at any time that the Contractor changes to a new carrier prior to receipt of any payments due.

4. The Contractor shall declare all aggregate limits on the coverage before commencing performance of this Agreement, and the County's Risk Manager

reserves the right to require higher aggregate limits to ensure that the coverage limits required for this Agreement as set forth above are available throughout the performance of this Agreement.

5. Any deductibles or self-insured retentions must be declared to and are subject to the approval of the County Risk Manager. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied either by the named Insured or Yolo County.

6. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Director (ten (10) days for delinquent insurance premium payments).

7. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise approved by the County Risk Manager.

8. The policies shall cover all activities of Contractor, its officers, employees, agents and volunteers arising out of or in connection with this Agreement.

9. For any claims relating to this Agreement, the Contractor's insurance coverage shall be primary, including as respects the County, its officers, agents, employees and volunteers. Any insurance maintained by the County shall apply in excess of, and not contribute with, insurance provided by Contractor's liability insurance policy.

10. The Contractor shall waive all rights of subrogation against the County, its officers, employees, agents and volunteers.

B. Prior to commencing services pursuant to this Agreement, Contractor shall furnish the County with original endorsements reflecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received by, and are subject to the approval of, the County Risk Manager before work commences. Upon County's request, Contractor shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

C. During the term of this Agreement, Contractor shall furnish the County with original endorsements reflecting renewals, changes in insurance companies and any other documents reflecting the maintenance of the required coverage throughout the entire term of this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. Upon County's request, Contractor shall provide complete,

certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications. Yolo County reserves the right to obtain a full certified copy of any Insurance policy and endorsements. Failure to exercise this right shall not constitute a waiver of right to exercise later.

D. Contractor agrees to include with all subcontractors in their subcontract the same requirements and provisions of this Agreement including the indemnity and insurance requirements to the extent they apply to the scope of the subcontractor's work. Subcontractors hired by Contractor must agree to be bound to Contractor and the County of Yolo in the same manner and to the same extent as Contractor is bound to the County of Yolo under the Agreement. All subcontractors must further agree to include these same provisions with any sub-subcontractor. Contractor shall require all Subcontractors to provide a valid certificate of insurance and the required endorsements included in the agreement prior to commencement of any work and Contractor will provide proof of compliance to the County of Yolo.

E. Contractor shall maintain insurance as required by this Agreement to the fullest amount allowed by law and shall maintain insurance for a minimum of five years following the expiration of this Agreement. In the event contractor fails to obtain or maintain completed operations coverage as required by this Agreement, the County at its sole discretion may purchase the coverage required and the cost will be paid by Contractor.

XIII. WORKERS' COMPENSATION

Contractor shall provide workers' compensation coverage as required by State law, and prior to commencing services pursuant to this Agreement shall file the following statement with the County in a form substantially as set forth below.

WORKERS' COMPENSATION CERTIFICATE

I am aware of the provisions of Section 3700 of the Labor Code that require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing any services required by this Agreement.

The person executing this certificate on behalf of Contractor affirmatively represents that she/he has the requisite legal authority to do so on behalf of Contractor, both the person executing this Agreement on behalf of Contractor and Contractor understand that the County is relying on this representation in entering into this Agreement.

XIV. NOTICE

A. All notices shall be deemed to have been given when made in writing and delivered or mailed to the respective representatives of County and Contractor at their respective addresses as follows:

Contractor: Attn: Rod Stinson, Vice President
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
rods@raneymanagement.com

County: Stephanie Cormier, Chief Assistant Director
Yolo County Department of Community Services
292 W. Beamer Street
Woodland, CA 95695
Attn: Jeff Anderson, Principal Planner
jeff.anderson@yolocounty.gov

B. Any party may change the address to which such communications are to be given by providing the other parties with written notice of such change at least fifteen (15) calendar days prior to the effective date of the change.

C. All notices shall be effective upon receipt and shall be deemed received through delivery if personally served or served using facsimile machines, or on the fifth (5th) day following deposit in the mail if sent by first class mail.

XV. CONFLICT OF INTEREST

A. Contractor shall comply with the laws and regulations of the State of California and County regarding conflicts of interest, including, but not limited to, Article 4 of Chapter 1, Division 4, Title 1 of the California Government Code, commencing with Section 1090, and Chapter 7 of Title 9 of said Code, commencing with Section 87100 including regulations promulgated by the California Fair Political Practices Commission.

B. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of Contractor's obligations and responsibilities hereunder. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed. This covenant shall remain in force until Contractor completes performance of the services required of it under this Agreement.

C. Contractor agrees that if any fact comes to its attention that raises any question as to the applicability of any conflict of interest law or regulation, Contractor will immediately inform the County and provide all information needed for resolution of the question.

XVI. COVENANT AGAINST CONTINGENT FEES

Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working for Contractor, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making this agreement. For breach or violation of this warranty, the County shall have the right to annul this agreement without liability, or in its discretion to deduct from the agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

XVII. AUDITS

A. Contractor shall be subject to examination and audit by the State or the County, or both, throughout the term of this Agreement and thereafter for a period of three years from the date that final payment is made pursuant to this Agreement. This does not preclude access to records by County, State, the Comptroller General of the United States, or any of their authorized representatives, as otherwise provided by this Agreement, the State contract, or State or Federal laws and regulations. Contractor agrees that County and/or State has the right to review, obtain, and copy all records pertaining to the performance of this Agreement, and agrees to provide County and/or State with any and all relevant information requested.

B. Any and all books, records, and facilities maintained by Contractor related to services provided under this Agreement may be audited, inspected and copied at any time during normal business hours. Unannounced visits may be made at the discretion of the County or State. Employees who might reasonably have information related to such records may be interviewed. All expenditures of State and federal funds furnished to Contractor pursuant to this Agreement are subject to audit by County, State and/or Federal representatives. Such audits shall consider and build upon external independent audits performed pursuant to audit requirements of the Office of Management and Budget (OMB) Circular A-133 as described in Paragraph C below.

C. Should Contractor expend \$500,000 or more in Federal funds during any fiscal year, Contractor shall furnish County a certified copy of an Audit Report from an independent CPA firm covering the Contractor's preceding fiscal year of January 1 through December 31. This Audit shall be performed in accordance with OMB Circular A-133 and conducted in accordance with generally accepted government auditing standards as described in Government Auditing Standards (1994 Revision), and provided in a form satisfactory to the Director.

D. Contractor shall provide this Audit Report no later than July 31 of each year. In the event that this Agreement expires or is terminated on a date other than December 31, Contractor shall provide County such an Audit Report covering the preceding period of January 1 through the date of expiration or termination no later than July 31 after the date

of expiration or termination. Contractor shall ensure that audit work papers supporting the report are retained for a period of three (3) years from the date of the audit report, and longer if notified by the State or County to extend the retention period, and are made available to the State and/or County upon request.

E. Should an Audit Report or any State or County audit determine that Contractor has misspent funds and been overpaid based on the requirements of this Agreement and applicable laws and regulations, County shall demand repayment from Contractor in the amount of such audit findings and withhold any payment otherwise due under this Agreement until Contractor repays such amount. Contractor shall repay County such amount within sixty (60) days of the date of the County's demand for repayment. Should Contractor fail to repay County within sixty (60) days of the date of County's demand for repayment, the County may offset the amount due from Contractor against any amounts that would otherwise be due from the County to Contractor pursuant to this Agreement or any other agreement or source.

F. Any failure or refusal by Contractor to permit access to any facilities, books, records or other information required to be provided to the State &/or the County by this Agreement &/or the State contract shall constitute an express and immediate breach of this Agreement.

XVIII. ASSIGNMENT AND SUBCONTRACTS

The services and obligations required of Contractor under this Agreement are not assignable in whole or in part. In addition, Contractor shall not subcontract any portion of the services required of Contractor by this Agreement without the express written consent of the Director. If any portion of the services required of Contractor are subcontracted, the subcontractor(s) shall maintain the same insurance as required of Contractor by this Agreement and Contractor shall be fully responsible to the County for all work undertaken by subcontractors.

XIX. STATUS OF CONTRACTOR

A. It is understood and agreed by all the parties hereto that Contractor is an independent contractor and that no relationship of employer-employee exists between the County and Contractor. Neither Contractor nor Contractor's assigned personnel shall be entitled to any benefits payable to employees of the County. Contractor hereby indemnifies and holds the County harmless from any and all claims that may be made against the County based upon any contention by any third party that an employer-employee relationship exists by reason of this Agreement or any services provided pursuant to this Agreement.

B. It is further understood and agreed by all the parties hereto that neither Contractor nor Contractor's assigned personnel shall have any right to act on behalf of the County in any capacity whatsoever as an agent or to bind the County to any obligation whatsoever.

C. It is further understood and agreed by all the parties hereto that Contractor must issue any and all forms required by Federal and State laws for income and employment tax purposes, including W-2 and 941 forms, for all of Contractor's assigned personnel.

XX. AMENDMENT

This Agreement may be amended only by written instrument signed by the County and Contractor.

XXI. WAIVER

The waiver by the County or any of its officers, agents or employees or the failure of the County or its officers, agents or employees to take action with respect to any right conferred by, or any breach of any obligation or responsibility of this Agreement shall not be deemed to be a waiver of such obligation or responsibility, or subsequent breach of same, or of any terms, covenants or conditions of this Agreement.

XXII. AUTHORIZED REPRESENTATIVE

The person executing this Agreement on behalf of Contractor affirmatively represents that she/he has the requisite legal authority to enter into this Agreement on behalf of Contractor and to bind Contractor to the terms and conditions of this Agreement. Both the person executing this Agreement on behalf of Contractor and Contractor understand that the County is relying on this representation in entering into this Agreement.

XXIII. PUBLIC RECORDS ACT

Upon its execution, this Agreement (including all exhibits and attachments) shall be subject to disclosure pursuant to the California Public Records Act.

XXIV. ADDITIONAL PROVISIONS

A. Where there is a doubt as to whether a provision of this document is a covenant or a condition, the provision shall carry the legal effect of both. Should the County choose to excuse any given failure of Contractor to meet any given condition, covenant or obligation (whether precedent or subsequent), that decision will not be, or have the legal effect of, a waiver of the legal effect in subsequent circumstances of either that condition, covenant or obligation or any other found in this document. All conditions, covenants and obligations continue to apply no matter how often County may choose to excuse a failure to perform them.

B. Except where specifically stated otherwise in this document, the promises in this document benefit the County and Contractor only. They are not intended to, nor shall they be interpreted or applied to, give any enforcement rights to any other persons (including corporate) which might be affected by the performance or non-performance of this Agreement, nor do the parties hereto intend to convey to anyone any "legitimate claim of

entitlement” with the meaning and rights that phrase has been given by case law.

XXV. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the County and Contractor and supersedes all prior negotiations, representations, or agreements, whether written or oral. In the event of a dispute between the parties as to the language of this Agreement or the construction or meaning of any term hereof, this Agreement shall be deemed to have been drafted by the parties in equal parts so that no presumptions or inferences concerning its terms or interpretation may be construed against any party to this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first set forth above.

CONTRACTOR

DocuSigned by:
By: Rod Stinson
372E583DAABB458...
Raney Planning & Management, Inc.

COUNTY OF YOLO

By: _____
Mary Vixie Sandy, Chair
Board of Supervisors

Attest:
Julie Dachtler, Senior Deputy Clerk
Board of Supervisors

By _____
Deputy (Seal)

Approved as to Form:

E. May
Eric May, Senior Deputy County Counsel

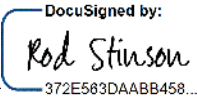
[NOTE: the forms that follow are provided to assist you, but they are not part of the contract]

WORKERS' COMPENSATION CERTIFICATE

I am aware of the provisions of Section 3700 of the Labor Code that require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing any services required by this Agreement.

The person executing this certificate on behalf of Contractor affirmatively represents that she has the requisite legal authority to do so on behalf of Contractor, both the person executing this Agreement on behalf of Contractor and Contractor understand that the County is relying on this representation in entering into this Agreement.

CONTRACTOR

By:  372E583DAABB458...

Rod Stinson, Vice President

[NOTE: the forms that follow are provided to assist you, but they are not part of the contract]

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I hereby certify under penalty of perjury that in the performance of the work for which this Agreement is entered into, and for the duration of this Agreement, I shall not employ any person so as to become subject to the Workers' Compensation Laws of the State of California and that, should I intend to so employ any person at any time during the term of this Agreement, I shall promptly so notify the County of Yolo and provide proof of Workers' Compensation/Employers' liability insurance in an amount of not less than \$1,000,000 for per accident for bodily injury or disease before employing any such person.

Executed this ___ day of _____, 2025, at _____, California.

CONTRACTOR

By _____

Print Name/Title

EXHIBIT A

I. INTRODUCTION

A. STATEMENT OF PURPOSE

The County of Yolo is requesting proposals from qualified consultants and/or firms to:

- (1) provide As-Needed, On-Call, CEQA Consulting Services for the County of Yolo, Community Services Department, per scope of work, as outlined in this RFQ;

or

- (2) provide As-Needed, On-Call, Land Use and Planning Consulting Services for the County of Yolo, Community Services Department, per scope of work, as outlined in this RFQ.

A Proposer may submit a response for either (1) or (2), or a joint proposal for both.

Proposers who submit a response to this RFQ must have the ability to meet the requirements for providing the consulting services they are submitting a proposal for, including complying with all the terms and conditions contained in this RFQ.

B. SYNONYMOUS TERMS

As used throughout this proposal and its attachments, the following terms are synonymous:

- a. a. Supplier, Vendor, Contractor, Firm, Consultant
 - b. Purchase Order, Contract, Agreement
 - c. Services, Work, Scope, and Project
 - d. Bidder, Offeror, Proposer
 - e. Beacon, Beacon Bid
2. "The County" refers to the County of Yolo, California.

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EXHIBIT A**C. SCOPE OF WORK****1. PART 1 – FOR CEQA CONSULTANTS****a. General Description:**

The County of Yolo is seeking to obtain consultants to provide the following services on an as-needed, on-call basis for Environmental Planning and Development Services.

