

TASK ORDER AUTHORIZATION
On-Call Environmental Services
AMENDMENT #1

Contract Number: F4602000

First Carbon Solutions: Task Order No. 18 - Amendment #1

Pursuant to Section VI (Scope of Services) of the Service Plan for the On-Call Environmental Services contract entered into on September 15, 2018, between Contra Costa County (County) on behalf of its Public Works Department (Dept.) and First Carbon Solutions (Contractor), and subject to all of the terms and conditions of the contract, County and Contractor agree as follows:

TASK ORDER No.: 18 - Amendment #1 (18-A1)

PROJECT NAME: Technical Services for the FSRE-Industrial Concord Project (Project)

PROJECT NUMBER: County File #CDDP21-03022

Type of Work/Services: Provide technical studies, and peer review applicant-prepared technical studies for the FSRE Industrial Concord Project (proposed project)

LOCATION: 510 Sally Ride Drive, Concord, CA. APN# 125-010-023

County Project Manager (& phone #): Conservation and Development, Jamar Stamps (925) 655-2917; Copy Shravan Sundaram on all invoices: shravan.sundaram@pw.cccounty.us

I. TASK / DELIVERABLES DESCRIPTION:

- A. Background/Project Description:** The Project consists of technical review and development of studies for a proposed 97,989 square foot fulfillment center warehouse and 8,192 square-foot office building on Buchanan Air Field.
- B. Amendment Description:** Task Order #18 (attached) is being amended because after initiating work, the project underwent a number of changes. This amendment includes replenishment of budgets for certain tasks, namely project initiation and preparation of CEQA-Compliant Project Description, since the work already performed will need to be revised to reflect the new project. See attached augment proposal dated 2/4/22 for further details.
- C.** All other terms and conditions agreed to in Task Order #18 between the County and Contractor remain in full force and effect.

II. DETAILED SCOPE OF SERVICES:

A. Task Description and Cost Summary Table

Task #	Task Description	Cost Estimate
1	Project Initiation and Kick-off Meeting	\$5,285 Augment 1: \$6,355 Amendment 1 Task Subtotal: \$11,640
1a	Preparation of CEQA-Compliant Project Description	\$4,760 Augment 1: \$5,425 Amendment 1 Task Subtotal: \$10,185

TASK ORDER AUTHORIZATION
On-Call Environmental Services
AMENDMENT #1

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2	Peer Review of Applicant-provided Technical Studies	
2a	Peer Review of Air Quality Assessment, Greenhouse Gas and Energy Assessment, and Health Risk Assessment	\$10,910
2b	Peer Review of Biological Resources Supporting Information	\$4,035
2c	Peer Review of Noise Impact Analysis	\$4,455
2d	Peer Review of Phase I and Limited Phase II ESA and Preliminary Geotechnical Exploration	\$8,530
2e	Peer Review of Hydrology Supporting Information	\$3,580
2f	Peer Review of Traffic Impact Analysis	\$19,189
3	Technical Analysis	
3.1	Biological Resources Analysis	\$10,185
3.2	Cultural Resources Analysis	\$6,315
	Direct Costs	\$1,320
	Total	\$78,564
		Augment 1
		Total: \$11,780
		Total: \$90,344

III. COMMENCEMENT DATE FOR SERVICES:

- A. Contractor will commence requested additional services as directed in writing (e-mail) by County Project Manager.
- B. County will send task order amendment #1 to Contractor after obtaining all necessary signatures.

February 4, 2022

John Kopchik, Director
Contra Costa County
Department of Conservation and Development
30 Muir Rd., 2nd Floor
Martinez, CA 94553

Subject: Augment Request for Technical Analyses for the FSRE-Industrial Concord Project (On-call Environmental Services, Public Works Department), County File CDDP21-03022, Task Order No. 18

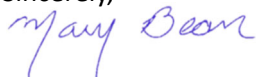
Dear Mr. Kopchik:

Contra Costa County (County) began the process for preparation of an environmental Impact Review for the FSRE-Industrial Concord Project (proposed project) in 2021. Design on the project was put on hold in November 2021.

FCS International, Inc., doing business as FirstCarbon Solutions (FCS), understands that the County is getting ready to resume work on this project in March 2022 and is pleased to present the attached schedule and budget for restarting the project, and providing technical studies and conducting peer review of the applicant's technical studies for the proposed project. Based on the work already performed prior to November 2021, this augment includes replenishment of budgets for certain tasks, namely project initiation and preparation of CEQA-Compliant Project Description, since the work already performed will need to be revised to reflect the new project. We have also adjusted the billing rates to reflect updates for 2022.

FCS will continue to coordinate closely with the County to deliver all services in compliance with restrictions related to COVID-19. We have implemented full remote workflows where possible, and adjusted fieldwork procedures to meet both public health restrictions and project needs. As the County's on-call consultant, we are committed to responding to project needs in a timely and cost-effective manner. Should you have any questions regarding this Scope of Work, please contact me by email at mbean@fcs-intl.com or by phone at 415.713.5223. We look forward to continuing our successful working relationship with you on this important project.

Sincerely,



Mary Bean, Director
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

SCHEDULE

FCS has prepared the following schedule outlining the anticipated timing of each task.

