

CRISTOBAL RAMIREZ, CAC

Education

Diploma, Business Analysis and Business Administration, Business School of Lancaster University, England, 1996

Chemical Engineer with minor in Environmental Engineering, Instituto Tecnológico y de Estudios Superiores de Monterrey, Monterrey Campus, Mexico, 1993



Professional Licenses, Certifications, and Training

State of California, Occupational Safety and Health Administration (OSHA) Certified Asbestos Consultant (CAC) (No. 13-5091)

California Department of Public Health (DPH) Lead Sampling Technician (No. 27502)

American Industrial Hygiene Association, Asbestos Analyst Registry, Registered Analyst (No. 9439)

U.S. Environmental Protection Agency (U.S. EPA) Accredited Asbestos Hazard Emergency Response Act (AHERA) Building Inspector, Contractor Supervisor, Management Planner, and Project Designer

OSHA 40-Hour U.S. EPA-Approved Hazardous Waste Operations and Emergency Response (HAZWOPER) Training

ISO-9000: Certified ISO 17025 Lead Auditor

Professional Experience

Mr. Ramirez is an environmental professional with 20 years of experience in the United States, Canada, and Mexico. As a bilingual speaker in Spanish and English, he has provided environmental services for clients in the United States and Mexico. His experience includes completing over 2,000 environmental assessments and implementing remediation activities for contaminated properties. He is an expert in performing Environmental Site Assessments (ESAs) according to U.S. EPA 40 CFR, Part 312, Standards and Practices for All Appropriate Inquiry (AAI); and Final Rule and American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13. Mr. Ramirez has developed a systematic approach that results in consistently high-quality information for protecting relevant parties from unexpected risk. In addition to ESA services, he has completed subsurface investigations, health and safety plans, community health and safety plans, geophysical surveys, soil vapor surveys, health risk assessments, remediation conceptual cost estimates, property mitigation plans, and soil reuse plans.

As a California Certified Asbestos Consultant (CAC), Mr. Ramirez routinely conducts asbestos surveys, prepares specifications and cost estimates for abatement, assists with abatement contractor selection, oversees abatement activities, and provides clearance sampling and analysis. He applies his knowledge of AHERA and other regulations to efficiently assess and remediate hazardous materials.

Project Experience

Tower 180 Owner, LLC. SCS provided environmental consultant services in connection with abatement of asbestos-containing materials (ACMs) at the site: a 25-story building, an 8-story

annex, and a parking garage. Specifically, SCS was retained to prepare a work plan for abatement of ACMs and asbestos-containing construction materials (ACCMs); to perform asbestos abatement monitoring, visual inspection, and air monitoring during and after asbestos abatement activities conducted at the building by owner and its contractor; and to provide other as-needed consulting services in connection with the work being performed.

Imperial County Transportation Commission Brownfields Grant. The Imperial County Transportation Commission (ICTC) was awarded a U.S. EPA Community-Wide Assessment (CWA) Brownfields grant. ICTC and their collaborative partner, the Imperial Valley Economic Development Corporation (IVEDC), selected SCS to coordinate, direct, and oversee Brownfields assessment activities. SCS's scope of work included project management and planning, community outreach, site selection, Quality Assurance (QA), Phase I and Phase II ESAs, reporting and grant/ACRES support, and Cleanup and Reuse Plan preparation.

Centre City Development Corporation (CCDC) Environmental Consulting Services. In support of redevelopment activities in downtown San Diego, Mr. Ramirez has completed numerous ESAs on behalf of the former CCDC. These assessments include the Civic Center Complex Phase I ESA and subsurface investigation, and Sanford Hotel Phase I ESA and hazardous materials survey. As part of a "blight study," he completed an environmental screening of approximately 192 blocks in the downtown area.

La Entrada Family Apartments. Mr. Ramirez completed environmental assessment and remediation activities for the La Entrada Family Apartments, an affordable housing project in San Diego. He was responsible for completing a Phase I ESA that included asbestos and lead-based paint surveys. During demolition activities, he was responsible for hazardous materials abatement and monitoring. The community health and safety plan and site-specific health and safety plan were prepared in Spanish by Mr. Ramirez to accommodate the large Spanish-speaking population in the community.

Los Vientos Apartments. Mr. Ramirez completed a Phase I ESA, subsurface investigation, and remediation activities for this affordable housing project in San Diego. The subsurface investigation included a soil vapor survey, geophysical survey, and soil sampling to determine the presence and concentrations of contaminants of concern. An asbestos and lead-based paint survey was completed that included bulk sampling of suspect ACMs and lead-based paint. Findings were presented in a report with figures and tables depicting sampling and material locations, abatement cost estimates, and technical specifications for removal. During demolition activities, Mr. Ramirez was responsible for hazardous materials abatement and monitoring.

DeAnza Hotel Hazardous Materials Survey. The historical DeAnza Hotel in Calexico, CA, needed to be investigated for asbestos and lead because an earthquake disturbed various building materials. Mr. Ramirez completed the investigation, which included bulk sampling for asbestos, x-ray fluorescence (XRF) for lead, and high-flow vacuum pump for airborne sampling. Damaged materials were collected and characterized as general construction debris.

The Bishop School. Mr. Ramirez completed ESAs, asbestos surveys, and asbestos abatement monitoring activities at the Bishop School in La Jolla, CA. During demolition and abatement, he provided abatement monitoring that involved air monitoring, visual inspections, and clearance air monitoring.