Selected consultants and/or firms will be issued an “as-needed” contract for a period of three years. As development projects arise within the County, consultants and/or firms will be contacted to quote specific tasks. There is no guarantee of any specific work being awarded.

b. Technical Specifications:

Consultant/Firm shall perform project tasks which tasks shall include, but are not limited to, the following:

- i. Consultation on development projects, including meetings with County staff and Applicants;
- ii. Various environmental services related to CEQA/NEPA compliance, environmental assessments, including Initial Studies and supporting documents that meet all of the requirements set forth in the California Environmental Quality Act (Public Resources Code 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.), and preparation and/or review of technical studies;
- iii. Addressing environmental issues that result in a complete and legally adequate document in compliance with CEQA and the State CEQA Guidelines and other applicable laws;
- iv. Completing environmental studies for discretionary development applications such as Use Permits, Tentative Maps, Rezones, and Specific Plans, including cannabis Use Permits;
- v. Experience with CEQA analyses and review required for cannabis projects;
- vi. Project management; and
- vii. Attendance at public hearings.

c. Minimum Requirements:

The selected Proposer (i.e., Contractor) shall meet the following requirements:

- i. Vendor shall have a minimum of five (5) years’ experience performing the CEQA consulting services required in this RFQ, including environmental reviews prepared for the types of development applications anticipated in rural and agricultural Yolo County, including licensed cannabis uses.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A**2. PART 2 – FOR LAND USE AND PLANNING CONSULTANTS****a. General Description:**

The County of Yolo is seeking to obtain consultants to provide the following services on an as-needed, on-call basis for Land Use, Planning and Development Services.

Selected consultants and/or firms will be issued an “as-needed” contract for a period of three years. As development projects arise within the County, consultants and/or firms will be contacted to quote specific tasks. There is no guarantee of any specific work being awarded.

b. Technical Specifications:

Consultant/Firm shall perform project tasks which tasks shall include, but are not limited to, the following:

- i. Consultation on discretionary development projects, including meetings with County staff and Applicants;
- ii. Various services related to land use and Planning, including a demonstrable understanding of Planning and Zoning Laws, and other applicable laws;
- iii. Processing discretionary development applications such as Use Permits, Tentative Maps, Rezones, and Specific Plans, including cannabis Use Permits;
- iv. Planning-level project management services;
- v. Contract staff Planning support; and
- vi. Attendance at public hearings.

c. Minimum Requirements:

The selected Proposer (i.e., Contractor) shall meet the following requirements:

- i. Vendor shall have a minimum of five (5) years’ experience performing the Land Use and Planning services required in this RFQ, including processing the types of development applications anticipated in both rural and agricultural communities throughout Yolo County. This will include licensed cannabis uses.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A**3. DELIVERABLES/ REPORTS**

The Contractor(s) shall complete all tasks and reports required above within the County timeframes designated.

4. AWARDED CONTRACTOR(S) REQUIREMENTS

- a. The successful awarded contractor(s) must supply all insurance requirements as required in Attachment 1.
- b. **CONTRACT TERM:** Contractor(s) agrees to provide awarded items and/or services as specified in the RFQ document for a period of three (3) years from July 1, 2025 to June 30, 2028.

The agreement may be extended by mutual consent for two (2) additional one-year renewal periods. Contract rates shall remain firm for the initial three-year term of the contract. See Price Escalation Terms in Section IV of this RFQ for potential price increases during the renewals.

5. PROPOSAL DEADLINE

Proposals shall be submitted no later than the Proposal Deadline time and date detailed in the Section II, RFQ Schedule of Events. Proposers shall respond to the written RFQ and any exhibits, attachments, or amendments. A Proposer's failure to submit a proposal as required before the deadline shall cause the proposal to be disqualified. Late proposals shall not be accepted nor shall additional time be granted to any potential Proposer.

6. SUBMITTING PROPOSALS

The required method of submitting your proposal is electronically through Beacon Bid's platform (<https://www.beaconbid.com/solicitations/yolo-county/open>).

It is the sole responsibility of the proposer to ensure their proposal reaches Beacon before the closing date and time. If you have any questions regarding the submittal of this proposal, please contact Beacon at 1-888-402-2231 or suppliersupport@beaconbid.com for vendor support.

Bidders/Offerors are cautioned to allow adequate time to ensure timely receipt of their proposals. The County is not responsible for any delays of the Bidder's/Offeror's proposal delivery. Late proposals shall not be accepted, nor shall additional time be granted to any potential Bidder/Offeror.

7. ADDENDA

Any additional information not included in this solicitation which the County finds necessary and material to responding to the RFQ will be posted as an addendum on Beacon. Answers to questions submitted through Beacon shall be considered addenda to the solicitation documents.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A**II. SCHEDULE OF EVENTS**

The following RFQ Schedule of Events represents the County's best estimate of the schedule that shall be followed. Unless otherwise specified, the time of day for the following events shall be between 8:00 AM and 4:00 PM., Pacific Time.

The County reserves the right, at its sole discretion, to adjust this schedule as it deems necessary. Notification of any adjustment to the Schedule of Events shall be provided to all vendors through Beacon.

The County is not responsible for failure of the prospective Bidders/Offerors to check for any RFQ document updates, changes, or answers to questions posted on the Beacon website. Failure to periodically check the website will be at the Bidder's/Offeror's sole risk.

	EVENT	DATE	TIME
1	County Issues RFQ	Thursday, January 23, 2025	
2	Deadline for Written Comments from Vendors (Posted in Beacon)	Thursday, February 6, 2025	2:00pm
3	County Issues Responses to Written Comments	Thursday, February 13, 2025	
4	Deadline Proposals Due	Thursday, February 20, 2025	2:00pm
5	County Completes Evaluations (Estimated)	March 2025	
6	Anticipated Contract Start Date based on Board Approval	July 1, 2025	

[REST OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A**III. GENERAL INSTRUCTIONS AND INFORMATION****A. RFQ COORDINATOR**

The following RFQ Coordinator shall be the main point of contact for this RFQ:

RFQ Coordinator: Hiren Desai

Phone: (859) 420-6760

hiren@bluebloodconsulting.com

B. COMMUNICATIONS REGARDING THE RFQ

Upon release of this RFQ, all vendor communications concerning this procurement must be directed to the RFQ Coordinator named above, unless otherwise specified in this RFQ. Unauthorized contact regarding the RFQ with other County employees of the procuring county agency may result in disqualification.

Questions concerning this proposal, including specifications, requirements, terms and/or conditions of a solicitation, etc. should be submitted solely in writing online at: <https://www.beaconbid.com/solicitations/yolo-county/open> in the questions and answers section of the solicitation no later than the date and time noted above in the Section II. Schedule of Events Chart, Deadline for Written Comments Posted or per any changes to Schedule of Events as posted to Beacon.

The County is not responsible for failure of the prospective Bidders/Offerors to check for any solicitation document updates, changes, or answers to questions posted at the Beacon website. Failure to periodically check the website will be at the Bidder's/Offeror's sole risk.

Any oral communications shall be considered unofficial and nonbinding on the County.

Any irregularities or lack of clarity in the RFQ should be brought to the attention of the County for correction or clarification.

C. PROPOSAL PREPARATION COSTS

The County shall not pay any costs associated with the preparation, submittal, or presentation of any proposal.

D. PROPOSAL WITHDRAWAL

To withdraw a proposal, the Vendor must submit a written request, signed by an authorized representative, to the RFQ Coordinator. After withdrawing a previously submitted proposal, the vendor may submit another proposal at any time up to the deadline for submitting proposals.

E. PROPOSAL AMENDMENT

The County shall not accept any amendments, revisions, or alterations to proposals after the deadline for proposal submittal unless the County formally requests such in writing.

F. PROPOSAL ERRORS

Proposers are liable for all errors or omissions contained in their proposals. Proposers shall not be allowed to alter proposal documents after the deadline for submitting a proposal.

EXHIBIT A

G. PROHIBITION OF PROPOSER TERMS & CONDITIONS

A Proposer may **not** submit the Proposer's own contract terms and conditions in a response to this RFQ. If a proposal contains such terms and conditions, the County, at its sole discretion, may determine the proposal to be a nonresponsive counteroffer, and the proposal may be rejected.

H. ASSIGNMENT AND SUBCONTRACTING

The Contractor may not subcontract, transfer, or assign any portion of the contract without prior, written approval from the County. The County must approve each subcontractor in writing. The substitution of one subcontractor for another may be made only at the discretion of the County and with prior, written approval from the County.

Notwithstanding the use of approved subcontractors, the Proposer, if awarded a contract under this RFQ, shall be the prime contractor and shall be responsible for all work performed.

Contractor shall require each of its subcontractors of any tier to carry the aforementioned coverage, or Contractor may insure subcontractors under its own policy.

I. PROPOSAL OF ADDITIONAL SERVICES

If a Proposer indicates an offer of goods or services in addition to those required by and described in this RFQ, these additional goods or services may be added to the contract before contract signing at the sole discretion of the County.

J. INDEPENDENT PRICE DETERMINATION

A proposal shall be disqualified and rejected by the County if the price in the proposal was not arrived at independently without collusion, consultation, communication, or agreement as to any matter relating to such prices with any other Proposer, a County employee, or any Competitor.

K. INSURANCE

The successful Contractor will be required to provide and maintain insurance as required and listed in Attachment 1 before commencing work on the contract.

L. LICENSURE

Before a contract pursuant to this RFQ is signed, the Proposer must hold all necessary, applicable business and professional licenses. The County may require any or all Proposers to submit evidence of proper licensure.

M. RFQ AMENDMENT AND CANCELLATION

The County reserves the unilateral right to amend this RFQ in writing at any time. The County also reserves the right to cancel or reissue the RFQ at its sole discretion. If an amendment is issued it shall be provided to all proposers through Beacon. Proposers shall respond to the final written RFQ and any exhibits, attachments, and amendments.

N. RIGHT OF REJECTION

The County reserves the right, at its sole discretion, to reject any and all proposals or to cancel this RFQ in its entirety.

EXHIBIT A

Any proposal received which does not meet the requirements of this RFQ may be considered to be nonresponsive, and the proposal may be rejected. Proposers must comply with all of the terms of this RFQ and all applicable State and County laws and regulations. The County may reject any proposal that does not comply with all of the terms, conditions, and performance requirements of this RFQ.

The County reserves the right, at its sole discretion, to waive variances in proposals provided such action is in the best interest of the County. Where the County waives minor variances in proposals, such waiver does not modify the RFQ requirements or excuse the proposer from full compliance with the RFQ. Notwithstanding any minor variance, the County may hold any Proposer to strict compliance with the RFQ.

O. DISCLOSURE OF PROPOSAL CONTENTS

All proposals become the property of the County, which is a public agency subject to the disclosure requirements of the California Public Records Act (CPRA, California Government Code §6250 and following). The CPRA contains limited exemptions. If you contend that any documents, as defined by the CPRA, are confidential or proprietary material and exempt from CPRA, these documents shall be clearly marked "Exempt from CPRA." Proposer shall defend, indemnify and hold the County harmless against any claim, action or litigation (including but not limited to all judgments, costs, fees, and attorney's fees) that may result from denial of a CPRA request. If Proposer does not respond to a CPRA request or agree to do so within five (5) days, the County may disclose the requested information under the CPRA."

P. PROPOSAL EVALUATION PROCESS

The evaluation process is designed to award the procurement to the Proposer with the best combination of attributes based upon the evaluation criteria.

The County reserves the right, at its sole discretion, to request clarifications of proposals or to conduct discussions for the purpose of clarification with any or all Proposers. If clarifications are made as a result of such discussion, the Proposer shall put such clarifications in writing.

Q. AWARD OF PROPOSAL

Award will be made to the Proposer offering the most advantageous proposal after consideration of all Evaluation Criteria set forth below. This criterion is not listed in any order of preference. The County reserves the right to establish weight factors that will be applied to the criteria depending upon the order of importance. The County shall not be obligated to accept the lowest priced proposal, but will make an award in the best interests of the County after all factors have been evaluated.

EXHIBIT A

Award Evaluation Criteria:

Criteria	Documentation Source (Section V of RFQ)	Maximum Points
Proposal Transmittal Letter	Exhibit A	Pass/Fail
Qualifications and Experience	Exhibit B	35
Responsibility/Demonstrated Competence	Exhibit C	10
References	Exhibit D	15
Reasonableness of Fee Proposal	Exhibit E	30
Other Factors	Exhibit F	10
Evidence of Financial Stability	Exhibit G	Pass/Fail
Responsiveness/Responsibility (in general)	Entire Proposal	Pass/Fail

The County reserves the right to hold interviews/discussions with selected finalists, if it is in the best interest of the County to do so. If the County decides to move forward with interviews, a separate set of criteria points will be created and added to the total.

R. AWARD PROCESS

The County reserves the right to make an award without further discussion of any proposal submitted. Each proposal should be initially submitted on the most favorable terms the proposer can offer. The County reserves the right to negotiate and/or include a best and final offer stage to the process.

Notwithstanding, the county reserves the right to add terms and conditions, deemed to be in the best interest of the county, during final negotiations. Any such terms and conditions shall be within the scope of the RFQ and shall not affect the basis of proposal evaluations and will be incorporated in a purchase order.

The County reserves the right, at its sole discretion, to negotiate with the apparent best evaluated Proposer.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A**IV. TERMS AND CONDITIONS****A. QUALIFICATIONS/INSPECTION**

Proposals will only be considered from firms normally engaged in providing the types of commodities/services specified herein. The County reserves the right to inspect the Proposer's facilities, equipment, personnel, and organization at any time, or take any other action necessary to determine Proposer's ability to perform. The RFQ Coordinator reserves the right to reject proposals where evidence or evaluation is determined to indicate inability to perform.

B. NON-WAIVER

The County's failure to address errors or omissions in the proposals shall not constitute a waiver of any requirement of this RFQ by the County.

C. FEDERAL, STATE, AND LOCAL LAWS

The successful proposer must operate in conformity with all applicable, federal, state, and local laws, ordinances, orders, rules, and regulations pertaining to work. It is the responsibility of the awarded proposer to ensure that all permits and/or licenses required for operation are valid and current. Failure to comply with this provision may be cause to cancel any contract awarded, and award will be made to the next lowest, responsive, responsible proposer.

D. GOVERNING LAW

If an award is made, the contract will be made in the County of Yolo and shall be governed and construed in accordance with the laws of the State of California. Any action relating to the Contract shall be instituted and prosecuted in the courts of Yolo County, California.

E. NON-DISCRIMINATION

There shall be no discrimination as to race, sex, color, creed, age or national origin in the operations conducted under any resulting contract.

F. PUBLIC AGENCY

It is intended that other public agencies (i.e., city, special district, public authority, public agency and other political subdivisions of the State of California) shall have the option to participate in any agreement created as a result of this RFQ with the same terms and conditions specified, including pricing. The County shall incur no financial responsibility in connection with a purchase order from another public agency. The public agency shall accept sole responsibility for placing orders and making payment to the vendor.

G. ADDITIONAL PURCHASES

Following the award, the County may dispense with separate bidding for additional purchases of like item(s) from the successful Proposer within a twelve (12) month period from the initial purchase date provided that the Vendor agrees to provide the like item(s) at the same discounted price and under the same terms and conditions as the previous award.