Task	Week
Task 1: Project Initiation and Kick-off Meeting	1
Subtask 1a: Preparation of CEQA-Compliant Project Description	1-3
Task 2: Peer Review of Applicant-Provided Technical Studies	1-10
Subtask 2a: Peer Review of Air Quality Assessment, Greenhouse Gas and Energy Assessment, and Health Risk Assessment	3
– <i>Revision of technical studies based on FCS peer review</i>	5
– <i>Second peer review to confirm completeness of studies</i>	6
Subtask 2b: Peer Review of Biological Resources Supporting Information	3
– <i>Revision of supporting information based on FCS peer review</i>	5
– <i>Second peer review to confirm completeness of supporting information</i>	6
Subtask 2c: Peer Review of Noise Impact Analysis	3
– <i>Revision of technical study based on FCS peer review</i>	5
– <i>Second peer review to confirm study completeness</i>	6
Subtask 2d: Peer Review of Phase I and Limited Phase II ESA and Preliminary Geotechnical Exploration	3
– <i>Revision of technical studies based on FCS peer review</i>	5
– <i>Second peer review to confirm study completeness</i>	6
Subtask 2e: Peer Review of Hydrology Supporting Information	3
– <i>Revision of supporting information based on FCS peer review</i>	5
– <i>Second peer review to confirm completeness of supporting information</i>	6
Subtask 2f: Peer Review of Traffic Impact Analysis ¹	8
– <i>Revision of technical study based on Fehr & Peers peer review</i>	10
– <i>Second peer review to confirm study completeness</i>	11
Task 3: Technical Analysis	1-10
Subtask 3.1: Biological Resources Analysis	10
Subtask 3.2: Cultural Resources Analysis	8
Note: ¹ Assumes County approved TIA is provided by Week 4.	

PROPOSED BUDGET

Hourly Fee Schedule

Compensation is based on the following fee schedule and charges.

FCS Personnel	Hourly Labor Rate (\$)
Director I/Product Development Director	\$273
Associate Director/Senior Team Leader II/Senior Program Leader II	\$231
Legal Counsel	\$210
Senior Team Leader I/Senior Program Leader I	\$221
Senior Project Manager III/Senior Scientist III/Senior Regulatory Scientist III	\$200
Senior Project Manager II/Senior Scientist II/Senior Regulatory Scientist II	\$189
Senior Project Manager I/Senior Scientist I/Senior Regulatory Scientist I	\$170
Project Manager III/Scientist III/Regulatory Scientist III	\$160
Project Manager II/Scientist II/Regulatory Scientist II	\$158
Project Manager I/Scientist I/Regulatory Scientist I	\$150
Assistant Project Manager II/Assistant Regulatory Scientist II	\$130
Assistant Project Manager I/Assistant Regulatory Scientist I	\$120
Environmental/Technical/Regulatory Analyst III	\$115
Environmental/Technical/Regulatory Analyst II	\$110
Environmental/Technical/Regulatory Analyst I	\$80
Publications Coordinator/Technical Editor	\$125
Senior Graphic Designer/GIS Manager	\$150
GIS/CADD Specialist II	\$137
GIS/CADD Specialist I	\$116
Graphic Designer	\$95
Word Processor	\$105
Reprographics Manager	\$84
Reprographics Assistant	\$80
Administrative Assistant/Accounting/Clerical	\$63
Intern	\$63

FCS has prepared the following budget identifying the Augment costs.

Task	Fee
Task 1: Project Initiation and Kick-off Meeting	\$ 6,355
Subtask 1a: Preparation of CEQA-Compliant Project Description	\$ 5,425
Task 2: Peer Review of Applicant-provided Technical Studies	
Subtask 2a: Peer Review of Air Quality Assessment, Greenhouse Gas and Energy Assessment, and Health Risk Assessment	-
Subtask 2b: Peer Review of Biological Resources Supporting Information	-
Subtask 2c: Peer Review of Noise Impact Analysis	
Subtask 2d: Peer Review of Phase I and Limited Phase II ESA and Preliminary Geotechnical Exploration	-
Subtask 2e: Peer Review of Hydrology Supporting Information	-
Subtask 2f: Peer Review of Traffic Impact Analysis	-
Task 3: Technical Analysis	
Subtask 3.1: Biological Resources Analysis	-
Subtask 3.2: Cultural Resources Analysis	-
Direct Costs	-
Total	11,780

Tasks Outside the Scope of Work

The following are tasks FCS has identified as falling outside its Scope of Work for the proposed project.

Project Description

It is assumed that Kimley Horn will provide a complete Project Description, and the project will not change once that Project Description has been accepted by the County.

