



June 16, 2026

The Honorable Board of Commissioners  
Los Angeles County Development  
Authority  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**RECOMMENDATION TO AWARD A CONTRACT TO PROVIDE ENVIRONMENTAL  
DOCUMENTATION CONSULTING SERVICES  
(ALL DISTRICTS) (3 VOTE)**

**SUBJECT**

The Los Angeles County Development Authority (LACDA) requests the Board's approval to award and execute a contract with Rincon Consultants, Inc., to provide environmental documentation consulting services on a project-by-project basis.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that approval of a Contract for Environmental Documentation Consulting (EDC) services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director, or designee, to execute a contract with Rincon Consultants, Inc. (Rincon) to provide EDC Services for an initial term of one year with four (4) one-year extension options; the maximum annual contract amount for the initial contract term is \$400,000, using program funds included in the LACDA's approved Fiscal Year (FY) 2026-2027 budget, following approval as to form by County Counsel.
3. Authorize the Executive Director, or designee to exercise each of the four (4) renewal options to extend by amendment, in accordance with the Contract using funds to be requested through the LACDA's annual budget approval process; should the LACDA exercise the option to extend the contract for four additional one-year periods, the estimated maximum contract amount of each

extension year is \$400,000, with a five-year maximum contract amount of \$2 million; the approval of County Counsel as to form will be obtained prior to executing such amendments.

4. Authorize the Executive Director, or designee, to execute amendments for: a) Instances which affect the scope of work, contract term, contract sum, payment terms, or any term or condition; b) Additions and/or changes required by the Board, Executive Director, or the LACDA; c) Contractor assignment and delegation of an agreement resulting from acquisitions, corporate mergers, business decisions or possible changes in ownership, and for contractors' name changes; d) Changes to be in compliance with applicable federal, State, and County regulations; and e) Increases or decreases of no more than ten percent (10%) of the current total contract maximum amount based on the contractor's performance, County needs, and/or funding availability; the approval of County Counsel as to form will be obtained prior to executing such amendments.

5. Authorize the Executive Director, or designee, to terminate the contract for contractor default or for convenience of the LACDA, upon review and approval by County Counsel.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will allow the LACDA to continue contracting for environmental documentation consulting services essential to its federally and locally funded programs. The LACDA administers the Community Development Block Grant (CDBG) Urban County Program, the Home Investment Partnerships (HOME) Program, and other U.S. Department of Housing and Urban Development (HUD) and locally funded programs on behalf of the County of Los Angeles, including the Public Housing and other federally and locally funded programs. These programs operate within the County's unincorporated areas of the County and participating cities.

As a recipient of federal funds, the LACDA is required to prepare environmental documents in accordance with the National Environmental Policy Act (NEPA) and HUD regulations. Additionally, for projects located in the unincorporated areas of the County, the LACDA must ensure compliance with CEQA. Continued access to EDC Services is therefore critical to meeting these statutory obligations and supporting the effective implementation of the LACDA's housing and community development activities.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The contract for EDC Services will be funded with an aggregate amount of \$400,000 in CDBG administrative funds allocated by HUD for FY 2026-2027 and other Federal, State, and County funds included in the LACDA's approved FY 2026-2027 budget. The Contract may be renewed for a maximum of four (4) additional years, in one-year increments, at the same rate of compensation, contingent upon satisfactory performance and continued CDBG funding from HUD. Funds for years two through five of the Contracts, if extended, will be requested in the LACDA's annual budget approval process. The maximum amount for the five-year term, including 10% pool dollars, will be \$2,200,000.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Rincon will be providing EDC Services to the LACDA to support NEPA and CEQA compliance. These services include, but are not limited to: preparation of environmental documents for noise, traffic, and biological studies; documentation for historic and archaeological preservation reviews under Section 106 of the National Historic Preservation Act; coordination with the South Central

Coastal Information Center; and completion of slum and blight reviews.

The Contract incorporates all current Board-mandated provisions, including those pertaining to contractor responsibility and debarment including but not limited to, Jury Service Program, Defaulted Property Tax Reduction Program, Federal Lobbyist Requirements, Child Support Program, Consideration of Hiring Qualified GAIN/START Participants, the Safely Surrendered Baby Law, Compliance with County of Los Angeles Policy of Equity, Zero Tolerance Human Trafficking, and Fair Chance Employment Practice, and Campaign Contribution Prohibition Following Final Decision in Contract Proceeding.

The attached sample Contract is being presented in substantially final form and will be effective upon approval as to form by County Counsel and execution by all the parties.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed activities are exempt from the provisions of the NEPA pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment.

These activities are also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

### **CONTRACTING PROCESS**

On February 13, 2026, the LACDA issued a Request for Proposals (RFP) to identify a firm to provide EDC services for a one-year period with the option to extend for four additional one-year periods, for a maximum total Contract term of five years. The RFP were posted on the LACDA's solicitation website OpenGov and County WebVen for 28 days. On March 12, 2026, five proposals were received and all five proposals were evaluated based on the RFP requirements and rating process. Rincon was selected as the most qualified firm to provide EDC Services for the LACDA.

The Summary of Outreach Activities is provided as Attachment A.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

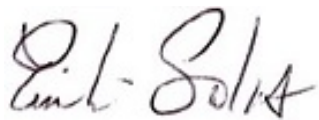
This contract for EDC services will ensure that the County complies with applicable federal and state environmental laws and regulations.

The Honorable Board of Commissioners

6/16/2026

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emilio Salas". The signature is written in a cursive, flowing style.

Emilio Salas

Executive Director

ES:KT:DT:ET

Enclosures

# ATTACHMENT A

## Summary of Outreach Activities Environmental Documentation Consulting Services

On February 13, 2026, the following outreach was initiated to identify firms to provide environmental documentation consulting (EDC) services for the programs funded by the U.S. Department of Housing and Urban Development (HUD) and locally funded programs for the LACDA.

### A. Announcement and Distribution of Request for Statement of Qualifications (RFSQ) and Request for Proposals (RFP)

On February 13, 2026, announcements were posted on the LACDA's solicitation website OpenGov and County WebVen websites for twenty-eight (28) days and released over 2,473 email notices to environmental firms identified on both websites. In the solicitation for EDC services, 129 firms downloaded a copy of the solicitation package.

### B. Request for Proposal Results

On March 12, 2026, five firms submitted proposals for EDC services. All five proposals were evaluated and based on RFP requirements and rating process, Rincon Consultants, Inc. was selected to provide EDC services for the LACDA. The final score was as follows:

<u>Proposers</u>	<u>Score</u>
Chambers Group, Inc.	863
PlaceWorks, Inc.	832
Rincon Consultants Inc.	970
UltraSystems Environmental Inc.	841
Willdan Engineering	843

### C. Minority/Woman Ownership

<u>Proposers</u>	<u>Ownership</u>
Chambers Group, Inc.	Non-Minority
PlaceWorks, Inc.	Non-Minority
Rincon Consultants Inc.	Non-Minority
UltraSystems Environmental Inc.	Women Business Enterprise
Willdan Engineering	Non-Minority

The LACDA conducts ongoing outreach to include minorities and women in the contract award process, including providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been

voluntarily provided to the LACDA.

The recommended award of Contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.