EXHIBIT A**H. EXTENSIONS**

The County reserves the right to extend any contract past the end term date upon mutual agreement and under the same pricing, terms and conditions for continual service and supplies while a new contract is being solicited, evaluated and/or awarded for a period not to exceed six (6) months.

I. PRICE ESCALATION

All prices are firm for the initial three (3) year term of the contract. The Contractor may request to raise prices in accordance with the California Consumer Price (CPI-W, US City Average, All Items; NSA) Index for each of the one-year renewal periods/extensions. The increase in price shall remain firm for the entire renewal term. The County reserves the right to accept or reject the request for a price increase within ten (10) business days of the written request.

J. INVOICES AND PAYMENT TERMS

Invoices are to be mailed to the County department(s) specified on the resulting purchase order, blanket purchase order or contract. All invoices must include the purchase order number, blanket purchase order number, or contract number, product description and reference to back ordered items. Failure to comply may result in delayed payments.

The County will make payment on a Net 30-day basis unless a cash discount of one-half percent (1/2%) or greater, which amounts to \$2.50 or more, is allowed for payment within not less than twenty (20) days. The payment term shall begin on the date the merchandise is inspected, delivered and accepted by the County, or on the date a correct invoice is received in the office specified in the order, whichever is later. Prompt payment discounts shall be considered earned if payment is postmarked or personally delivered within the prescribed term. The beginning date described above shall be considered day zero for the purposes of counting days in the prescribed term.

K. COMPLIANCE

Late, incomplete, incorrect deliveries or excessive backorders will be documented, and performance evaluated when considering contract continuation or extension. Inaccurate or erroneous billing will also be documented and monitored for the purpose of evaluating performance when considering continuation or extension of contract. Failure to meet quoted delivery timeframes, or inaccurate or erroneous invoices (as determined by the Purchasing Department) may be cause for the County to cancel the balance of the awarded purchase order and award will be made to the next lowest proposer. Failure to receive County concurrence for substitutions or alternates will be documented and considered when evaluating continuation or extension of contract.

L. DEFAULT

In case of default by the awarded proposer, the County may procure the goods or services from another source and may recover the loss occasioned thereby from any unpaid balance due the selected proposer, or by any other legal means available to the County. The County may also ban selected proposer up to two years from future solicitations for default.

EXHIBIT A**M. TERMINATION FOR CONVENIENCE**

The County reserves the right, in its best interest as determined by the County, to cancel any contract by giving written notice to the Contractor thirty (30) days prior to the effective date of such cancellation.

N. CANCELLATION FOR UNAPPROPRIATED FUNDS

The obligation of the County for payment to a Contractor is limited to the availability of funds appropriated in a current fiscal period, and continuation of the contract into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law.

O. ASSIGNMENT/TRANSFER/SUBCONTRACTING

Awarded Contractor shall not assign, transfer, or subcontract any portion of the contract without the express written consent of the department. Any award issued pursuant to this RFQ, and the monies, which may become due hereunder, are not assignable without the prior written approval of the County.

P. F.O.B. POINT

All prices quoted shall be F.O.B destination, freight prepaid (proposer pays and bears freight charges, proposer owns goods in transit and files any claims), excluding sales tax. The County is exempt from Federal Excise and Transportation taxes.

Q. PROTESTS

The County encourages Suppliers to resolve issues regarding requirements or the procurement process through written correspondence and discussions. The County is committed to fostering relationships with its Suppliers to encourage an ongoing pursuit to fulfill requirements.

1) Protest Procedures:

All protests shall be typed under the protester's letterhead and submitted in accordance with the provisions stated herein. Protests may be submitted by mail or by electronic mail. Protests submitted by facsimile will not be accepted. All protests must be addressed and submitted to both the RFQ Coordinator of this solicitation and the Manager of Procurement. All protests shall include at a minimum the following information:

- a. The name, address, and telephone number of the Protester;
- b. The signature of the Protester or Protester's representative;
- c. The solicitation title and due date;
- d. Name of County employee designated as the RFQ/IFB Coordinator;
- e. Identification of the statute or procedure that is alleged to have been violated;
- f. A detailed statement identifying the legal and/or factual grounds of the protest and all documentation supporting the vendor's position;
- g. The form of relief requested.

EXHIBIT A

The contact information for the Manager of Procurement is as follows:

Manager of Procurement
Yolo County Department of General Services
120 W Main St., Ste. G
Woodland, CA 95695

Protester's failure to comply with these procedures shall constitute a waiver of any right to further the RFQ Protest and shall constitute a failure to exhaust administrative remedies.

The Manager of Procurement will review the materials in connection with the protest, assess the merits of the protest, and provide a written decision on the protest. The Manager of Procurement's decision is final.

If it is determined the protest is frivolous, the party originating the protest may be determined to be irresponsible and may be ineligible for future contracts.

2) Protest of RFQ Specifications/Requirements/Terms & Conditions:

Companies who are concerned regarding irregularities or lack of clarity in specifications, requirements, terms and/or conditions of a solicitation should be brought to the attention of the County. Notice shall be provided prior to the closing date and time of the designated "question and answer period" of the proposal noted above in the Section II. Schedule of Events Chart, item#3 Deadline for Written Comments Posted on Beacon.

Notice must be clearly marked "**Notice of Protest of Specifications/Requirements/Terms & Conditions.**" No requests for protests of solicitation specifications, requirements, terms and/or conditions shall be considered after the deadline stated above.

Companies who fail to do so forfeit all rights to protest a solicitation or any subsequent award based on the specifications, requirements, terms or conditions of this solicitation. In the event of the protest for specifications, requirements, terms and/or conditions is denied and the protester wishes to continue in the solicitation process they must still submit a bid/proposal prior to the close of the solicitation.

3) Protest of Disqualification:

Initial evaluations will determine if proposals have met the minimal requirements as indicated in this RFQ. Notices will be sent to all companies who have been disqualified for not meeting the minimal requirements. Should a company disagree with the determination, notice of disagreement must be received within five (5) working days of date of notice identifying areas that are in question and how the company met the minimal requirements. Notice must be clearly marked "**Notice of Disagreement.**" Companies who fail to do so forfeit all rights in the protest process. It is at the county's discretion at the department level to make final determinations for all disqualified protests.

EXHIBIT A

4) Protest of Award of Contract:

In protests related to the award of a contract, the protest must be received by e-mail or hard copy no later than 4:00 PM Pacific Time five (5) business days after the notice of the proposed contract. Notice must be clearly marked "**Notice of Protest of Award of Contract.**" A review may be granted if the protest is received within the specified time and the firm/person submitting the protest is a Bidder/Offeror.

Throughout the review process, the County has no obligation to delay or otherwise postpone an award of a contract based on a protest.

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EXHIBIT A**V. INSTRUCTIONS FOR COMPLETION OF PROPOSAL****A. SUBMITTING PROPOSALS**

The required method of submitting your proposal is electronically through Beacon. It is the sole responsibility of the proposer to ensure their proposal reaches Beacon before the closing date and time. If you have any questions regarding the submittal of this proposal, please contact Beacon at 1-888-402-2231 or suppliersupport@beaconbid.com for vendor support.

Late proposals shall not be accepted, nor shall additional time be granted to any potential Proposer.

B. REQUIRED PROPOSAL SUBMITTALS

The submittals requested shall be included with the proposal response. Failure to include required submittals may be cause for rejection of your proposal. The following are required for your proposal to be considered and must be labeled with the following:

IMPORTANT: Tailor your proposal response to the specific category of services you are applying for (i.e., CEQA Consulting or Land Use and Planning Consulting as described in the Scope of Work Section of this RFQ).

If applying for both categories of services in one joint proposal, please clearly label and provide separate and distinct information for each category of services (for example: for references, complete an Exhibit D for each category – one for CEQA and one for Land Use and Planning).

1) Exhibit "A" - Proposal Transmittal Letter

- a. The proposal transmittal letter shall be signed by an official authorized to solicit business and enter into contracts for the Proposer. The cover letter should include the name, address, email address, and phone number of the authorized business contact.
- b. If the Proposer is submitting in conjunction with a subcontractor, information on the subcontractor shall also be included.

2) Exhibit "B" – Qualifications and Experience

In this section, the Proposer shall provide the following:

- a. A description summarizing Proposer/s experience over the past five years in performing similar services to those requested in Section I.C. of this RFQ.
- b. For commitments or projects referenced in the statement of experience and qualifications, list the involvement of the Project Manager and other proposed key personnel, such as Contract Staff.
- c. A statement demonstrating an understanding of the services desired by the County, and the general approach required for providing related services, including:

EXHIBIT A

- i. For CEQA Services: preparation of Initial Studies, Negative/Mitigated Negative Declarations, and Environmental Impact Reports, including a description of all activities associated with the planning, coordination, and reporting during a CEQA review process.
 - ii. For Land Use and Planning Services: a description of all activities associated with the planning, coordination, and reporting during a discretionary application review process.
 - d. A statement identifying the personnel likely to be assigned to projects for Yolo County. Vendor shall identify key staff including Project Managers, Contract Staff Planners, other Key Personnel and their qualifications, including resumes.
 - e. A statement identifying the firm's ability to produce the required product in a timely fashion and the ability to present any necessary reports or studies to elected officials and/or the general public.
 - f. A brief description of the firm's experience and history in meeting tight project deadlines.
 - g. A brief description of the firm's ability to control project budgets.
- 3) Exhibit "C" – Responsibility/Demonstrated Competence
 - a. List instances within the past five (5) years, if any, where Consultant has defaulted on a contract. Provide an explanation of the reason for the default for each instance.
 - b. List instances, if any, when your firm has been suspended or debarred by any government agency. Provide an explanation of the reason for the suspension or debarment for each instance.
 - c. List all claims made in the past five (5) years against your company concerning your company's work on a project that have been filed in court or gone to arbitration.
 - d. Have you ever been terminated from any project due to a contract dispute or claim filed against your company? If yes, please explain.
 - e. Describe the process by which your firm resolves problems with clients.
 - f. Provide a statement of conflict you, your firm, and/or other key staff may have regarding these services. The statement should not only include actual conflicts, but also any working relationships that may be perceived by disinterested parties as a conflict. If no potential conflicts of interest are identified, so state in your proposal.
- 4) Exhibit "D" - References
 - a. Please complete Exhibit D (Previous Customer Reference Form).
 - b. Provide references from three (3) different municipal agencies, including rural and agriculturally dominant areas, served by the consultant during the past five (5) years, for projects similar in size and scope. Include the name, email address and telephone number for a contact person from each reference, and the date range for which the services were rendered for each client contact. The County reserves the right to contact any references listed, if it is in the County's best interest to do so.
 - c. Preference will be given for references with California state or local government agencies.
 - d. References cannot be from any individuals on behalf of Yolo County itself.

EXHIBIT A5) Exhibit "E" – Fee Proposal

Proposer shall provide a list of rates which shall be inclusive of all costs associated with work likely to be assigned the firm related to tasks stated in this RFQ, including but not limited to personnel, administrative overhead, printing costs, attendance at meetings, travel, etc.

6) Exhibit "F"- Other Factors

In order to properly assess vendor availability, each firm shall provide a list of current commitments for the relevant category of services you are applying for (i.e., CEQA or Land Use and Planning), which are currently being handled by vendor's firm, including how many of the commitments are the responsibility of the Project Manager named in the proposal.

7) Exhibit "G"- Evidence of Financial Stability

a. Proposers must provide the following financial data demonstrating financial stability:

- i. If the Proposer is an audited organization, please provide the last three (3) years of audited financial statements (in US dollars) for your organization and identify which entity audited the statements. If such information is not available in whole or in part, please explain why.
- ii. All Proposers must provide sufficient information to enable the County to determine that the Proposer's financial health and capability are sufficient to meet the anticipated contractual and usage requirements of any resulting agreement. The County is the sole judge for making a determination about Proposer's financial stability and may request additional information, if it is in the best interest of the County to do so.

8) Exhibit "H" - Signature Page

a. Vendor shall complete and sign the County signature page form.

9) Exhibit "I" - Non-Collusion Non-Conflict of Interest Statement

a. Vendor shall complete and sign the County form.

10) Exhibit "J" - Exceptions to Agreement

a. Vendor shall include a statement that the appropriate personnel have reviewed the Sample Agreement in the submitted proposal. Vendor shall complete and sign the Certification of Exception to RFQ Documents form.

C. REQUIRED PROPOSAL FORMAT

1. The Proposer(s) are required to prepare their written proposals in accordance with the instructions outlined below. Deviations from these instructions may be construed as non-responsive and may be cause for disqualification. Emphasis should be placed on accuracy, completeness, and clarity of content.

2. The format and content of the Proposal are as follows:

EXHIBIT A

- a. If provided, **use any forms included in the Exhibits** as well as the requirements listed above. All other submitted pages are to be single-spaced typed pages with one-inch margins.
- b. Identify the Exhibit Category of the proposal, Proposal number and Proposer name on every page submitted.
- c. All pages must be numbered sequentially.

[END OF DOCUMENT: PLEASE SEE ALL RELATED ATTACHMENTS AND EXHIBITS AS NOTED IN THE TABLE OF CONTENTS.]

EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit A: Transmittal Letter
Statement of Qualifications for
RFQ #2025-002 CEQA Consulting Services
Yolo County Department of Community Services
Attn: Hiren Desai, RFQ Coordinator

Corporate Office:
1501 Sports Drive, Suite A
Sacramento, CA 95834
Office: (916) 372-6100
info@raneymanagement.com

Rod Stinson
Vice President/Air Quality Specialist
Angela DaRosa
Division Manager/Air Quality Specialist

**EXHIBIT B****WWW.RANEYMANAGEMENT.COM****NORTHERN CALIFORNIA**

1501 SPORTS DRIVE, SUITE A

SACRAMENTO, CA 95834

TEL: 916.372.6100 · FAX: 916.419.6108

February 20, 2025

Mr. Hiren Desai, RFQ Coordinator
Yolo County Department of Community Services
292 West Beamer Street
Woodland, CA 95695

Re: Exhibit A: Transmittal Letter for Request for Qualifications (RFQ) 2025-0002 CEQA Consulting Services

Dear Mr. Desai:

On behalf of Raney Planning & Management, Inc., I am pleased to submit our Statement of Qualifications (SOQ) in response to the Yolo County Community Services Department RFQ for CEQA Consulting Services. My colleagues and I appreciate the continued opportunity to work with you and the staff at the Yolo County Community Services Department.