Assumptions

The assumptions used in calculating the above fees are:

- Reimbursable expenses have been included in the table above. These direct costs, including, but not limited to those items presented below, will be reimbursable upon provision of proper documentation:
 - Purchases of project materials
 - Reproduction, reprographics, document production, printing and photographic

- Postage, messenger, delivery, and overnight mailing
- Mileage, noticing, and record searches
- Other miscellaneous costs directly related to the project
- There will be no significant revisions to the submitted development application. If there is a change in the project description by the applicant, a budget adjustment will be required to account for the project revisions.
- This price is based on completion of the work within the proposed schedule. If delays occur, an amendment of the price would be warranted to accommodate additional project management and other costs and to reflect adjustments for updated billing rates.
- The fee is valid for up to 30 days from the date of this scope, after which it may be subject to revision.
- Costs have been allocated to tasks based upon FCS's proposed approach. During the work, FCS may, on its sole authority, re-allocate costs among tasks and/or direct costs, as circumstances warrant, so long as the adjustments maintain the total price within its authorized amount.
- The FCS Project Manager will be the primary representative at the project meeting and public hearing.
- Printing costs are based on the method of printing and binding proposed, numbers of copies proposed as work products, and estimated page lengths. Document printing costs are estimated and will be finalized at the time of printing. On further clarification of the documents and County's (paper and/or digital CD) that County staff will need during the preparation effort, FCS will specifically identify a detailed reproduction work plan with more specific costs.

TASK ORDER AUTHORIZATION

On-Call Environmental Services **URGENT**

Consultant Name: **First Carbon Solutions** Task Order No.18

Pursuant to Section VI (Scope of Services) of the Service Plan for the On-Call Environmental Services contract entered into on September 15, 2018, between Contra Costa County (County) on behalf of its Public Works Department (Dept.) and First Carbon Solutions (Contractor), and subject to all of the terms and conditions of the contract, County and Contractor agree as follows:

TASK ORDER No.:18

PROJECT NAME: Technical Services for the FSRE-Industrial Concord Project (Project)

PROJECT NUMBER: County File #CDDP21-03022

Type of Work/Services: Provide technical studies, and peer review applicant-prepared technical studies for the FSRE-Industrial Concord Project (proposed project)

LOCATION: 510 Sally Ride Drive, Concord, CA. APN# 125-010-023

County Project Manager (& phone #): Conservation and Development, Jamar Stamps (925) 655-2917 copy Shrvan Sundaram on all invoices shravan.sundaram@pw.cccounty.us

I. TASK SUMMARY AND REQUIREMENTS

- A. Project Description:** The Project consists of technical review and development of studies for a proposed 97,989 square foot fulfillment center warehouse and 8,192 square-foot office building on Buchanan Air Field.
- B. Requirements/Purpose:** The Project requires the following services for environmental compliance: Provide technical studies, and peer review applicant-prepared technical studies for the proposed project.
- C. County will provide the following information to the Contractor:**
 1. Applicant-prepared technical studies.

II. SCOPE OF SERVICES

- A. Contractor will provide environmental services and submit reports as described in this task order and as described in the Contractor's cost proposal dated September 8, 2021 attached hereto and incorporated into this task order.**

B. Task Description and Cost Summary Table

Task #	Task Description	Cost Estimate
1	Project Initiation and Kick-off Meeting	\$5,285
1a	Preparation of CEQA-Compliant Project Description	\$4,760
2	Peer Review of Applicant-provided Technical Studies	
2a	Peer Review of Air Quality Assessment, Greenhouse Gas and Energy Assessment, and Health Risk Assessment	\$10,910
2b	Peer Review of Biological Resources Supporting Information	\$4,035
2c	Peer Review of Noise Impact Analysis	\$4,455
2d	Peer Review of Phase I and Limited Phase II ESA and Preliminary Geotechnical Exploration	\$8,530
2e	Peer Review of Hydrology Supporting Information	\$3,580
2f	Peer Review of Traffic Impact Analysis	\$19,189
3	Technical Analysis	

TASK ORDER AUTHORIZATION
On-Call Environmental Services URGENT

Consultant Name: **First Carbon Solutions** Task Order No.18

3.1	Biological Resources Analysis	\$10,185
3.2	Cultural Resources Analysis	\$6,315
	Direct Costs	\$1,320
	Total	\$78,564

- C. Contractor is authorized the use of its subcontractor(s), named in the contract, for portions of this task order work. Contractor will manage its Subcontractor(s) and work closely with the County Project Manager to ensure that the schedule, budgets, and Quality Assurance/Quality Control of subcontractor reports and invoices are maintained. Contractor remains responsible for the performance of its Subcontractor(s) pursuant to the contract and the obligations under this Task Order, as well as quality control for invoicing.

III. COMMENCEMENT DATE FOR SERVICES

- A. Contractor approved to begin environmental services on Friday, August 13, 2021.

IV. SCHEDULE FOR SERVICES AND DELIVERABLES

- A. Contractor will complete all task order environmental services and submit final reports, as directed in writing (e-mail) by County Project Manager.

V. PAYMENT LIMIT: Not to exceed \$78,564 (rounded)

A. Invoicing

1. Invoices must have an **invoice number, date of invoice**, and the **monthly period when services were performed** identified from the 1st of the month to last day of the month [Example: May 1, 2019 through May 31, 2019].
2. Invoices must reference the following:
 - a) Task Order Number
 - b) County Project name
 - c) County Project number
 - d) Name of requesting County Project Manager
 - e) Description of the services that were provided
 - f) Copy Shravan Sundaram on all invoices shravan.sundaram@pw.cccounty.us
3. Invoices must list as separate line items: mileage/dates traveled and purchase descriptions with date and cost, and attach copies of receipts.

B. Rates/Other Direct Costs

Contractor rates for services must not exceed the hourly rates and other direct costs set forth in **APPENDIX A: (Rates)** of the Contract, and Section **X. PAYMENT PROVISIONS** of the Contract Service Plan.

