

Nicole J. Rivera | National Due Diligence Director

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Professional Summary:

Nicole Rivera has more than 15 years of experience in professional consulting services and meets the definition of an Environmental Professional (EP) as defined in the EPA All Appropriate Inquiry (AAI) regulations. Ms. Rivera's responsibilities include the overall management of the Environmental Due Diligence Phase I Department for EFI Global. Her duties include managing 15 technical staff members, managing client relations, business development, and employee development.

Ms. Rivera has worked directly with clients and regulatory bodies to investigate historical and current site use and assess environmental conditions of various residential, commercial, and light industrial and heavy industrial properties. Her experience includes all stages of environmental projects including Phase I environmental site assessments and Phase II soil testing and sampling. Specializing in high volume and large scale projects, she ensures the production of high quality products and individualized service through effective team management and quality control mechanisms.

Ms. Rivera is currently responsible for:

- Management of Due Diligence Department (15 technical staff members) that prepares Phase I Environmental Site Assessments and Property Condition Assessments, typically involving retail, light industrial/warehouse, and industrial properties
- Field activities including soil, vapor, and groundwater sampling for Phase II Investigations including dry cleaning operations, gas stations and industrial facilities
- Communicating with regulatory agencies including DTSC, Los Angeles Regional Water Quality Control Board, Los Angeles County, Los Angeles City, and City of Santa Monica
- Training and education of employees and clients
- Marketing, client relations, business development

Licenses and Certifications:

OSHA 40-Hour Hazardous Waste Operations

California Registered Environmental Assessor (2010-2012), DTSC, CA, #30319

Environmental Professional, per the CFR Title 40, Chapter I, Subchapter J, Part 312,

Subpart C, Section 312.21

Project Experience:

Lending Institutions, California Environmental Site Assessment

Ms. Rivera serves as department manager for lending sector projects which involve Phase I ESA, Property Condition Assessments, Seismic Risk Assessments, and ALTA Surveys for local, regional and national lenders. Projects include adaptive reuse of existing historical other structures for affordable and low-income housing and ground up construction projects on previously undeveloped, commercial and industrial properties. Services also include client representation in CEQA and NEPA proceedings and public participation proceedings.

Historic Broadway Corridor, Los Angeles, California

Ms. Rivera conducted environmental due diligence of six private mid-rise buildings in the historic core of downtown Los Angeles on behalf of a major international bank. Hundreds of building permits and other historical research was reviewed and analyzed. Special challenges involved with the project included assessment of boiler related fuel tanks for each of the six properties. Geophysical methods and soil sampling was conducted in order to determine if the boiler related fuel tanks had leaked and caused the subsurface soils to be contaminated.

Affordable Housing Projects, Throughout California

Phase I Environmental Site Assessment Reports were conducted for various properties throughout the state of California for public agencies and private entities as potential sites for affordable housing projects. Special challenges involved with specific projects included soil sampling and pesticide testing for properties that were historically utilized for agricultural purposes.

Gas Station Projects, Throughout California

Phase I Environmental Site Assessment Reports were conducted for gasoline service station properties throughout the state of California for lenders and private entities. Special challenges involved with specific projects included obtaining and reviewing tank fitness testing reports to comply with lender requirements and reviewing technical documents relating to prior UST removals, environmental sampling, remediation, and closure proceedings.

Public and Charter Elementary School Projects, Throughout California

Ms. Rivera has overseen the preparation of Phase I ESA reports for various public and charter elementary schools throughout the state of California for lenders and private entities.

Education:

MS Degree, Environmental and Occupational Health, California State University of Northridge, Northridge, CA, 2013

BS Degree, Environmental Studies, University of Southern California, Los Angeles, CA 2006

Affiliations:

Environmental Bankers Association (EBA)

ASTM E 1527 Task Group