Over the past 26 years, Raney has completed numerous California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), planning, and air quality-related projects. This has provided us the expertise to efficiently complete the CEQA process and ensure the needs and expectations of every client are satisfied. The key to Raney's success is our commitment to the full project management of the environmental review process, as a means to alleviate the workload typically placed on City staff. We have the utmost confidence that Raney's professional team can continue to provide the City with unmatched CEQA services. Raney is proud to be an independent and privately-owned small business entity in Sacramento, California, providing environmental and land use planning services. Raney is an S Corporation and is a State of California certified Small Business Enterprise (SBE).

Raney has prepared CEQA documents for projects throughout Yolo County, including, but not limited to, the Teichert Shifler Mining and Reclamation Project Environmental Impact Report (EIR), Granite Capay Facility Mining & Reclamation CEQA Addendum, South Davis Library Categorical Exemption Memorandum, Grasslands Regional Park Initial Study/Mitigated Negative Declaration (IS/MND), and Huff's Corner Levee Raise Air Quality and Greenhouse Gas (GHG) Impact Analysis. Raney is also currently preparing the Clark Pacific Facility Expansion EIR for Yolo County. Raney has prepared CEQA documents for cities located within Yolo County, including the cities of Davis, West Sacramento, Winters, and Woodland.

To meet the needs of Yolo County, we have provided a summary of Raney's relevant experience and expertise in preparing CEQA and NEPA documents, as well as Air Quality and Greenhouse Gas Impact Analyses. Thank you for the opportunity to submit our SOQ for your consideration. If you have any questions regarding our submittal or if you would like additional information, please feel free to contact Division Manager/Air Quality Specialist, Angela DaRosa or myself.

Thank you,

A handwritten signature in black ink, appearing to read 'Rod Stinson', is written over a light blue horizontal line.

Rod Stinson, Vice President/Air Quality Specialist
rods@raneymanagement.com
(916) 372-6100

EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit B: Qualifications and Experience

Statement of Qualifications for

RFQ #2025-002 CEQA Consulting Services

Yolo County Department of Community Services

Attn: Hiren Desai, RFQ Coordinator

Corporate Office:

1501 Sports Drive, Suite A
Sacramento, CA 95834

Office: (916) 372-6100
info@raneymanagement.com

Rod Stinson

Vice President/Air Quality Specialist

Angela DaRosa

Division Manager/Air Quality Specialist

EXHIBIT B

TABLE OF CONTENTS

I.	Summary of Firm Qualifications and Experience	1
II.	Approach to Services	8
	1. Quality Control	9
	2. Peer Review of Applicant-Provided Technical Reports	10
III.	The Raney Team	11
	1. Raney Key Personnel	11
	2. Sub-Consultants	14
IV.	Meeting Clients’ Needs Regarding Timing and Presentation of Environmental Documents	16
V.	Firm’s Ability to Meet Project Deadlines	17
VI.	Firm’s Ability to Control Budgets	18
	Appendix A: Raney Key Personnel Resumes	

EXHIBIT B

I. SUMMARY OF FIRM QUALIFICATIONS AND SERVICES

Raney Planning & Management, Inc. was established in 1999 by Company President, Tim Raney, AICP, to provide professional contract planning and environmental services throughout California. Raney Planning & Management is located in Sacramento, California, and is proud to remain a respected and privately-owned professional services firm that has been providing high quality professional services for 26 years. Senior Vice President, Cindy Gnos, AICP, joined the firm in 2000 and has been with Raney for 25 years. Together with Ms. Gnos, Mr. Raney has built a reputation for the company as one of the most trusted, experienced, and highly regarded small planning and environmental firms in northern California.

In January 2003, Laurin Associates merged with Raney Planning and Management, Inc. to form the Laurin Associates Division. Laurin Associates was formed in 1981 to provide pre-development financial feasibility and policy analysis for cities, counties, and private development interest. Complementing Raney's services, the Laurin Associates Division offers clients with affordable housing and community development services including market studies of affordable and special needs segments of society, housing policy analysis and development, grant writing and administration, residential relocation, as well as prevailing wage monitoring for construction projects. Laurin Associates Division is proud to have provided their services throughout California and will be available to assist the Raney Division throughout the process, if necessary. A complete description of the Laurin Associates Division is available upon request.

Since the firm's establishment, Raney has maintained the same key management staff for over a decade. Vice President, Nick Pappani, has been with Raney for 23 years, Vice President/Air Quality Specialist, Rod Stinson, has been with Raney for 20 years, and Division Manager/Air Quality Specialist, Angela DaRosa, has been with Raney for 15 years. Together, the management team oversees a talented staff of writers and administrative personnel. Unlike many of the larger EIR firms, Raney provides each of its clients with the management core of the company. This provides our clients with the greatest level and depth of experience on each project, as well as specialized client services. Raney Planning & Management is comprised of 26 employees, all of whom operate out of the Sacramento office.

FIRM QUALIFICATIONS AND SERVICES

Raney has completed numerous CEQA, NEPA, air quality, and planning related projects ranging from CEQA and NEPA documents for unique and complex projects such as the Eastview Specific Plan and Annexation EIR for the City of Galt to publicly controversial projects such as the Aggie Research Campus Subsequent EIR for the City of Davis. In addition, Raney has successfully completed the environmental review process for publicly controversial big box retail projects and large-scale specific plans and General Plans, as well as complex mining, timber conversion, solar, and sports complex projects. Raney has also prepared numerous environmental documents for standard residential, commercial, mixed-use, industrial, roadway, and infrastructure projects, including both privately-funded and publicly-funded projects. In addition, Raney has ongoing relationships with top CEQA land use attorneys allowing Raney to stay current with recent case

EXHIBIT B

law informing appropriate CEQA practice. Through these relationships, Raney is able to prepare comprehensive and legally defensible documents.

What further separates Raney from other contract planning consulting firms is Raney's ability to successfully guide new projects through both the planning and environmental review processes. For multiple jurisdictions, Raney has provided both planning and CEQA review services, such as preparing an annexation application, staff reports, and an EIR for the Eastview Specific Plan in the City of Galt and preparing staff reports and an EIR for the Vineyards at Sand Creek project in the City of Antioch.

Raney is familiar with the particular environmental issues inherent to Yolo County through its successful working relationships with the cities of Davis, West Sacramento, Winters, and Woodland, as well as Yolo County. Raney currently serves as on-call consultants to each of these cities and Yolo County's Community Services Department and General Services Department, and thus has provided environmental review services throughout the County. As on-call consultants to the Yolo County Community Services Department, Raney prepared an EIR for the Teichert Shifler Mining and Reclamation Project and prepared a CEQA Addendum for the Granite Capay/Esparto Mine Rephasing Project. For both projects, Vice President/Air Quality Specialist, Rod Stinson served as the Project Manager and was assisted by Senior Vice President Cindy Gnos, AICP, as Project Director.

Issues requiring special consideration in Yolo County include conversion of prime agricultural land, local and regional flooding and drainage, traffic, biology (e.g., Swainson's hawk and burrowing owl), air quality and greenhouse gas (GHG) emissions, and noise, including aircraft noise associated with the UC Davis: University Airport, as well as the train noise and health risks associated with the Union Pacific Railroad tracks. In addition, Raney has experience ensuring project consistency with the Yolo County Habit Conservation Plan and Natural Communities Conservation Plan (Yolo County HCP/NCCP), as well as coordinating with the Woodland Davis Clean Water Agency, a joint powers authority responsible for managing a sustainable, high-quality water supply for the cities of Woodland, Davis, and UC Davis. Raney also has experience coordinating with the Yucha Dehe Wintun Nation on development projects within the County and includes recommended mitigation measures from the tribe into CEQA documents, such as required cultural sensitivity training and tribal monitoring during construction.

Raney offers a unique range of services which include environmental consulting, including CEQA and NEPA compliance; air quality and greenhouse gas (GHG) technical studies; project management; and municipal planning assistance. Raney's approach is to serve as an extension of lead agency staff, tailoring our services to meet the unique needs of each jurisdiction and the issues associated with individual projects. A general list of Raney's environmental review, and air quality and GHG analysis services are provided on the following page.

EXHIBIT B

- **Preparation of CEQA and NEPA Documents**
 - Categorical Exemptions;
 - Initial Studies and Mitigated Negative Declarations;
 - CEQA Addendums;
 - Sustainable Communities Environmental Assessments;
 - Environmental Impact Reports;
 - Categorical Exclusions;
 - Environment Assessments;
 - Environmental Impact Statements; and
 - CEQA Streamlining using Appendix N and Public Resources Code (PRC) Sections 21155, and CEQA Guidelines Section 15183.
- **Air Quality and GHG Studies**
 - Stand-alone Air Quality Impact Studies;
 - Operational Air Quality Mitigation Plans;
 - GHG Analyses;
 - GHG Reduction Plans;
 - Climate Action Plans, including GHG inventory and identification of GHG reduction requirements; and
 - Health Risk Assessments.

The wealth of experience and services outlined above enables Raney to provide environmental review services in both a timely and cost-efficient manner while ensuring that the needs and expectations of every client are satisfied. Raney serves its clients with pride and seeks to add value to the environmental review process, thereby alleviating the workload pressures typically placed on a client's staff. In addition, Raney consistently provides facilitation and direction throughout the processing of highly controversial projects through the engagement of project stakeholders, attention to detail, and interactive discussions with staff.

The following section provides detailed descriptions of Raney's above listed services.

CEQA/NEPA DOCUMENTATION

Raney is an expert CEQA practitioner and typically serves as the prime environmental consultant for contracts. Raney has assisted public agencies with CEQA compliance for many types of projects, including new development/improvement projects as well as modified projects, the latter of which can often be reviewed under the provisions of Public Resources Code (PRC) 21166 and CEQA Guidelines 15162, in the form of an Addendum, Subsequent EIR, or Supplemental EIR. Raney is proficient in preparing all types of CEQA documents, including categorical exemption memorandums/assessments, initial study/mitigated negative declarations, program-level EIRs, project-level EIRs, program/project level EIRs, Addendums, Supplemental EIRs, and Joint CEQA/NEPA documents. Raney currently provides on-call environmental services to a number of jurisdictions, including the cities of Antioch, Brentwood, Galt, Live Oak, Livermore, Morgan Hill, Oakley, Pacifica, South San Francisco, Woodland, and Wheatland, as well as Butte, El Dorado County, Placer County, and Yolo County.

Raney has prepared numerous CEQA documents for projects throughout unincorporated Yolo County, including, but not limited to, the Teichert Shifler Mining and Reclamation Project EIR, AT&T Jefferson Cell Tower Project IS/MND, and the South Davis Library IS/MND. Raney has also prepared CEQA and NEPA documents for cities located within Yolo County, such as the

EXHIBIT B

Palomino Place Subsequent EIR, Aggie Research Campus Subsequent EIR and DiSC 2020 CEQA Addendum, Davis Communicare Expansion Project IS/MND and EA for the City of Davis; and the East Beamer Way Neighborhood Campus Project IS/MND and EA, 6th Cycle Housing Element Project Modified IS/15183 Checklist, and Hansen Family Health Center Expansion Project EA in the City of Woodland. Raney and is also currently preparing the Village Farms and Willowgrove EIRs for the City of Davis, and the Farmstead Subdivision Project EIR for the City of Winters.

Raney is also currently preparing an EIR for the Clark Pacific Facility Expansion Project, which would include the expansion of the existing Clark Pacific facility, located north of the City of Woodland. The project would include the subdivision of the 76.76-acre project site into seven parcels and would require County approval of a General Plan Amendment, Rezone, and Tentative Subdivision Map. The EIR will include chapters to address Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, and Transportation. The remaining environmental topics will be addressed in the Initial Study. Raney has put together a team of technical consultants to prepare a Cultural Resources Study, Geotechnical Report, Phase I Environmental Site Assessment, Noise Study, and Traffic Study. Vice President/Air Quality Specialist, Rod Stinson serves as Project Director, and Division Manager/Air Quality Specialist, Angela DaRosa serves as Project Manager. To date, Raney has prepared the Notice of Preparation (NOP) and Initial Study for Yolo County's review.

Raney is also experienced in providing streamlined approaches to CEQA, such as streamlining pursuant to SB 375 allowing for the preparation of a Sustainable Communities Environmental Assessment (SCEA) and other streamlining options that have recently been enacted as part of the adopted CEQA Guidelines. For example, Raney completed the Davis Live project for the City of Davis, where the applicant proposed to demolish a two-story dilapidated UC Davis Sigma Nu Fraternity house to redevelop the site with a seven-story 71-unit, 440-bed student housing development. As the environmental consultant, Raney confirmed the project's qualification for two streamlined approaches to CEQA. Raney examined the consistency of the project with the Transit Priority Project statutory exemption established in PRC 21155.1, as well as determined that the project qualified for a second statutory exemption under PRC Section 21094.5 and CEQA Guidelines Section 15183.3 for infill projects by preparing Appendix N of the CEQA Guidelines. Vice President Nick Pappani served as the Project Manager for the Davis Live project and was assisted by Senior Vice President Cindy Gnos, AICP, as Project Director. Additionally, Raney prepared an SCEA for the 19J project in the City of Sacramento, which was for the demolition of two existing commercial buildings to construct a mixed-use residential development with 173 units and 7,000 square feet (sf) of retail commercial. Division Manager/Air Quality Specialist, Rod Stinson served as the Project Manager for the 19J project and was assisted by Senior Vice President Cindy Gnos, AICP, as Project Director.

Raney has prepared a number of CEQA documents for cannabis cultivation and production facilities in northern California and as a result, Raney understands the key issue areas surrounding these facilities. Raney currently assists Yolo County with processing Conditional Use Permits for various cannabis-related projects, including reviewing applications, consulting with agencies and County departments, and preparing CEQA compliance checklists. The Yolo County Cannabis Land Use Ordinance (CLUO) EIR was prepared as a programmatic EIR for adoption of the CLUO

EXHIBIT B

and to support streamlined review of individual permit applications pursuant to CEQA Guidelines Sections 15168, 15162, and 15183. Raney has also prepared 14 CEQA checklists for cannabis-related projects in Yolo County, which evaluate each project's consistency with the CLUO EIR and determine if further environmental review is required. Vice President/Air Quality Specialist, Rod Stinson served as Project Director for the CLUO CEQA checklists, with Division Manager/Air Quality Specialist, Angela DaRosa as Project Manager.

In addition, Raney prepared an IS/MND for the City of Davis for the Blessed Extracts project, which was for the operation of an approximately 4,800-sf cannabis extraction facility. One issue of concern was related to butane and CO₂ cannabis extraction methods and the number of hazardous materials that would be stored on-site. Raney reviewed relevant fire code requirements as well as federal, state, and local regulations to identify and determine the required protocols to address potential human health and safety issues. Vice President Nick Pappani served as Project Manager for the Blessed Extracts project and was assisted by Senior Vice President Cindy Gnos, AICP, as Project Director. These experiences have provided Raney with a thorough understanding of hazards that may arise from these types of cannabis facilities and the required level of detail in reviewing CEQA documents related to cannabis projects.