C. Insurance:

Contractor's insurance must be current in order for invoices to be processed and paid.

TASK ORDER AUTHORIZATION
On-Call Environmental Services URGENT

Consultant Name: First Carbon Solutions Task Order No.18

VI. SIGNATURES

<p>COUNTY</p> <p>By: <u> <i>Ave' Brown</i> </u> Department Head, or Designee, signature</p> <p><u> <i>Avé Brown, Principal Environmental Analyst</i> </u> Printed Name and Title</p> <p><u> 9-13-21 </u> (Date)</p>	<p>CONTRACTOR</p> <p>By: <u> <i>Mary Bean</i> </u> Authorized Representative, signature</p> <p><u> <i>Mary Bean, Vice President</i> </u> Print Name and Title [Individual(s) authorized to sign Task Orders per Contract Service Plan]</p> <p><u> 9/13/21 </u> (Date)</p>
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September 8, 2021

John Kopchik, Director
Contra Costa County
Department of Conservation and Development
30 Muir Rd., 2nd Floor
Martinez, CA 94553

**Subject: Proposal to Conduct Technical Analyses for the FSRE-Industrial Concord Project
(On-call Environmental Services, Public Works Department)**

Dear Mr. Kopchik:

Contra Costa County (County) is seeking assistance to provide technical studies and to peer review applicant-prepared technical studies for the FSRE-Industrial Concord Project (proposed project). The project site encompasses 15.5 acres of undeveloped land in Buchanan Field Airport in Concord, Contra Costa County and the proposed project would include the development of a 97,989 square foot fulfillment center warehouse and 8,192 square-foot office building on Buchanan Air Field.

FCS International, Inc., doing business as FirstCarbon Solutions (FCS), has more than 38 years of experience in preparing a full range of CEQA environmental review documents, including EIRs and MMRPs, as well as technical studies and analyses to support various development projects throughout the State. We also have extensive experience in preparing and peer reviewing technical studies prepared by different agencies, firms, and applicants. The following attributes make FCS uniquely qualified to provide the County's requested services:

- **We have direct experience in the local area.** Since 2002, FCS has prepared environmental documents and provided environmental services to support 140 projects in the County. In addition, we are actively providing on-call support to the County. This experience provides us with knowledge of County policies and regulations.
- **We are proactive, responsive, and accessible.** We emphasize frequent, informal client and agency communication and prepare concise verbal and written summaries and presentations of project information. As soon as we encounter a challenge, we immediately notify our clients and provide proven, short- and long-term strategies to remedy any situation, including emergencies and delays.

UNITED STATES

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Inland Empire
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#A-537
San Bernardino, CA 92407

Sacramento Valley
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Rocklin, CA 95765

Utah
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Lehi, UT 84043

Connecticut
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Shelton, CT 06484

New York
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Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

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PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

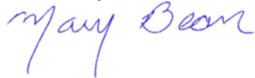
During this unique situation, we have also ensured that all our project management staff have access to Zoom, Microsoft Teams, Smartsheet, and Deltek Vision. These tools facilitate the sharing of project-related information in real time, saving our clients time and money, and make project staff easily reachable for calls or meetings. Our project management philosophy revolves around an infrastructure of communication and assigning appropriately skilled resources to implement our project scope.

FCS will coordinate closely with the County to deliver all services in compliance with restrictions related to COVID-19. We have implemented full remote workflows where possible, and adjusted fieldwork procedures to meet both public health restrictions and project needs.

As the County's on-call consultant, we are committed to responding to project needs in a timely and cost-effective manner. Should you have any questions regarding this Scope of Work, please contact me by email at mbean@fcs-intl.com or by phone at 415.713.5223.

We look forward to continuing our successful working relationship with you on this important project.

Sincerely,



Mary Bean, Director
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

PROPOSED SCOPE OF SERVICES

Project Understanding

The County received an application for the construction of the proposed project—the development of a single-story e-commerce warehouse fulfillment/distribution center, including office space, at Buchanan Field in Concord, CA on an approximately 15.5 acre project site. The project site is comprised of one Assessor’s Parcel Number: 125-010-023 and is located on undeveloped land at the airport’s western edge abutting Marsh Drive and Sally Ride Drive. The project site is vacant and generally flat and contains non-native grasslands, which is regularly mowed by the Buchanan Airport under Federal Aviation Administration (FAA) regulations. There is one tree on the project site, which will be removed. A small 0.2-acre drainage ditch runs southeast to northwest transecting the northern portion of the project site and empties into the Marsh Drive drainage ditch. An approximately 4,000-foot linear wetlands drainage ditch measuring approximately 0.48 acre located just east of Marsh Drive is not part of the project site, but the proposed project would need to cross that drainage twice with box culverts to create ingress and egress roadways.

The project site is surrounded by Volansi, a logistics company, airport hangars and State Route 4 (SR-4, running east-west) to the north and a fuel tank farm is just beyond SR-4. There is a mobile home park community and Interstate 680 (I-680, running north-south) and several commercial businesses and Contra Costa Fire–Station 9 to the west (just beyond I-680). The project site is surrounded by additional airport lands, hangars, and non-aeronautical business uses to the south. Farther south, across Center Avenue, is the Buchanan Fields Golf Course and commercial businesses within the City of Concord, and to the east of the project site are airport offices and the main runways and taxiway.