Encinitas Community Park. Mr. Ramirez completed ESAs and a hazardous material survey (asbestos, lead, mercury, and polychlorinated biphenyls [PCBs]) for the Hall Property, 44 acres of coastal bluff that served as a nursery and was turned into a community park. The hazardous materials survey included specifications for the abatement of hazardous materials. Working with the

City of Encinitas, SCS provided guidance to demolition contractors on how to monitor and suppress dust generated through the demolition of the buildings, and limit exposure to workers on the site.

Pearson Ford Demolition and Remediation. Mr. Ramirez completed a hazardous materials survey for this approximately 5-acre former automobile dealership. The site had 10 buildings that included an auto body shop, service bay, parts warehouse, and office buildings. Other areas were used as automobile parking and showrooms. Because ACMs and lead-based paint were identified at the site, Mr. Ramirez conducted abatement and monitoring that included asbestos abatement monitoring, air monitoring, visual inspection, and clearance air monitoring during demolition and remediation activities.

San Diego County Office of Education Asbestos Consulting. Mr. Ramirez provides asbestos consulting services to the San Diego County Office of Education. He prepares and manages the Operations and Maintenance Program for Asbestos-Containing Materials for approximately 15 facilities (offices, classrooms, and camps). He has completed asbestos surveys, 6-month periodic surveillances, and 3-year reassessments/reinspections according to AHERA; prepared technical specifications for removing ACMs; and managed abatement contractors. Third-party monitoring of abatement activities is conducted that includes baseline sampling using phase contrast microscopy (PCM), visual inspections, PCM air sampling, and clearance air sampling using transmission electron microscopy.

Thomas Jefferson School of Law Property Mitigation Plan. The new Thomas Jefferson School of Law site had contaminated soil that included lead, total petroleum hydrocarbons (TPHs) as oil, and polynuclear aromatic hydrocarbons. To provide a strategy for mitigating the release of hazardous substances and petroleum hydrocarbon products, Mr. Ramirez prepared a property mitigation plan that set forth specific actions for excavating and removing contaminated soil from the site, according to policies of the San Diego County Department of Environmental Health Site Assessment and Mitigation Manual.

Lemon Grove Environmental Site Assessments. Mr. Ramirez has completed several Phase I ESAs and subsurface investigations to assist the City of Lemon Grove in gathering valuable information about contamination from current and historical land uses. ESAs have been completed on approximately 39 parcels in Lemon Grove's Redevelopment Area. During the assessments, possible risks to human health and the environment from current and past land uses were discovered.

Southwest Redevelopment Project Area Community-wide Brownfields Assessment. Mr. Ramirez was responsible for coordinating with property and business owners, speaking in Spanish and English, to complete a Brownfields inventory for Chula Vista's Southwest Redevelopment Project Area. On approximately 20 sites, he completed Phase I ESAs according to AAI requirements. The assessment was funded with a US EPA Community-wide Brownfields Assessment grant.

Bay View Plaza. Mr. Ramirez completed due diligence and remediation activities for a new retail center on San Diego Bay. He completed a Phase I ESA and subsurface investigation that included sampling for total petroleum hydrocarbons, volatile organic compounds (VOCs), and methane. Additional gas monitoring was conducted and details of the field reading, laboratory results, and discussion of the collected gas sample were presented in a report entitled, *Report of Vapor Sampling Activities*.

Portrero Annex and Terrace Redevelopment. The Portrero Annex and Terrace is a 606-unit public housing project built between 1941 and 1955 that is being renovated. Mr. Ramirez conducted an asbestos and lead-based paint survey for the 30-acre site. The assessment and survey involved identifying recognized environmental conditions, such as asbestos-containing building materials (ACBMs) and lead-based paint, including lead in soils.

U.S./Mexico Border Region Maquiladoras Environmental Services. SCS provides environmental services to several companies with production facilities along the U.S./Mexico border. Mr. Ramirez routinely works with SCS clients to complete Phase I ESAs and subsurface investigations. He conducts interviews with Spanish and English speakers for site reconnaissance, reviews Spanish and English historical documents, and prepares reports and documentation in both languages.

Verde Valle Landfill Feasibility Study. SCS is developing an approach to economically recover methane and convert it into energy at the Verde Valle Landfill in Tijuana, Mexico. As part of the SCS Landfill Gas-to-Energy (LFGTE) team, Mr. Ramirez was responsible for performing a landfill gas investigation and interviewing people associated with the landfill to determine historical activities at the landfill. The majority of people interviewed were Spanish speakers.

Poway Road Revitalization Program Redevelopment Area. As part of two main redevelopment projects for the City of Poway Redevelopment Agency, Mr. Ramirez completed environmental assessments and surveys for asbestos- and lead-containing materials. The investigations were conducted on over 45 commercial and residential properties. The surveys for asbestos and lead included bulk sampling of suspect ACMs and lead-based paint. Findings were presented in a report with figures and tables depicting sample locations and material locations, abatement cost estimates, and technical specifications for removal.

Community Housing Works. Mr. Ramirez completed ESAs, asbestos surveys, and asbestos abatement monitoring activities at various locations in southern California. During demolition and abatement, he provided abatement monitoring that involved air monitoring, visual inspections, and clearance air monitoring.

HEES II. Mr. Ramirez completed ESAs including the design, implementation, and operation of a Sub-Slab Depressurization System (SSDS) for a site in San Diego, CA.

Due Diligence for Financial Institutions. Mr. Ramirez provides a variety of environmental services to financial institutions in support of property transactions, including Phase I ESAs, subsurface investigations, and transaction screens. The following is a list of institutions for which he routinely provides these services:

- Wells Fargo Bank
- U.S. Bancorp
- Union Bank of California
- California Bank and Trust
- Rabobank
- First California Bank
- First Citizens Bank and Trust
- Bank of America