Raney is also experienced in preparing environmental documentation for NEPA projects. For example, Raney prepared an EA for the East Beamer Way Project in the City of Woodland, pursuant to NEPA compliance. The City of Woodland proposed to use HUD-funding to develop a neighborhood with an emergency homeless shelter, residential substance abuse treatment facility, and 61 permanent supportive housing (PSH) units for those who are chronically homeless with mental-illness and substance use disorders. In addition, the development would include a small community/health center with a public garden and plaza. The neighborhood would occupy the eastern two-thirds of the site, and the emergency homeless shelter and treatment facility would be located on the western portion of the site. Once operational, the City would utilize 15 HUD Housing vouchers for operation costs of the campus. Raney, under contract with the City, prepared an EA to address potential environmental impacts. The project was approved by City Council and the City was awarded funding by HUD. Raney also completed the HUD Eight-Step Decision Making Process for the project, which was located within a flood plain Zone AE, identified as a SFHA. As part of the Eight-Step Decision Making Process, Raney prepared all required public noticing, analyzed three alternative project sites, identified the adverse and beneficial impacts of the proposed project, and included mitigation measures to reduce impacts to the flood plain in the EA.

Raney recognizes that individuals and groups may provide a high level of scrutiny during the CEQA process. Raney operates under a belief that some dissent and unrest regarding a new project may potentially be eliminated by the early involvement of project stakeholders and concerned citizens. This early involvement also provides Raney with an idea of which issues will be of greatest concern to the public. By identifying these issues, Raney can scrutinize the environmental documents to be sure that those issues are adequately addressed. Raney is comfortable and competent when it comes to working on controversial projects subject to intense public scrutiny. Such projects require not only an expert-level understanding of the regulations of CEQA and

EXHIBIT B

recent case law, but also a diplomatic and objective approach to responding to public concerns and comments.

AIR QUALITY AND GREENHOUSE GAS ANALYSIS

Raney has completed numerous Air Quality Assessments and GHG Analyses for public and private sector clients throughout California. Over the years, Raney has developed excellent working relationships with local air quality management districts and has worked closely with representatives from the Yolo-Solano Air Quality Management District (YSAQMD), Sacramento Metropolitan Air Quality Management District (SMAQMD), Placer County Air Pollution Control District (PCAPCD), Northern Sierra Air Quality Management District (NSAQMD), Feather River Air Quality Management District (FRAQMD), Bay Area Air Quality Management District (BAAQMD), and San Joaquin Valley Air Pollution Control District (SJVAPCD), among others.

What further separates Raney from other air quality firms is our unique understanding of how the air quality and GHG analyses fit into the overall CEQA/NEPA process. Raney's reports can be utilized as stand-alone documents in conformance with CEQA/NEPA or prepared in a manner that is easily incorporated into a larger CEQA/NEPA document, such as an Initial Study or EIR. Raney works closely with the lead agency, the air district, and the applicant, as appropriate, to ensure that the mitigation measures are feasible, easy to understand, implementable, and straightforward to sign-off by the lead agency. All air quality and GHG studies are prepared consistent with the regulations and requirements of CEQA, the local air district, and the lead agency.

Additionally, Raney's air quality team has the ability and experience to prepare more advanced technical analyses. Raney has completed numerous Health Risk Assessments (HRAs) for projects that have the potential to expose nearby sensitive receptors, such as residential developments, to increased health risk impacts from toxic air contaminants associated with gas dispensing facilities, diesel truck trips, and/or construction equipment to name a few. For example, Raney prepared an HRA for a student housing project known as the Lincoln40 project in the City of Davis to address the health risk impacts due to construction as well as impacts of the neighboring train tracks and the Interstate 80 freeway on future residents. Raney's approach is to coordinate with local air districts to determine the appropriate level of analysis and threshold of significance depending on project specifics. In addition, Raney's air quality team has experience preparing larger GHG policy documents for jurisdictions, including Climate Action Plans (CAPs). Raney has completed CAPs for the City of Galt, the City of Wheatland, and a CAP/Sustainability Action Plan (SAP) for the Cosumnes Community Services District (CSD) and is currently preparing a CAP for the City of Manteca.

EXHIBIT B

LIST OF MUNICIPAL AGENCIES

The following is a list of the municipal agencies for which Raney has conducted environmental consulting work, similar to that requested in the RFQ, within the past five (5) years.

- Alameda County
- City of American Canyon
- City of Antioch
- City of Benicia
- City of Brentwood
- City of Concord
- City of Cupertino
- City of Davis
- City of Dixon
- City of Elk Grove
- City of Galt
- City of Healdsburg
- City of Ione
- City of Lincoln
- City of Live Oak
- City of Livermore
- City of Manteca
- City of Morgan Hill
- City of Nevada City
- City of Oakland
- City of Oakley
- City of Oroville
- City of Pacifica
- City of Petaluma
- City of Pittsburg
- City of Pleasanton
- City of Rancho Cordova
- City of Rocklin
- City of Roseville
- City of Sacramento
- City of South San Francisco
- City of Stockton
- City of Vacaville
- City of Wheatland
- City of Winters
- City of Woodland
- Cosumnes CSD
- El Dorado County Facilities Department
- Loomis Union School District
- Nevada County
- Placer County
- San Joaquin County
- Town of Loomis
- Town of Los Gatos
- Town of Truckee
- Tuolumne County
- Yolo County
 - Community Services Department
 - General Services Department
- Yuba County

EXHIBIT B

II. APPROACH TO SERVICES

Raney understands the Yolo County Community Services Department is soliciting qualifications from qualified environmental consulting firms to determine and prepare the appropriate CEQA documents/reports. This may include providing various environmental services related to CEQA/NEPA compliance; preparing environmental assessments, including Initial Studies and supporting documents; and the preparation and/or review of technical studies. The consultant must address environmental issues that result in a complete and legally adequate document in compliance with CEQA Guidelines and other applicable laws, and complete environmental studies for discretionary development applications such as Use Permits, Tentative Maps, Rezones, and Specific Plans, including cannabis Use Permits. In addition, the consultant will need to provide consultation on development projects, including attendance at meetings with County staff and applicants, and public hearings.

Raney is able to provide all services outlined above and is certain that our experience providing CEQA documentations services for Yolo County and other jurisdictions throughout northern California, as well as Raney's key staff members' experience working in local government planning uniquely equips Raney to provide Yolo County with exemplary environmental review services.

Raney's approach to preparing environmental documents is to utilize the most efficient and cost-effective process possible. For every environmental document, Raney works directly with the lead agency having the principal responsibility for carrying out or approving a project to determine if the project will require environmental review or if the project is exempt from CEQA because the standard of review is substantiated evidence rather than fair argument, as is the case with MND. Raney coordinates closely with the lead agency to determine the level of environmental review necessary to meet the requirements of CEQA, including the preparation of an IS/ND, IS/MND, or an EIR. All Draft and Final environmental documents and related work products will be prepared in accordance with the criteria, standards, and provisions of CEQA, Section 21000 et seq. of the Public Resources Code and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), NEPA, if applicable, and the regulations, requirements, and procedures of Yolo County. Raney will work with Yolo County to identify the appropriate level of environmental review for each project. Following determination of the appropriate CEQA document, Raney will provide Yolo County with a complete scope of services, including schedule and budget for review and approval.

Raney provides our clients with interactive services using a hands-on, direct, and problem-solving approach. Raney firmly believes that early anticipation and constant communication between the lead agency, community stakeholders, and local citizens is the key to the success of a project. Raney will work closely with County staff at the beginning of the process to identify which issues are of greatest concern to Yolo County and the public, as well as establishing communication protocols. By identifying these issues early in the process, Raney can ensure that those issues are adequately addressed. Should problems arise during the project review, Raney's policy would be to immediately contact the County to discuss the most appropriate means of addressing the issue. Raney will never conduct out-of-scope work without prior written authorization from the client.

EXHIBIT B

In any instance where out-of-scope work is required, Raney would prepare a detailed summary of tasks to be completed, a schedule, and budget for the County's review and approval.

For each Yolo County project, Raney will designate a project management team to oversee all aspects of the preparation of the environmental document. The project management team will remain in place for the duration of the project and will consist of key management staff, including a Project Director and Project Manager. As previously noted, Vice President/Air Quality Specialist, Rod Stinson, will serve as the Project Director for projects requiring environmental review services and would be responsible for overseeing the review process, coordinating with lead agency staff, and providing quality control. Division Manager/Air Quality Specialist, Angela DaRosa, will serve as Project Manager and will be responsible for managing the day-to-day preparation of the environmental document, coordinating with County staff, managing any technical sub-consultants, and responding to inquiries on the environmental document and the process. The project management team will be assisted throughout the environmental review process by President Tim Raney, AICP; Senior Vice President, Cindy Gnos, AICP; as well as Associate and Administrative support staff.

Rather than conducting all of the necessary technical studies in-house, Raney believes it is more efficient and effective to team with the known technical experts who specialize in a particular field. In this way, Raney can organize a unique team of consultants for each project, who can bring their expertise "to the table" and provide the client with the most defensible documentation and reporting in the timeliest manner. The exception to this is Air Quality and GHG Analyses which Raney prepares in-house, instead of sub-contracting. Raney will select each sub-consultant based upon the unique characteristics associated with each project in order to ensure the most qualified technical assistance. Raney will coordinate with the City to determine the appropriate sub-consultants based upon project-specific needs. A list of potential sub-consultants is provided in *Section III The Raney Team* of this SOQ.

QUALITY CONTROL

The Project Manager and Project Director are responsible for implementing Raney's Quality Control Procedures. The environmental and planning-related documents are routed through a series of reviews for level and depth of analysis, methodologies used, and adequacy of mitigation measures in addressing impacts, as well as overall formatting, consistency, and document flow. The Project Manager reviews each document to ensure that the key issues and public concerns have been adequately addressed. The Project Director performs a higher-level review, from cover-to-cover, for internal consistency, proper formatting, and level of analysis, as well as overall flow. The Project Director also conducts a final review of the document prior to submittal. The document is then "polished" prior to submitting to the lead agency for review.

An integral component to every environmental and planning-related document is the record of documents and personal communications associated with its preparation. Known as the administrative record, this information is often poorly maintained by consultants, which can result in significant problems for the lead agency should the public request this information. Raney understands the legal ramifications of not maintaining an adequate administrative record, and as a result, carefully maintains a comprehensive record for all of its documents. For example, during

EXHIBIT B

the preparation of the Mace Ranch Innovation Center EIR for the City of Davis, Raney maintained a complete administrative record, including emails, phone logs, computer screenshots, and electronic and hard copy bibliographic materials related to the entire EIR process. This carefully maintained record substantially minimized the amount of time necessary to provide the administrative record when a public records act request was filed by a local organization.

PEER REVIEWS OF APPLICANT-PROVIDED TECHNICAL REPORTS

As the prime environmental consultant, Raney routinely reviews technical reports prepared by consultants under contract with the applicant team. Raney's experienced staff can effectively review reports to ensure that all relevant CEQA topics are adequately addressed using current industry standard practices and state-of-the-art models and databases. Raney considers this type of peer review to be a "CEQA-level" peer review. Furthermore, Raney is experienced in providing peer reviews for background/technical reports.

For example, the applicant for The Ridge residential subdivision project in Placer County provided numerous technical reports including a biological resources assessment, cultural resources assessment, geotechnical report, noise study, and traffic study. This required Raney to internally review the applicant's technical reports at the start of the EIR process and provide a peer review memo to the County which detailed Raney's findings regarding technical issues, but also to ensure consistency of assumptions used for all studies. The memo was then forwarded to the applicant team to address the peer review comments.

In some cases, it is necessary to have "technical" peer reviews performed, and in such cases, Raney typically contracts with technical experts for this purpose. For example, it may be desirable in some cases for a third-party traffic consultant to peer review a traffic report prepared by the applicant's traffic consultant, including a review of trip generation and distribution estimates, vehicle miles traveled (VMT), traffic volume estimates, etc. In such cases, Raney hires traffic experts who specialize in the field of traffic engineering.

EXHIBIT B**III. THE RANEY TEAM**

The following section describes the qualifications of the Raney team and identifies sub-consultants with whom Raney has contracted in the past to prepare technical reports in support of CEQA documentation.

RANEY KEY PERSONNEL

As previously noted, Vice President/Air Quality Specialist, Rod Stinson, will serve as the Project Director and will be responsible for overseeing the environmental review process and providing quality control. Mr. Stinson would be assisted by Division Manager/Air Quality Specialist, Angela DaRosa, who would serve as the Project Manager. The Project Manager will be responsible for providing the environmental review services, as well as coordinating with County staff and the applicant throughout the process. Project support will be provided by President, Tim Raney, AICP; Senior Vice President, Cindy Gnos, AICP; Vice President, Nick Pappani; and Raney's Associate staff. Raney has included resumes of the key team members in *Appendix A* to this Exhibit B.



ROD STINSON – VICE PRESIDENT/AIR QUALITY SPECIALIST

2005-Present

Role: Project Director/Air Quality and GHG Technical Analysis

Mr. Stinson brings 20 years of environmental experience to the Raney team with a background in CEQA, air quality, and water resources. As Raney's Vice President, Mr. Stinson has served as the Project Manager in the preparation of numerous environmental and planning projects, including CEQA Initial Studies and EIRs as well as NEPA Categorical Exclusions and Environmental Assessments. Mr. Stinson has managed projects ranging from complex mining, solar, and infill projects to large-scale specific plans and general plans as well as standard residential, affordable housing, mixed-use, commercial, industrial, and infrastructure projects. In addition, Mr. Stinson serves as Raney's in-house Air Quality Specialist, with over ten years of experience in preparing air quality analyses for a variety of development projects. Mr. Stinson has completed numerous air quality impact and greenhouse gas analyses, working closely with lead agencies and local air districts throughout northern and southern California. In addition, Mr. Stinson has prepared CAPs for the cities of Wheatland and Galt and a CAP/SAP for the Cosumnes CSD, and is in the process of preparing a CAP for the City of Manteca. Mr. Stinson holds a Bachelor of Science degree in Forestry and Natural Resources Management with a concentration in Environmental Management from California Polytechnic State University, San Luis Obispo.