The discretionary required entitlements for the proposed project include a General Plan Amendment, Site Development Application, adoption of an EIR, and an Airport Land Use Consistency Hearing. The County General Plan designates the site as Public/Semi-Public (PS) and it is zoned “Unrestricted”. Because the proposed project includes a private, commercial use, it would require a General Plan Amendment to redesignate the site as Light Industrial (LI). A 2020 airport-initiated Airport Land Use Plan (ALP) update currently under review by the FAA designates the site as nonaeronautical use. The site was released from aeronautical use by the FAA and airport in March of 1983.

The proposed project would consist of the development of an e-commerce warehouse fulfillment center with approximately 97,989 square feet of warehouse and approximately 8,192 square feet of office space for a total gross square footage of approximately 106,181 square feet covering approximately 20 percent of the lot; the remainder of the project site would be developed with parking. The building would be a single-story concrete tilt-up building including an engineered canopy over the van loading area. The building would range in height from 36 to 44 feet (roof top deck structures may extend beyond that height). The building would be oriented on the project site so noise generators, such as trucks docks, would point north/south towards Buchanan Airport and away from residential uses. Construction of a 12-foot-high sound wall is planned on the northwestern edge of the project site in the area for truck

parking and loading docks. The sound wall would be part of the landscaping to soften the appearance, deter graffiti, and diminish any operational noise experienced by residents across Marsh Drive. A total of 225 automobile stalls, including Americans with Disabilities (ADA) accessible stalls, and 379 delivery van stalls would be provided. The parking lots would be designed and constructed to meet electric vehicle (EV) charging specifications.

Stormwater from the development would be collected in surface inlets on-site then conveyed to a new underground pipe, pump and force main system that would eventually discharge into Grayson Creek. In addition, a surface water quality basin would be created on the north end of the project site. Water collected in the basin would then be piped underground for discharge to an existing headwall that would empty into Grayson Creek.

Sally Ride Drive, which will be further improved, provides access on the east side of the parcel with curbs, gutters, and sidewalks. All utilities are in Marsh Drive which runs north/south along the west edge of the project site. Power, sewer, water, and fire hydrants are in Sally Ride Drive as well. Above ground power lines and poles at the north portion of the project site will be removed and undergrounded. An existing set of unenergized lines and poles, also in the north central portion of the project site crossing Sally Ride Drive and terminating near the taxiway Juliet, would be removed.

Scope of Work

Task 1: Project Initiation and Kick-off Meeting

FCS will review relevant background material, develop an initial data needs list, and coordinate with the County to schedule a kick-off meeting with the project team (it is anticipated that the kick-off meeting will be completed via teleconference). The intent of the kick-off meeting is to clarify and confirm the details of the Scope of Work and schedule, obtain copies of the project plans and other relevant information, and identify key points of contact. FCS will review relevant background documents to ensure project understanding. FCS will also provide a Request for Information (RFI), which will detail additional information needed to complete CEQA analyses. A site visit will be conducted as part of the project initiation process to document existing conditions.

Subtask 1a: Preparation of CEQA-Compliant Project Description

It is our understanding that the applicant will provide FCS with a Project Description. Using the information provided in that Project Description and obtained during project initiation, FCS will prepare a comprehensive Project Description per CEQA requirements for the County and applicant's review and approval. The Project Description will identify the project location, describe the project characteristics, identify necessary approvals, and list other agencies that may use the document for environmental review. The Project Description will describe the relationship of the proposed project to the County's General Plan, Ordinance Code, and Contra Costa County Airport Land Use Compatibility Plan. The Project Description will use graphics and tables to clearly convey relevant information to the reviewer and will include all of the information required to define the proposed project for the purposes of CEQA,

including a clear explanation of the development components of the proposed project, a description of the construction and operational activities associated with the proposed project, and clearly illustrated project components displayed in exhibits based on Geographic Information System (GIS) data.

The approved Project Description will form the basis for evaluating the proposed project in the EIR. The draft Project Description will be submitted to the County and applicant for review and approval prior to the development of the Administrative Draft EIR. It is assumed that the County and applicant will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the draft Project Description and a complete RFI to FCS within 2 weeks of submittal. FCS will revise the Project Description and provide it to the City and the applicant within 1 week for final approval. Changes to the Project Description made after the applicant has issued their approval may require a Change Order and may extend the project schedule.

Task 2: Peer Review of Applicant-Provided Technical Studies

The following studies/assessments will be provided by the applicant:

- Air Quality Assessment
- Greenhouse Gas and Energy Assessment
- Health Risk Assessment
- Biological Resources Supporting Information
 - Burrowing Owl Survey Report
 - Jurisdictional Aquatic Resources Delineation Report
- Preliminary Geotechnical Exploration
- Phase I and Limited Phase II Environmental Site Assessment (ESA)
- Hydrology Supporting Information, including a stormwater control plan
- Noise Assessment
- Transportation Impact Analysis

As detailed below, FCS and Fehr and Peers will peer review the applicant-provided studies. This scope assumes the applicant will provide revised studies, which FCS and Fehr & Peers will peer review for a second time to ensure revisions from the peer review memoranda were incorporated. Any additional peer review would be covered under a separate scope and fee.

