

J. JUSTIN RAUZON, REPA

Education

MEM – Environmental Management, Duke University, 2014

BS – Zoology (Double Emphasis: Human and Marine Biology), Brigham Young University, 2004



Justin Rauzon, REPA

Professional Licenses

Registered Environmental Property Assessor (REPA), National Registry of Environmental Professionals (No. 485639)

Specialty Certifications

OSHA 40-Hour Health and Safety Training for Hazardous Waste Workers

8-Hour Annual Refresher Training for Hazardous Waste Site Activities

OSHA 16-Hour Initial Asbestos Operations and Maintenance Training

Thermo Scientific Niton XRF Analyzer Operator's Training

First-Aid and CPR Training

Professional Affiliations

National Ground Water Association, Member (2015 to Present)

Industrial Environmental Association, Member (2018 to Present)

Professional Experience

Mr. Rauzon has more than 16 years of environmental services experience, all with SCS. Fluent in Spanish, Mr. Rauzon is an SCS Project Manager with a diverse background in biological and environmental sciences, and regularly performs environmental assessments and compliance audits at sites in the U.S. and in Latin America. He has technical and management experience with soil, soil vapor, and groundwater investigations at industrial, commercial, landfill, greenfield, and residential properties. He has extensive experience with environmental laws and regulations in both the U.S. and Mexico. His work experience includes all project phases, from development of cost estimates for various site assessment and cleanup programs to implementing remediation programs and interfacing with regulatory agencies. His experience with and understanding of these issues led to his appointment as a National Partner in Environmental Due Diligence in 2021.

Selected projects in which he has participated are described below.

Environmental Management

Due Diligence Assessments of Properties Prior to Real Estate Transfer of Properties in California, Arizona, New Jersey, Mexico, Puerto Rico, and the Dominican Republic. Mr. Rauzon has completed numerous due diligence assessments of properties prior to acquisition, disposition, or loan financing by investment banks, insurance companies, corporations, non-profit entities, real

estate developers, and private parties. Projects have included Phase I assessments that meet federal All Appropriate Investigation (AAI) regulations, American Society for Testing and Materials (ASTM) standards, and client-specific guidelines; inspections for asbestos and lead-based paint; Phase II investigations; preparation of abatement and remediation cost estimates; and regulatory agency coordination. These projects frequently involve review of previous environmental reports and investigation of current and past on-site operations, regulatory agency records searches, evaluation of historical property use information, identification of nearby potentially contaminated sites, and development of appropriate conclusions about environmental risks. Investigations involve preparation of work plans, soil boring and subsequent sampling, groundwater well installation and sampling, soil gas probe installation and sampling, precision mapping, evaluation of contaminants in accordance with regulatory requirements or generally accepted guidelines, preparation of investigation report, and analysis of applicable remedial alternatives. Mr. Rauzon has served as the Project Manager for sites that have received regulatory closure from various regulatory agencies.

Planning, Coordinating, and Supervising Remedial Actions That Included Excavation, Transport, and Disposal of Contaminated Soils and Water. Investigations involve preparation of Remedial Action Plans (RAPs), direction of fieldwork, oversight of confirmatory sampling, and interfacing with regulatory agencies.

Groundwater Monitoring and Reporting for Simi Valley Landfill and Recycling Center, Simi Valley, CA. Mr. Rauzon is a key team member for the sampling and monitoring of 10 groundwater wells and 5 leachate locations to evaluate potential releases from waste units affecting groundwater at Simi Valley Landfill. He also prepares the annual leachate control system's effectiveness reports and documents results of resampling of groundwater wells based on initial statistical indications of a release.

The Characterization of Hazardous Waste Materials. These projects include collection of soil and/or liquid samples to profile the waste materials, interpretation of laboratory results, and evaluation of disposal/recycling options to minimize the costs and liabilities to clients associated with the removal of wastes.

Assessment and Certification of Hazardous Waste Tank Systems. These investigations involve working with a Professional Engineer to complete field inspections of hazardous waste tanks, associated ancillary equipment, leak-detection systems, and secondary containment devices, as well as interfacing with regulatory agencies.

Project Management

Project Manager for Environmental Due Diligence Assessment and Health and Safety Program Review of Six Geothermal Power Plants Located in California, Nevada, New Mexico, and Utah.

SCS services included time-sensitive field inspection, environmental document and permit review, and preparation of environmental risk evaluation reports. Mr. Rauzon reviewed and assessed plant health and safety plans and procedures; facility response plans; incident reports; and arrangements for plant selection, appointment, and management of support contractors. SCS provided support consulting services in the successful client plant acquisition and integration support.

Project Manager for Due Diligence Investigations at Dry Mill and Biofuel Distillery Plant, Madera, CA. SCS services included Phase I environmental assessment and Phase II soil, soil vapor, and groundwater investigation to support client's acquisition of an ethanol production plant at which a lumber mill was historically located. SCS provided additional consulting services related to remediation cost analysis and management of ongoing environmental issues.

Project Manager for Due Diligence Investigation of a Portfolio With More Than 300 Industrial Sites Throughout Mexico. SCS services included conducting Phase I and Phase II environmental assessments within the strict timeline of the \$1.2 billion industrial real estate transaction. Subsequent to the closing of the deal, SCS provided ongoing consulting services to facilitate integration and management of various facilities with ongoing environmental issues.

Project Manager for Hazardous Materials Consulting Services in Support of the State Route 91 Corridor Improvement Project in Orange and Riverside Counties, CA. SCS services included sampling and inventory of potentially hazardous materials associated with more than 25 bridges along the SR-91 and I-15 freeways; environmental assessments on properties within the proposed freeway expansion area; and soil testing for herbicides, pesticides, and fungicides on several land parcels.

Project Manager for Investigation and Remediation of Industrial Facility Located in Fontana, CA. SCS conducted a series of environmental assessments, investigations, and remedial activities that provided sufficient information to identify environmental issues and business risks, and facilitate the client's successful purchase of property. A number of recognized environmental conditions, including releases of coal tar, solvents, heavy metals, and total petroleum hydrocarbons, were identified. Project activities conducted during the acquisition and redevelopment of the property included shallow and deep soil and soil vapor investigations; installation of groundwater monitoring wells and subsequent groundwater sampling; subsequent remedial excavation under San Bernardino County Fire Department (SBCFD) oversight to obtain closure; and excavation and off-site disposition of contaminated soil.

Health and Safety

Mr. Rauzon has participated in a certified health and safety program in compliance with OSHA Standard 29 CFR 1910.120. He is knowledgeable in incident response operations, team functions, personnel safety, and field equipment. He is able to recognize and evaluate potential chemical and physical hazards and associated risks in field operations; discuss and use personal protective equipment (PPE), such as respiratory protection and protective clothing; use and interpret direct-reading instruments; and examine and establish Standard Operating Safety Guidelines to ensure safe and effective response operations.

Publications

Rauzon, J. J., "Mexico: Environmental Due Diligence and the Mexican Waste Law," EHS Journal, November 13, 2010.