EXHIBIT B**ANGELA DAROSA – DIVISION MANAGER/
AIR QUALITY SPECIALIST****2010-Present****Role: Project Manager/Air Quality and GHG Technical Analysis**

Ms. DaRosa brings 15 years of environmental experience to the Raney team with a background in CEQA, air quality, and engineering. Ms. DaRosa graduated from California Polytechnic State University, San Luis Obispo, with a Bachelor of Science degree in Environmental Engineering. Ms. DaRosa's background in engineering and technical writing allows her to analyze complex technical studies and integrate them into each project.



As Division Manager with Raney, Ms. DaRosa provides project management and assists in the preparation and processing of various environmental and planning documents, such as EIRs, Initial Studies, NEPA compliance documents, and environmental land use and planning documents. Ms. DaRosa has successfully management several environmental review projects, including, but not limited to, the Creekside Vineyards EIR and East and West 18th Street Warehouse Initial Studies for the City of Antioch; Lippi Ranch EIR for the City of Galt; the Mace Ranch Innovation Center EIR and UHall Redevelopment Consistency Checklist for the City of Davis; and the Brady Vineyard Subdivision EIR for Placer County. As an Air Quality Specialist, Ms. DaRosa works closely with Raney's in-house Air Quality Technician to prepare air quality and greenhouse gas analyses, including Health Risk Assessments, for Initial Studies and EIRs, as well as stand-alone analyses for various private-sector clients.

In addition, Ms. DaRosa has prepared CAPs for the cities of Wheatland and Galt and a CAP/SAP for the Cosumnes CSD, and is in the process of preparing a CAP for the City of Manteca. Ms. DaRosa prepared analyses for projects located within the jurisdictional boundaries of a number of air districts throughout the State including, but not limited to, the YSAQMD, BAAQMD, SMAQMD, PCAPCD, and SJVAPCD. Ms. DaRosa is proficient in the use of current air quality models, including CalEEMod, AERSCREEN, AERMOD, and HARP RAST.

**TIMOTHY RANEY, AICP – PRESIDENT****1999-Present****Role: Project Support**

As the President of Raney Planning & Management, Inc., Mr. Raney serves as the leader of the Raney team. Mr. Raney specializes in CEQA processing, planning, and public facilitation, bringing 36 years of experience to each project. Mr. Raney currently serves as the Community Development Director to the City of Wheatland and, together with Raney staff, has been providing contract planning services to the City since 2004. In addition, Mr. Raney previously served as the Interim Community Development Director for the City of Oakley while the City was completing its General Plan Update.

EXHIBIT B

Since establishing the firm in 1999, Mr. Raney has successfully processed numerous CEQA, NEPA, and planning projects, including Initial Studies, Environmental Impact Reports, Environmental Assessments, and special planning projects such as the APA Award-winning Community Vision for the City of Wheatland. Mr. Raney's diverse experience includes unique and complex projects such as marinas, military base conversions, mining, and solar to large-scale specific plans, master plans, zoning code updates, and numerous private development projects for residential, commercial, mixed-use, industrial, and infrastructure/roadway.

Mr. Raney also has diverse experience in local government, including being Councilmember and Mayor of the City of Citrus Heights, Planner in the City of Sacramento's Planning Department, and previously serving on the Board of the Sacramento Metro Chamber Metro PAC and the Sacramento Tree Foundation. Mr. Raney has been involved in local government issues with the League of California Cities, the Commission on Local Governance for the 21st Century, and the Citrus Heights Chamber of Commerce. This experience gives Mr. Raney a better understanding of the needs and requirements of local government. Mr. Raney has a Bachelor of Science degree in Agricultural Economics from the University of California, Davis.

CINDY GNOS, AICP – SENIOR VICE PRESIDENT

2000-Present

Role: Project Support

As Raney's Senior Vice President, Ms. Gnos brings over 37 years of experience in environmental and municipal planning. Ms. Gnos has a broad understanding of local government goals and objectives having previously been an employee and part of the local government planning staff for both the cities of Dixon and Sacramento prior to joining Raney in 2000. As Raney's Senior Vice President, Ms. Gnos has managed numerous environmental and planning projects, including Initial Studies, Environmental Impact Reports, Zoning Ordinances, and special planning projects. Ms. Gnos has managed the preparation of numerous environmental documents and has processed a wide variety of projects ranging from standard residential, commercial, mixed-use, and industrial projects to program-level annexations, large-scale specific plans, and general plan projects.



Ms. Gnos is a seasoned public speaker, having made hundreds of presentations before community groups, planning commissions, city councils, and boards of supervisors. With this combination of skills and knowledge, Ms. Gnos can create and implement effective strategies to complete a comprehensive environmental document and development review process. Ms. Gnos has a Bachelor of Science degree in City and Regional Planning from California Polytechnic State University, San Luis Obispo.

EXHIBIT B



NICK PAPPANI – VICE PRESIDENT

2002-Present

Role: Project Support

Mr. Pappani brings 23 years of environmental and planning experience to the Raney team. As Raney's Vice President, Mr. Pappani has served as the Project Manager for numerous CEQA and NEPA documents for jurisdictions throughout northern and southern California. Mr. Pappani has worked on a broad variety of projects, including residential, commercial/hotel, and industrial projects, as well as unique projects such as solar generating facilities and vineyard plans involving timberland conversion. As Raney's Vice President, Mr. Pappani takes pride in serving various public sector clients and

helping them navigate the complex milieu of CEQA legislation and related case law to ensure that each environmental document is legally defensible and reflects current CEQA practice.

In addition to being a CEQA practitioner, who is respected in his field, Mr. Pappani has a background in wildlife biology, having received a Bachelor of Science degree in Wildlife Biology (cum laude) from Humboldt State University, Arcata, California. Prior to joining the Raney team, Mr. Pappani worked with a private consulting firm, as well as the federal government, conducting avian and vegetation surveys for Threatened species in a variety of habitats. Mr. Pappani is also an articulate speaker, having given hundreds of presentations before decision-makers and the public, including answering questions related to Raney's environmental and planning documents. Mr. Pappani is also comfortable and competent when it comes to working on controversial projects, subject to intense public scrutiny. For example, Mr. Pappani has served as the Project Manager for several EIRs in the City of Davis. Such situations require not only an expert-level understanding of the regulations of CEQA and recent case law, but also a diplomatic and objective approach to responding to public concerns and comments.

SUB-CONSULTANTS

With respect to providing CEQA compliance, rather than conducting all the necessary technical studies in-house, Raney believes it is more efficient and effective to team with the known technical experts who specialize in a particular field. In this way, Raney can organize a unique team of consultants for each project, who can bring their expertise "to the table" and provide the client with the most defensible documentation and reporting in the timeliest manner. The exception to this is Air Quality and GHG Analyses which Raney prepares in-house, instead of sub-contracting.

Raney has provided a list of sub-consultants whom Raney has contracted in the past for preparation of technical studies to support CEQA documents. Raney will work with Yolo County in selecting each sub-consultant based upon the unique characteristics associated with each project to ensure the most qualified technical assistance. Further, Raney is amenable to seeking other sub-consultants to meet the needs of the County, if necessary. Potential sub-consultants are listed on the following page.

EXHIBIT B

Live Oak Associates

Role: Biological Resources Assessments
6840 Via Del Oro #220
San Jose, CA 95119
Phone: (408) 281-5889

Madrone Ecological Consulting

Role: Biological Resources Assessments
8421 Auburn Boulevard #248
Citrus Heights, CA 95610
Phone: (916) 822-3230

Eileen Barrow & Associates

Role: Cultural Resources Reports
P.O. Box 1531
Rohnert Park, CA 94927
Phone: (707) 584-8200

Geocon Consultants

Role: Geotechnical Analyses and Phase I and II Environmental Site Assessments
3160 Gold Valley Drive, Suite 800
Rancho Cordova, CA 95742
Phone: (916) 852-9118

ENGEO Inc.

Role: Geotechnical Analyses and Phase I and II Environmental Site Assessments
2213 Plaza Drive
Rocklin, CA 95765
Phone: (916) 786-8883

Bollard Acoustical Consultants

Role: Noise Analyses
P.O. Box 7968
Auburn, CA 95604
Phone: (530) 537-2328

Saxelby Acoustics

Role: Noise Analyses
915 Highland Pointe Drive #250
Roseville, CA 95678
Phone: (916) 760-8821

Fehr & Peers

Role: Traffic Impact Analyses
555 Capitol Mall, Suite 510
Sacramento, CA 95814
Phone: (916) 329-7332

EXHIBIT B

IV. MEETING CLIENTS' NEEDS REGARDING TIMING AND PRESENTATION OF ENVIRONMENTAL DOCUMENTS

Raney is dedicated to maintaining continuous communication with our clients. Raney believes that communication is the key to the preparation of a successful environmental document that not only addresses the issue areas identified in state law, but also addresses the important concerns of the County and the community. In order to ensure preparation of environmental documents meet the unique needs of each client, Raney always establishes a project schedule during the project initiation phase of each project. Raney strives to consistently meet all established timeframes. However, if unanticipated issues arise that may affect the schedule, Raney's policy is to immediately coordinate with staff to find an alternate solution or to adjust the schedule accordingly. Raney is dedicated to communicating regularly with our clients through phone and email, and makes time to be available for every client.

Raney serves its clients with pride and seeks to add value to the environmental review process, thereby alleviating the workload pressures typically placed on a client's staff. In addition, Raney consistently provides facilitation and direction throughout the processing of highly controversial projects through the engagement of project stakeholders and the community, attention to details, and interactive discussions with staff.

Additionally, Raney's key management staff are seasoned public speakers, having made numerous presentations before Planning Commissions, City Councils, Board of Supervisors, stakeholders, and community groups. Raney has made presentations of project staff reports as well as on the CEQA environmental reviews. Additionally, during the Notice of Preparation (NOP) and Draft EIR public review periods, Raney conducts public hearings to solicit community and stakeholders input to be included in the environmental review. Raney will be available to attend meetings and hearings upon request by County staff and will tailor our services to meet the needs of the County and individual projects as they arise. Raney will coordinate with the County to determine the anticipated format for the meetings and hearings and will assist the County in any way necessary, including preparing any necessary PowerPoint or presentation materials, presenting at the meetings, and responding to inquiries from Board of Supervisors, Commission, and the public.

EXHIBIT B

V. FIRM'S ABILITY TO MEET PROJECT DEADLINES

As has been previously mentioned, Raney insists that communication is the key to meeting every clients' individual needs for every project, including meeting tight project deadlines. As previously noted, Raney has deliberately remained a small, privately-owned company that is selective with the projects it accepts. This provides clients with the greatest level and depth of experience on each project, as well as specialized client services to make sure Raney meets every need and timeline for each unique project. The management team maintains continuous communication with clients and is always available by phone and email.

Raney understands that instances may occur where a project's approval deadline may be expedited for a variety of reasons. In these instances, Raney can be more nimble than larger consulting firms and works with clients to determine creative methods of meeting the client's timeframes. One such instance was for the Grasslands Regional Park IS/MND for the Yolo County Department of General Services. A project schedule had been agreed upon during the contracting phase of the project and prior to the County's receipt of a definitive grant deadline from the State. During preparation of the environmental analysis, the County was informed that the grant deadline was a month sooner than what the County had anticipated. Raney worked with the County to develop a new schedule and successfully met the deadlines for the grant submission by shifting internal deadlines and negotiating with sub-consultants.

EXHIBIT B

VI. FIRM'S ABILITY TO CONTROL PROJECT BUDGETS

Raney maintains a tracking system for each project, including a list of key tasks and milestones, team members responsible for said tasks, and the number of hours and associated budget allocated towards each task. Raney consistently monitors and tracks the progress of project milestones to ensure that work products are produced within the established budget and in a timely fashion. Raney will work with County staff and project team members to proactively identify any barriers to completion of milestones and work to resolve any potential issues before they arise.

EXHIBIT B

**APPENDIX A:
RANEY KEY PERSONNEL RESUMES**



EXHIBIT B

OD STINSON
ice President Air Quality Specialist

ED CATION

B.S., Forestry and Natural Resources
 California Polytechnic State University, San Luis Obispo

CE TIFICATIONS

Certified in River Restoration and Natural Channel Design

AFFILIATIONS

Sacramento Metro EDGE
 Urban Land Institute

Mr. Stinson brings to Raney Planning & Management, Inc. his technical writing and project management skills to every project. As Vice President with Raney, Mr. Stinson assists Senior Vice President Cindy Gnos and President Tim Raney in the day-to-day management of the office, which includes overseeing the processing of various environmental and planning projects, management of office staff, and coordination with agency personnel and project applicants. In addition, Mr. Stinson serves as Raney's in-house Air Quality Specialist.

ICE P ESIDENT AI Q ALIT SPECIALIST

Raney Planning & Management, Inc. (2005-Present)

As Vice President, Mr. Stinson is responsible for assisting Senior Vice President Cindy Gnos and company President Tim Raney in the day-to-day coordination of the Raney team and its efforts. Since arriving at Raney, Mr. Stinson has been involved in the writing and managing of numerous environmental and planning projects and has served as the project manager for over 350 CEQA and NEPA projects. In addition, Mr. Stinson has managed numerous special planning projects as well as provided environmental and land use planning services for various jurisdictions during his time at Raney, including extensive use of GIS in the analysis and presentation of data.

Mr. Stinson also serves as Raney's in-house Air Quality Specialist, preparing air quality and greenhouse gas analyses for Initial Studies and Environmental Impact Reports as well as air quality and greenhouse gas studies and health risk assessments for various private-sector clients. Mr. Stinson trained under Donald Ballanti, Certified Consulting Meteorologist for several years and has prepared over thirty air quality analyses for various public and private sector projects. Through his work with various air districts in the region, Mr. Stinson has become a leading expert in preparing air quality and greenhouse gas analyses.

ESTIMATO EN I ONMENTAL SPECIALIST

Thunder Mountain Enterprises, Inc. (2003-2005)

Mr. Stinson began at Thunder Mountain Enterprises, Inc. preparing Stormwater Pollution Prevention Plans utilizing erosion and sediment control Best Management Practices. In this position Mr. Stinson was trained in AutoCAD and expanded his knowledge of hydrology and fluvial processes. After four months with the company Mr. Stinson was promoted to department head of the Estimating Department where he developed and managed procedures for the department. Mr. Stinson was tasked to develop new markets for the company while maintaining their existing workflow market. In addition, Mr. Stinson set the budgets for the 2004 and 2005 fiscal years as well as secured over 600,000 of revenue in the first year of existence. As Estimator, Mr. Stinson performed sales, estimating, project management, and contract administration.

P OFESSIONAL DE ELOPMENT

Mr. Stinson is also actively involved in the Sacramento Metro Chamber as a graduate of the Leadership Class of 2012. As a part of the 2012 class project, Mr. Stinson participated in fundraising and outreach activities for the design and construction of the new Soil Born Farms outdoor classroom.