Subtask 2a: Peer Review of Air Quality Assessment, Greenhouse Gas and Energy Assessment, and Health Risk Assessment

FCS will peer review the applicant-prepared Air Quality Assessment, Greenhouse Gas and Energy Assessment, and Health Risk Assessment to evaluate the methodologies used to reach the findings, opinions, and conclusions discussed, with a focus on ensuring the studies are adequate for purposes of CEQA. FCS will deliver a separate peer review memorandum for each report to the County and applicant that documents the peer review findings. Once the studies are deemed complete by the County, FCS will

incorporate the results of the studies, including findings and recommendations, into the Administrative Draft EIR. The studies will be included as an appendix to the Draft EIR.

Deliverable

- Electronic version (via email in PDF) of the peer review memoranda (this scope assumes three in total) to the County and the applicant

Subtask 2b: Peer Review of Biological Resources Supporting Information

FCS will peer review the applicant-provided jurisdictional wetland delineation report and burrowing owl report to ensure the supporting information is prepared according to established industry best practices and accurately characterizes the project site. The information will be reviewed for consistency, completeness, and adequacy for purposes of CEQA. As part of the peer review process, a qualified FCS's Biologist will perform a field visit (further described in Subtask 3.1; budget for the field survey is included in that task) to verify the existing conditions of the project site. FCS will provide a brief peer review memorandum to the County and the applicant that documents the peer review findings. Once the studies are deemed complete by the County, FCS will incorporate the biological resources supporting information and additional information provided from the field visit into the Biological Resources Section of the EIR, and this information will be appended to the EIR. This Scope of Work does not include the preparation of a stand-alone Biological Resources Assessment.

Deliverable

- Electronic version (via email in PDF) of the peer review memorandum to the County and the applicant

Permitting

As described in the Project Understanding, there is a small 0.2-acre drainage ditch running southeast to northwest transecting the northern portion of the project site. In addition, there is an approximately 4,000-foot linear wetlands drainage ditch, comprising approximately 0.48 acres, located just off and parallel to Marsh Drive. The wetlands drainage ditch is not within the project site, but it could be impacted by the proposed project. This Scope of Work does not include natural resource permitting, but FCS is available to provide these services under a separate scope and fee if requested.

Subtask 2c: Peer Review of Noise Impact Analysis

FCS will peer review the applicant-prepared Noise Impact Analysis to evaluate the methodologies used to reach the findings, opinions, and conclusions discussed, with a focus on ensuring the study is adequate for purposes of CEQA. FCS will deliver a brief peer review memorandum to the County and applicant that documents the peer review findings. Once the study is deemed completed by the County, FCS will incorporate the results of the Noise Impact Analysis, including findings and recommendations, into the EIR and shall include the Noise Impact Analysis as an appendix to the EIR.

Deliverable

- Electronic version (via email in PDF) of the peer review memorandum to the County and the applicant

Subtask 2d: Peer Review of Phase I and Limited Phase II ESA and Preliminary Geotechnical Exploration

FCS will perform a peer review of the Phase I and Limited Phase II ESA and the Preliminary Geotechnical Exploration provided by the applicant. The peer review of the Phase I and Limited Phase II ESAs will include reviewing the historical documents, environmental database reports, local and state on-line regulatory databases, and ensuring the studies follows the requirements set forth in ASTM 1527-13 and the Environmental Protection Agency All Appropriate Inquiry standards.

The peer review of the Preliminary Geotechnical Exploration will include review of the regional geologic maps and reports, seismic hazard maps and reports, the safety element of the governing general plan, and historical topographic maps and aerial photographs.

FCS will deliver a brief peer review memorandum for each separate study to the County and applicant that documents the peer review findings. Once the studies are deemed completed by the County, FCS will incorporate the results of the studies, including findings and recommendations, into the EIR and shall include the studies as appendices to the EIR.

Deliverable

- An electronic version (via email in PDF) of the peer review memoranda (this scope assumes two in total) to the County and the applicant

Subtask 2e: Peer Review of Hydrology Supporting Information

FCS will review the applicant's hydrology supporting information and modeling for consistency with pertinent regulatory requirements including those from the Contra Costa Clean Water Program, Contra Costa County Flood Control, and the San Francisco Bay Regional Water Quality Control Board. FCS will prepare a short technical memo summarizing the peer review work and associated conclusions. Once deemed complete by the County, FCS will incorporate the results of the studies, including findings and recommendations, into the EIR and shall include the information as an appendix to the EIR.