EXHIBIT B

ANGELA DA ROSA
Division Manager Air Quality Specialist

EDUCATION

B.S., Environmental Engineering
 California Polytechnic State University, San Luis Obispo

Ms. DaRosa graduated from California Polytechnic State University, San Luis Obispo, with a Bachelor of Science degree in Environmental Engineering. Ms. DaRosa's background in engineering and technical writing allows her to analyze complex technical studies and integrate them into each project. As Division Manager with Raney, Ms. DaRosa provides project management and assists in the preparation and processing of various environmental and planning documents. As an Air Quality Specialist, Ms. DaRosa works closely with Raney's in-house Air Quality Technician to conduct detailed air quality analyses.

DIVISION MANAGER AIR QUALITY SPECIALIST

Raney Planning & Management, Inc. (2010-Present)

Since joining Raney, Ms. DaRosa has been involved in the writing of numerous EIRs, including the Johnson Rancho and Hop Farm Annexation EIR in Wheatland, CA; the Newman Ridge EIR in Amador County, CA; the Brentwood Boulevard Specific Plan Recirculated EIR in Brentwood, CA; and the Terra Ranch Subdivision EIR in Manteca, CA. Ms. DaRosa has also written numerous Initial Studies for cities including, but not limited to, Wheatland, Woodland, Sacramento, Pinole, Brentwood, Kings County, and Lathrop. In addition to CEQA documentation experience, Ms. DaRosa has also been involved in the preparation of NEPA compliance documents including Environmental Assessments for projects such as Kingsburg Senior Village in Kingsburg, CA; Heritage Commons in Dixon, CA; Las Palmeras Apartments in Imperial, CA; and North Biggs Estates in Biggs, CA. Ms. DaRosa has also provided environmental and land use planning services for various jurisdictions, most prominently the City of Wheatland, including preliminary coordination and preparation of city planning documents such as the City of Wheatland Bikeway Master Plan, and use of GIS and other mapping tools for the analysis and presentation of data.

Ms. DaRosa contributes her environmental engineering background by working closely with Raney's in-house Air Quality Technician to prepare air quality and greenhouse gas analyses for Initial Studies and EIRs, as well as stand-alone air quality and greenhouse gas impact assessments for various private-sector clients. Ms. DaRosa has prepared air quality and greenhouse gas analyses for projects located within the jurisdictional boundaries of a variety of air districts throughout the State. Ms. DaRosa is proficient in the use of current air quality models, including CalEEMod, AERSCREEN, AERMOD, and HARP RAST.

PROJECT ENGINEER

RMC Water and Environment (2007-2009)

Ms. DaRosa worked at RMC Water and Environment as a key member of the design team on various projects. Ms. DaRosa was able to contribute her specialized knowledge of wastewater treatment by acting as an affiliate of the company's internal Wastewater Treatment Technical Committee. While at RMC, Ms. DaRosa was able to expand her AutoCAD skills by preparing basic infrastructure and design drawings, and was trained in GIS to prepare supportive plans and diagrams. During her time at RMC, Ms. DaRosa honed her technical writing skills through the preparation of a variety of design technical memoranda and reports, design specifications, environmental permits, and EIR sections.



EXHIBIT B



TIM ANE AICP
President

EDUCATION

Graduate Studies, Agricultural Economics
 University of California, Davis

B.S., Agricultural and Managerial Economics
 University of California, Davis

AFFILIATIONS

American Institute of Certified Planners (AICP)
 American Planning Association (APA)
 Sacramento Metro Chamber

Mr. Raney has over 30 years of local government, planning, and CEQA/NEPA experience, during which he has actively managed many of the region’s most controversial projects.

PRESIDENT

Raney Planning & Management, Inc. (-Present)

As President of Raney, Mr. Raney provides a wide range of planning, management, and economic development services to public and private sector clients. Mr. Raney specializes in project coordination and management, CEQA processing and documentation, land use analysis, business district information, and public facilitation. With over twenty-five years of planning experience, he has developed a diverse and expanding network of clients, including developers, agency representatives, and state and local decision-makers. His diverse background enables him to advise his clients on effective strategies regarding government permitting processing, public involvement, and agency coordination. Mr. Raney provides quality client services, ensuring legally and procedurally accurate documentation while strictly adhering to all schedules and budgets.

COMMUNITY DEVELOPMENT DIRECTOR

City of Wheatland (200 -Present)

As the Community Development Director for the City of Wheatland, Mr. Raney provides professional guidance and technical assistance to the City Manager, City Council, Planning Commission, and the public regarding immediate and long-range planning while working extensively with the development community, local business owners, and community residents. Mr. Raney monitors City growth and oversees implementation of the City’s General Plan, processing of development applications, and makes recommendation to City Council regarding applications and development projects. Over the past 18 years, Mr. Raney has been instrumental in developing the City’s Infrastructure Work Program, Community Vision, and Capital Improvement Program as well as developing and implementing the City’s General Plan.

COUNCILMEMBER

City of Citrus Heights, (-2002)

Elected to serve on the first City Council, Mr. Raney was instrumental in creating the initial government structure of the City of Citrus Heights. While on City Council, Mr. Raney participated in the preparation and adoption of the City’s first General Plan as well as developing a city staff to be responsible for its implementation. Mr. Raney served as Mayor of Citrus Heights in 2000 winning numerous awards for his exceptional leadership skills. This experience behind the dais has given Mr. Raney the ability to understand projects from a variety of perspectives, thereby allowing him to provide a unique skill set to Raney’s clients.



EXHIBIT B



CIND GNOS AICP **Senior Vice President**

EDUCATION

Graduate Studies, Public Policy Administration
California State University, Sacramento

B.S., City and Regional Planning
California Polytechnic State University, San Luis Obispo

AFFILIATIONS

American Institute of Certified Planners (AICP)
American Planning Association (APA)

Ms. Gnos brings to Raney Planning & Management a wide range of public sector planning, management, and economic development services. Ms. Gnos specializes in land use analysis, project coordination and management, public facilitation, and CEQA processing and documentation. With nearly twelve years of public sector planning experience, she has developed an understanding of the diverse aspects of planning and community development within local governments. Her background enables her to advise clients on effective strategies regarding government permit processing, public involvement, and agency coordination.

SENIOR VICE PRESIDENT

Raney Planning & Management, Inc. (2000-Present)

As the principal contact for most of Raney's projects, Ms. Gnos provides high-quality, uniquely personal services to Raney's clients. Serving as Project Director for many of Raney's projects, Ms. Gnos is exceptionally organized and skilled at providing project management services to Raney's clients. In addition to project management, Ms. Gnos is responsible for the quality and content of Raney's documents, thoroughly reviewing every document before sending it out for client review. Ms. Gnos provides the energy that keeps the Raney team running in top condition, thereby ensuring that its clients receive the very best of what Raney has to offer.

SENIOR PLANNER

City of Dixon, California (2000-2008)

Ms. Gnos served as a planner for the City of Dixon, overseeing the planning, environmental review, and development of numerous residential, commercial, and industrial projects. Ms. Gnos coordinated the City of Dixon's downtown revitalization efforts through the management of the creation of the Dixon Downtown Revitalization Plan, and through personal participation in special downtown events. She implemented the Downtown Facade Improvement Program using Redevelopment funds. Ms. Gnos also oversaw the Community Development Block Grant (CDBG) Program for the City of Dixon which included Planning/Technical Assistance Grants and a Business Revolving Loan Fund. Ms. Gnos served as the housing coordinator for implementation of the City's Housing Element, including the use of Redevelopment Funds and HOME funds in a first-time homebuyer program.

ASSOCIATE PLANNER

City of Sacramento, California (2000-2008)

As a land use planner for the City of Sacramento, Ms. Gnos was responsible for processing development applications. This included pre-application meetings, environmental review, coordination with the City, developer, and neighborhoods, as well as reports and presentations to the Planning Commission and City Council. During her tenure at the City of Sacramento, she also chaired the Subdivision Review Committee.



EXHIBIT B



NIC PAPPANI **ice President**

EDUCATION

B.S., Wildlife Biology, cum laude
California State University, Humboldt

AFFILIATIONS

The Wildlife Society, Western Section
Urban Land Institute

Mr. Pappani has been part of Raney Planning & Management's team since 2002. As current Vice President, Mr. Pappani is part of the management core of Raney, working directly with Senior Vice President Cindy Gnos and President Tim Raney to provide hands-on planning and CEQA services to a variety of clients.

ICE PRESIDENT

Raney Planning & Management, Inc. (2002-Present)

Mr. Pappani focuses on client interaction and business marketing, given his network of satisfied clients within the industry. Mr. Pappani also manages the preparation of CEQA documents and regularly attends meetings with lead agency staff to identify and problem-solve environmental issues so that the EIR process can be streamlined and simplified to the greatest extent feasible. In addition, Mr. Pappani works with Division Manager Rod Stinson, in the day-to-day coordination of the Raney team and its efforts. Since his arrival at Raney, Mr. Pappani has been involved in the writing and managing of numerous environmental documents and has served as the project manager for over 550 CEQA and NEPA projects. In addition to his project management experience, Mr. Pappani has provided contract planning services for various jurisdictions during his time at Raney, including serving as an extension of lead agency staff in reviewing development and use permit applications, preparing staff reports and conditions of approval, and presenting before boards, commissions, councilmembers, and the general public.

WILDLIFE TECHNICIAN

Parsons Environmental Services, Inc. (May to August 1999 and 2000)

Mr. Pappani utilized his field research skills obtained at Humboldt State University to collect pertinent wildlife data for the Park Service. In addition to conducting numerous field studies for special-status species and keeping detailed records of all collected data, Mr. Pappani was appointed as crew leader in the absence of the acting crew leader, which involved appointing tasks to other staff and managing their workload.

FIELD TECHNICIAN

Enterprises, Eureka, California (May to August 1998)

Mr. Pappani conducted research for an environmental consulting firm located in Eureka, California. Mr. Pappani's primary duties included conducting detailed plant and animal surveys throughout Six Rivers National Forest. The animal surveys focused on detecting the presence/absence of the Federally Threatened Marbled Murrelet within Six Rivers National Forest.



EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit C: Responsibility/Demonstrated Competence
Statement of Qualifications for
RFQ #2025-002 CEQA Consulting Services
Yolo County Department of Community Services
Attn: Hiren Desai, RFQ Coordinator

Corporate Office:
1501 Sports Drive, Suite A
Sacramento, CA 95834
Office: (916) 372-6100
info@raneymanagement.com

Rod Stinson
Vice President/Air Quality Specialist
Angela DaRosa
Division Manager/Air Quality Specialist

EXHIBIT B

**EXHIBIT C:
RESPONSIBILITY/DEMONSTRATED COMPETENCE**

Raney has provided responses below to each of the questions outlined in Exhibit C of the RFQ.

1. List instances within the past five (5) years, if any, where Consultant has defaulted on a contract. Provide an explanation of the reason for the default for each instance.

Raney has never defaulted on a contract.

2. List instances, if any, when your firm has been suspended or debarred by any government agency. Provide an explanation of the reason for the suspension or debarment for each instance.

Raney has never been suspended or debarred by any government agency.

3. List all claims made in the past five (5) years against your company concerning your company's work on a project that have been filed in court or gone to arbitration.

Raney has never filed a claim or had a claim filed in court against them for failure to complete any contracted work. However, it should be noted that Raney has prepared several EIRs for highly controversial projects where the lead agency has been subject to CEQA lawsuits. Raney has provided a summary of lawsuits filed against the lead agencies for the documents prepared by Raney in the last five years and associated findings below:

ine ountry Inn I M , ity o i ermore

Raney prepared the IS/MND for the Wine Country Inn project in the City of Livermore. The IS/MND was adopted and the project approved. A lawsuit was filed; however, the trial court denied the petition.

ista Mar I M , ity o Paci ica

Raney prepared the IS/MND for the Vista Mar project in the City of Pacifica. The IS/MND was adopted and the project approved. A lawsuit, however, was filed in December 2021. In 2023, the judge ruled that an IS/MND did not sufficiently address the project's significant environmental impacts. All City approvals were set aside and the project was placed on hold pending the completion of an EIR.

ridle ate EIR, ity o rent ood

Raney prepared the Draft and Final EIR for the Bridle Gate project in the City of Brentwood. The EIR was certified and the project approved. A lawsuit, however, was filed in February 2025.

4. Have you ever been terminated from any project due to a contract dispute or claim filed against your company. If yes, please explain.

Raney has never been terminated from a project due to a contract dispute or claim filed against the company.

EXHIBIT B

5. Describe the process by which your firm resolves problems with clients.

Raney firmly believes that early anticipation of potential issues and constant communication between the lead agency, community stakeholders, and local citizens is the key to the success of a project. Raney will work closely with County staff at the beginning of the process to identify which environmental issues are of greatest concern to the County and the public as well as establishing communication protocols. By identifying these issues early in the process, Raney can scrutinize the environmental document to be sure that those issues were adequately addressed.

Should problems arise during the environmental review, Raney's policy is to immediately contact the County in order to discuss the most appropriate means of addressing the issue. Raney will remain objective and rely on the County to make the ultimate determination on the conclusions; however, Raney will be available to offer advice and recommendations. Raney will never conduct out-of-scope work without prior written authorization from the client. In any instance where out-of-scope work is required, Raney will prepare a detailed summary of tasks to be completed, a schedule, and budget for the client's review and approval.

6. Provide a statement of conflict you, your firm, and/or other key staff may have regarding these services. The statement should not only include actual conflicts, but also any working relationships that may be perceived by disinterested parties as a conflict. If no potential conflicts of interest are identified, so state in your proposal.

Raney Planning & Management, Inc. has not previously, nor is currently, participating in any activities or financial, business, or other relationships that would create a conflict of interest for or between Raney Planning Management, Inc. and the Yolo County Community Services Department for the provision of on-call consulting services. Raney provides environmental services for cities within Yolo County, including the cities of Davis, West Sacramento, Winters, and Woodland, but does not anticipate any conflicts of interest. It should be noted that one member of Raney's management staff lives in the City of West Sacramento, and one lives in Yolo County. If a project presents a conflict of interest to either member of staff, the Raney staff member would recuse themselves from participating on the project.

EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit D: Previous Customer References
Statement of Qualifications for
RFQ #2025-002 CEQA Consulting Services
Yolo County Department of Community Services
Attn: Hiren Desai, RFQ Coordinator

Corporate Office:
1501 Sports Drive, Suite A
Sacramento, CA 95834
Office: (916) 372-6100
info@raneymanagement.com

Rod Stinson
Vice President/Air Quality Specialist
Angela DaRosa
Division Manager/Air Quality Specialist

EXHIBIT B

EXHIBIT D

**Request for Qualifications (RFQ) for
California Environmental Quality Act (CEQA) Consulting Services and/or
Land Use and Planning Consulting Services
PREVIOUS CUSTOMER REFERENCE FORM**

Contractor Name: Raney Planning & Management, Inc.

Please provide at least three (3) customer references for whom you have performed a job similar in size and scope, preferably other California state or local government entities.

1. Company Name: Placer County Community Development Resource Agency
 Address: 3091 County Center Drive, Suite #190
 Auburn, CA 95603
 Contact Person: Leigh Chavez, Environmental Coordinator
 Telephone: (530) 745-3077
 E-Mail: lchavez@placer.ca.gov
 Services Provided: Preparation of EIR for The Ranch Project
 Service Dates: From: December 2022 To: October 2024 Contract Value: \$267,000*
 *inclusive of Raney labor and sub-consultant preparation of technical reports

2. Company Name: City of Davis
 Address: 23 Russell Boulevard, Suite 1
 Davis, CA 95616
 Contact Person: Sherri Metzker, Director of Community Development and Sustainability
 Telephone: (530) 757-5610
 E-Mail: smetzker@cityofdavis.org
 Services Provided: Preparation of Subsequent EIR for the Palomino Place Project
 Service Dates: From: January 2024 To: December 2024 Contract Value: \$148,200*
 *inclusive of Raney labor only

3. Company Name: City of Galt
 Address: 308 Civic Drive
 Galt, CA 95632
 Contact Person: Chris Erias, Interim City Manager
 Telephone: (209) 366-7100
 E-Mail: cerias@cityofgalt.org
 Services Provided: Preparation of EIR for the Lippi Ranch Project
 Service Dates: From: August 2022 To: November 2023 Contract Value: \$86,763*
 *inclusive of Raney labor only

EXHIBIT B

EXHIBIT D

**Request for Qualifications (RFQ) for
California Environmental Quality Act (CEQA) Consulting Services and/or
Land Use and Planning Consulting Services
PREVIOUS CUSTOMER REFERENCE FORM**

Form Completed By:	<u>Vice President, Rod Stinson</u>	<u>(916) 372-6100</u>	<u>2/20/2025</u>
	Name	Phone	Date

EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit E: Fee Proposal
Statement of Qualifications for
RFQ #2025-002 CEQA Consulting Services
Yolo County Department of Community Services
Attn: Hiren Desai, RFQ Coordinator

Corporate Office:
1501 Sports Drive, Suite A
Sacramento, CA 95834
Office: (916) 372-6100
info@raneymanagement.com

Rod Stinson
Vice President/Air Quality Specialist
Angela DaRosa
Division Manager/Air Quality Specialist

EXHIBIT B

EXHIBIT E: FEE PROPOSAL

Please find the most up-to-date billing rates for Raney below. Raney will provide Yolo County with a complete scope of services, including schedule and cost estimate by task based on hours for each project. The tasks will be summarized in the Technical Scope of Services and costs by task will be included in a cost spreadsheet. The costs will be based on the estimates of time for each task provided in the chart. Costs will be billed on a time and materials basis up to the maximum established budget for each phase, following Raney standard billing rates as outlined below. It should be noted that hourly rates quoted at the commencement of any specific project shall remain valid throughout the duration of a particular project. Raney reserves the right to update our billing rates annually, which will be reflected in the scopes of services provided for individual projects.

ENVIRONMENTAL REVIEW SERVICES 2025 BILLING RATES

The following is a summary of Raney, a division of Raney Planning & Management, Inc., billing rates for the provision of environmental review services. Please note that Raney will provide a complete scope of services and cost estimate by task based on hours, upon request.

Tim Raney, AICP, President	235/hour
Cindy Gnos, AICP, Senior Vice President	215/hour
Nick Pappani, Vice President	195/hour
Rod Stinson, Vice President	195/hour
Angela DaRosa, Division Manager	175/hour
Senior Associate	155/hour
Associate	135/hour
Administrative	85/hour

AIR QUALITY AND GREENHOUSE GAS ANALYSIS 2025 BILLING RATES

The following is a summary of the billing rates for the provision of air quality and GHG analysis services. Please note that Raney will provide a complete scope of services and cost estimate by task based on hours, upon request.

Rod Stinson, Air Quality Specialist	175/hour
Angela DaRosa, Air Quality Specialist	175/hour
Air Quality Technician	155/hour

OTHER COST INFORMATION

- Overhead charges for technical sub-consultants, travel, and copying/printing: 10
- Travel: Billed at cost
 - It should be noted that Raney charges mileage at the Federal Standard Mileage Rate provided by the IRS.
- Copying and Printing: Billed at cost
 - Black & White (8.5" x 11"): 15 per page
 - Color (8.5" x 11"): 30 per page
 - Oversized prints (11" x 17"): 30 per page

EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit F: Other Factors
Statement of Qualifications for
RFQ #2025-002 CEQA Consulting Services
Yolo County Department of Community Services
Attn: Hiren Desai, RFQ Coordinator

Corporate Office:
1501 Sports Drive, Suite A
Sacramento, CA 95834
Office: (916) 372-6100
info@raneymanagement.com

Rod Stinson
Vice President/Air Quality Specialist

Angela DaRosa
Division Manager/Air Quality Specialist

EXHIBIT B**EXHIBIT F: OTHER FACTORS**

The following is a list of Raney's current commitments for CEQA-related services. Raney has indicated projects currently managed by Vice President/Air Quality Specialist, Rod Stinson; Vice President Nick Pappani; and Division Manager/Air Quality Specialist, Angela DaRosa.

- City of Benicia
 - Storage Star Facility IS/MND¹
- City of Davis
 - Willowgrove EIR³
 - Village Farms EIR³
- El Dorado County
 - Rancho Victoria Subdivision IS/MND²
 - Town and Country Village EIR³
 - S Lake Tahoe Juvenile Hall Expansion IS/MND³
 - The Crossings Phase 2 and 3 RV Park/Campground IS/MND²
- City of Elk Grove
 - Dunisch Property Subdivision IS/MND¹
 - Milestone II Subdivision Project IS/MND¹
 - Slakey Brother Warehouse IS/MND¹
 - Summer Flats Project EIR²
 - Summer Villas Project EIR²
 - Waterman Brinkman CEQA Addendum¹
- City of Galt
 - Cal-Waste Transfer Facility EIR¹
 - Hydrogen Fueling Station IS and Planning Services²
 - Galt Ranch Commercial Project IS/MND and Planning Services¹
- City of Lincoln
 - Starbucks and Circle K Categorical Exemption Memo¹
- Town of Loomis
 - Carmenere Estates Project IS/MND¹
 - Hidden Grove Project EIR¹
- Town of Los Gatos
 - 14926 Los Gatos Boulevard IS/MND³
 - 178 Twin Oaks Drive/Surrey Farms IS Checklist³
 - Los Gatos Green Mixed-Use Modified IS Checklist³
- City of Morgan Hill
 - W Edmunson Avenue Project Categorical Exemption Memo³
 - West Hills Community Church IS/MND³
- City of Mountain House
 - Mountain House Shopping Center CEQA Addendum¹
 - Mountain House Neighborhood B Modified IS Checklist¹
- Nevada City
 - Tahoe National Forest Supervisor's Office IS/MND¹
- City of Oakley
 - 637 Honey Lane Subdivision IS/MND¹
 - Bridgehead Industrial Project EIR¹
 - East Cypress Corridor Specific Plan EIR²
- City of Oroville
 - Ophir Road Warehouse EIR¹

EXHIBIT B

- City of Pacifica
 - 570 Crespi Drive EIR¹
- City of Pittsburg
 - Harbor View/420 E 3rd Street Residential Project IS/MND¹
 - North Parkside Drive Contractor's Yard¹
- Placer County
 - Estia-Dry Creek and Placer Creek Residential Project EIR³
 - Hope Way Apartments Project Conformity Checklist³
 - Mill Creek Subdivision Recirculated EIR³
- City of Pleasanton
 - Hana Japan Restaurant IS/MND²
 - Vineyard Avenue Residential Project Modified IS Checklist²
- City of Rancho Cordova
 - Legado Specific Plan EIR¹
- City of Sacramento
 - Truxel-Del Paso Mixed-Use Project IS/MND¹
 - Birchway Natomas Apartments Project CEQA Addendum¹
 - Airport South Industrial Project EIR¹
 - Parkebridge East Residential Project Modified IS Checklist²
- City of Winters
 - Farmstead Subdivision EIR
- San Joaquin County
 - Pacific Gateway Project EIR³
- Yolo County
 - Clark Pacific Facility Expansion EIR²

Project managed by Vice President/Air Quality Specialist, Rod Stinson

Project managed by Division Manager/Air Quality Specialist, Angela DaRosa

Project managed by Vice President, Nick Pappani

EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit H: Signature Page
Statement of Qualifications for
RFQ #2025-002 CEQA Consulting Services
Yolo County Department of Community Services
Attn: Hiren Desai, RFQ Coordinator

Corporate Office:
1501 Sports Drive, Suite A
Sacramento, CA 95834
Office: (916) 372-6100
info@raneymanagement.com

Rod Stinson
Vice President/Air Quality Specialist
Angela DaRosa
Division Manager/Air Quality Specialist

EXHIBIT B
COUNTY OF YOLO
Request for Qualifications (RFQ) for
California Environmental Quality Act (CEQA) Consulting Services and/or
Land Use and Planning Consulting Services
SIGNATURE PAGE
EXHIBIT "H"

Signature by the Bidder attests that the Bidder has read, understands, and agrees to all instructions, terms, conditions, specifications, and addenda set forth in this request. Signature furthermore signifies that all prices and terms submitted for the said product(s) and/or services are accurate and shall be honored for the length of time indicated in the request.

All paper bids must be manually signed in ink in the appropriate space below. If submitting electronically, print name of "Authorized Person" in the space provided for signature.

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

For clarification of this offer, contact:

Raney Planning & Management, Inc.
Company Name

Name: Rod Stinson

1501 Sports Drive, Suite A
Address

Title: Vice President/Air Quality Specialist

Sacramento CA 95834
City State Zip

Phone: 916-372-6100


Signature of Person Authorized to Sign

Fax: 916-419-6108

Rod Stinson
Printed Name

Email: rods@raneymanagement.com

Vice President/Air Quality Specialist
Title

2/20/25
Date

EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit I: Non-Collusion Non-Conflict of Interest Statement

Statement of Qualifications for

RFQ #2025-002 CEQA Consulting Services

Yolo County Department of Community Services

Attn: Hiren Desai, RFQ Coordinator

Corporate Office:

1501 Sports Drive, Suite A
Sacramento, CA 95834

Office: (916) 372-6100
info@raneymanagement.com

Rod Stinson

Vice President/Air Quality Specialist

Angela DaRosa

Division Manager/Air Quality Specialist

EXHIBIT B

Exhibit I NON-COLLUSION AND NON-CONFLICT OF INTEREST STATEMENT Request for Qualifications (RFQ) for California Environmental Quality Act (CEQA) Consulting Services and/or Land Use and Planning Consulting Services

I, Rod Stinson, am the
(name)

Vice President/Air Quality Specialist of Raney Planning & Management, Inc.,
(Position Title) (Company)

The term "Offeror," as used herein, includes the individual or business entity submitting the Offer and for the purpose of this Affidavit includes the directors, officers, partners, managers, members, principals, owners, agents, representatives, employees, other parties in interest of the Offeror, and anyone or any entity acting for or on behalf of the Offeror, including a subcontractor in connection with this Offer.

1. **Anti-Collusion Statement.** The Offeror has not in any way directly or indirectly:
 - a. Colluded, conspired, or agreed with any other person, firm, corporation, offeror or potential offeror to the amount of this Offer or the terms or conditions of this Offer.
 - b. Paid or agreed to pay any other person, firm, corporation, offeror or potential offeror any money or anything of value in return for assistance in procuring or attempting to procure a contract or in return for establishing the prices in the attached Offer or the offer of any other offeror.

2. **Preparation of Solicitation and Contract Documents.** The Offeror has not received any compensation or a promise of compensation for participating in the preparation or development of the underlying Solicitation or Contract documents. In addition, the Offeror has not otherwise participated in the preparation or development of the underlying Solicitation or Contract documents, except to the extent of any comments or questions and responses in the solicitation process, which are available to all offerors, so as to have an unfair advantage over other offerors, provided that the Offeror may have provided relevant product or process information to a consultant in the normal course of its business.

3. **Participation in Decision Making Process.** The Offeror has not participated in the evaluation of offers or other decision making process for this Solicitation, and, if Offeror is awarded a contract hereunder, no individual, agent, representative, consultant, subcontractor, or subconsultant associated with Offeror, who may have been involved in the evaluation or other decision making process for this Solicitation, will have any direct or indirect financial interest in the contract, provided that the Offeror may have provided relevant product or process information to a consultant in the normal course of its business.

4. **Present Knowledge.** Offeror is not presently aware of any potential or actual conflicts of interest regarding this Solicitation, which either enabled Offeror to obtain an advantage over other offerors or would prevent Offeror from advancing the best interests of the County in the course of the performance of the Contract.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct:

2/20/25
(Date)



(Signature)

EXHIBIT B



ENVIRONMENTAL | PLANNING | PUBLIC FACILITATION | HOUSING



Exhibit J: Exceptions to County Sample Contract
Statement of Qualifications for
RFQ #2025-002 CEQA Consulting Services
Yolo County Department of Community Services
Attn: Hiren Desai, RFQ Coordinator

Corporate Office:
1501 Sports Drive, Suite A
Sacramento, CA 95834
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Rod Stinson
Vice President/Air Quality Specialist

Angela DaRosa
Division Manager/Air Quality Specialist

EXHIBIT B

EXHIBIT J – EXCEPTIONS

Request for Qualifications (RFQ) for
California Environmental Quality Act (CEQA) Consulting Services and/or
Land Use and Planning Consulting Services

All County Contract requirements by section, subsection or numbered item for which Vendor has stated "Read and do not comply" are considered exceptions and must be documented in this form. Vendor may add additional rows to the table as necessary to include all exceptions taken. If no exceptions were taken, Vendor should write "No Exceptions" under the "Requirement(s) Section Number and Text" for Exception in row number 1.

Exception Number	Requirement(s) Section Number and Text	Describe the Nature of the Exception and Explain how Vendor's Response Still Meets the RFQ Requirements
1	No Exceptions	
2		
3		
4		
5		



Signature of Person Authorized to Sign