Deliverable

- An electronic version (via email in PDF) of the peer review memorandum to the County and the applicant

Subtask 2f: Peer Review of Traffic Impact Analysis (Fehr and Peers)

Fehr and Peers will provide a peer review of the transportation assessment report, which includes peak hour elevation of 14 intersections and a Vehicle Miles Traveled (VMT) assessment. They will conduct a peer review of the report to identify potential study deficiencies with respect to CEQA, consistency with the County General Plan traffic analysis requirements, Contra Costa County Transportation Analysis Guidelines, and best practices, and provide suggestions for refinement, if needed. The peer review will review relevant back-up data and technical appendices, to assess the appropriateness and accuracy of the information, level of peak hour trip generation, typical Contra Costa County transportation impact study scoping practices, and CEQA analysis requirements posed by Senate Bill 743. Specifically, they will review and assess the following items:

- Adequacy of the existing conditions data
- Accuracy of the existing roadway network information, including intersection geometries
- Daily and peak hour trip generation estimates, and trip distribution assumptions
- Adequacy of the study area and analysis time periods
- Accuracy of intersection level of service calculations
- Identification of project impacts and deficiencies in relation to significance criteria, and use of appropriate significance criteria for Contra Costa County
- Adequacy and feasibility of the proposed transportation improvements and mitigation measures, including physical and operational characteristics
- Adequacy of the VMT analysis to meet CEQA needs based on published guidance from state and local agencies (e.g., OPR's Technical Advisory and guidance from the Contra Costa County Transportation Analysis Guidelines)

Deliverables

- An electronic version (via email in PDF) of the peer review memorandum to the County and the applicant

Task 3: Technical Analyses

Subtask 3.1: Biological Resources Analysis

FCS will prepare a Biological Resources Assessment (BRA) report for the proposed project, following the tasks outlined below.

Literature Review

Existing information including maps, aerial photographs, documents, and correspondence relative to the properties will be reviewed and analyzed. Data to be reviewed for the project site includes, but is not limited to:

- Available documentation and studies of the biological resources within the immediate vicinity of the site including previously conducted delineations of aquatic resources and jurisdictional determinations and a burrowing owl survey report; both documents to be provided by the applicant.
- The Federal Register listing package for each federally listed endangered or threatened species and/or their Critical Habitat potentially occurring on the site;
- Literature pertaining to habitat requirements of special-status species potentially occurring on the site;
- The California Department of Fish and Wildlife (CDFW) lists of special-status plants and animals;
- California Natural Diversity Data Base (CNDDDB), Information for Planning and Consultation (IPaC) and California Native Plant Society Electronic Inventory (CNPSEI) information regarding special-status species potentially occurring on the project site or in the vicinity.

General Biological Survey, Habitat Assessment, and Vegetation Mapping

Following the review of existing information, a reconnaissance-level survey of the project site will be conducted. FCS will identify the project site's general biological resources, and document plant communities, incidental observations of wildlife and plant species and potentially protected aquatic resources. The general distribution of plant communities and land cover types will be mapped. The field survey will focus on determining suitable habitat for sensitive plant and wildlife species as well as any sign of wildlife movement through the project site. Photos will be taken to document the biological resources present on-site.

General locations of sensitive biological resources identified during the survey will be mapped with the aid of topographic maps, current aerial photographs, and sub-meter accurate handheld GPS units, if needed. Sensitive biological resources include any plants, animals, or habitats considered rare, endangered, threatened, sensitive, or otherwise unique by government agencies, including but not limited to the CDFW and USFWS, or recognized conservation organizations, such as the California Native Plant Society (CNPS); sensitive communities; federally or state-regulated wetlands; wildlife nursery sites; and movement corridors.

The field survey will not include an assessment of the potential presence of waters of the United States or State on the project site, which may be potentially regulated by the CDFW, USACE and/or Regional Water Quality Control Board (RWQCB). FCS assumes that an agency-verified jurisdictional delineation (JD) report will be provided by the applicant which FCS will review and integrate into the BRA. This task does not include species-specific presence/absence surveys (e.g., protocol-level rare plant surveys, burrowing owl surveys, or others).

The need for additional focused surveys for special-status plant and/or wildlife species on the property cannot be determined until the habitat is evaluated. This Scope of Work does not include focused surveys for any special-status plant or wildlife species. However, following the biological resources analysis, protocol level surveys for specific species may be recommended based on survey findings.

Biological Resources Assessment

The results of the field survey and background research will be documented in a BRA, which will evaluate the potential of the project site to support sensitive biological resources, describe the existing biological conditions on-site, provide a list of special status-species considered in the assessment and their potential for occurrence, evaluate potential project-related impacts on sensitive biological resources, and recommend additional surveys and/or avoidance, minimization, and mitigation measures, if/as appropriate. This Scope of Work assumes that an adequate Compensatory Mitigation Plan will be provided by the applicant if unavoidable impacts to regulated water or wetland resources will occur. FCS will respond to one set of consolidated, vetted comments (with tracked changes in the Word document) on the BRA.

Assumptions

- Access and permission to enter the above described project area must be granted to FCS in writing prior to field surveys.
- FCS is not responsible for delays due to conditions or circumstances outside of FCS control, such as (but not limited to) Covid 19 mandates, weather, site conditions (i.e., prohibited access, unsafe conditions, flooding), fire, etc.
- Direct costs associated with the tasks described above include mileage for travel to the site, survey equipment, and postage.
- The impact analysis will be based on one set of plans provided by the applicant.
- Up to one round of revisions to the BRA shall be provided based on comments provided by the County.

Deliverable

- Electronic version (via email or Dropbox) of the draft BRA in Word and PDF format.
- Electronic version (via email or Dropbox) of the BRA in PDF format.

Subtask 3.2: Cultural Resources Analysis

FCS will assess the potential for existing and undiscovered cultural resources at the project site, the results of which will be provided in a stand-alone Phase I Cultural Resources Assessment (PI CRA). This document will meet the Office of Historic Preservation standards for Phase I evaluations and can be used to support determinations in any additional CEQA reporting. This Scope of Work assumes that the County will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the CRA. The Cultural Resources section of the EIR will detail the results of the field

investigation, record searches, and any additional resources discovered as a result of the PI CRA. The Cultural Resources section will include recommendations for further study and/or mitigation within the project site, as needed. Copies of all correspondence and site survey photographs will be included in the appendices of the PI CRA. Should significant cultural resources be discovered during the records search or pedestrian survey, the optional Site Recordation task line will be utilized as described below.

Record Searches

FCS will conduct a records search at the Northwest Information Center (NWIC) affiliated with Sonoma State University and located in Rohnert Park. The record search will include a search of previous studies and identified cultural resources within the project area and a 0.5-mile radius. The National Register of Historic Places, the California Register of Historical Resources, the California Historical Resources Inventory, the California Historical Landmarks, the California Points of Historical Interest listings, the Historic Property Data File, and historic maps and photographs will be consulted along with other pertinent historic data.

As part of the records search, FCS will prepare and submit a request to the Native American Heritage Commission (NAHC) to check their Sacred Lands File for Tribal Cultural Resources (TCRs) that may be adversely impacted by the proposed project. The request will include a list of Native American representatives that may wish to consult on the project pursuant to Senate Bill 18. FCS will reach out to the Tribal Representatives for additional information about the project area. This process is for information gathering purposes to support conclusions made within the Phase I CRA and the Cultural Resources section and does not satisfy consultation requirements pursuant to SB 18. Please note that compliance with tribal notification and consultation under SB 18 are the responsibilities of lead agencies under CEQA. FCS is available to assist in the process if so desired, and additional consultation services beyond the current Scope of Work are available upon request.

A review of the geology and paleontology of the area as reported in scientific literature and a records search of the Regional Paleontological Locality Inventory at the University of California, Berkeley, will also be requested. The results of the paleontological records search will be summarized in the EIR and will include recommendations for any mitigation measures deemed appropriate.

FCS will also attempt to locate and contact local historical societies that may have additional information about the project site, or interest in the proposed project. All records search results and correspondence will be included in the PI CRA and will be summarized in the EIR along with recommendations for any mitigation measures deemed appropriate.

Cultural Resources Field Survey

A pedestrian field survey will be conducted for the project site by an FCS Project Archaeologist utilizing standard 15 meter transect intervals and will include all portions of the approximately 15.5-acre project site, where possible.



Initial review of historic aerials dating back to the 1940s indicate that the project site does not contain buildings or structures over 45 years in age. Properties over 45 years in age are considered potential historic resources under CEQA and may require determination as to (1) whether the property is a historic resource, and (2) whether the proposed project may cause a substantial adverse change in the significance of a historic resource.

Optional Site Recordation

Archaeological sites and buildings/structures over 45 years in age are considered potential historic resources under CEQA and may require evaluation for eligibility on the California Register of Historic Resources (CRHR). Any archaeological sites or buildings of historic age discovered as a result of the pedestrian survey will need to be initially evaluated for significance and recorded on appropriate Department of Parks and Recreation (DPR) forms. The project site may have already been evaluated for historical resources through a previous survey or analysis; however, FCS cannot determine, prior to completion of the records search or field survey, the need for recordation or the number of additional sites to be recorded.

It is currently assumed that no historic structures or archaeological sites will require evaluation and subsequent recordation on DPR forms. Recordation and evaluation costs are highly dependent on what is found and will be addressed in a separate Scope of Work if required.

Deliverables

- Electronic version (via email or Dropbox) of the draft CRA in Word and PDF format.
- Electronic version (via email or Dropbox) of the CRA in PDF format.

Tasks Outside the Scope of Work

The following are tasks FCS has identified as falling outside its Scope of Work for the proposed project.

Project Description

It is assumed that Kimley Horn will provide a complete Project Description, and the project will not change once that Project Description has been accepted by the County.

SCHEDULE

FCS has prepared the following schedule outlining the anticipated timing of each task.

Task	Week
Task 1: Project Initiation and Kick-off Meeting	1
Subtask 1a: Preparation of CEQA-Compliant Project Description	1-3
Task 2: Peer Review of Applicant-Provided Technical Studies	1-10

Task	Week
Subtask 2a: Peer Review of Air Quality Assessment, Greenhouse Gas and Energy Assessment, and Health Risk Assessment	3
– Revision of technical studies based on FCS peer review	5
– Second peer review to confirm completeness of studies	6
Subtask 2b: Peer Review of Biological Resources Supporting Information	3
– Revision of supporting information based on FCS peer review	5
– Second peer review to confirm completeness of supporting information	6
Subtask 2c: Peer Review of Noise Impact Analysis	3
– Revision of technical study based on FCS peer review	5
– Second peer review to confirm study completeness	6
Subtask 2d: Peer Review of Phase I and Limited Phase II ESA and Preliminary Geotechnical Exploration	3
– Revision of technical studies based on FCS peer review	5
– Second peer review to confirm study completeness	6
Subtask 2e: Peer Review of Hydrology Supporting Information	3
– Revision of supporting information based on FCS peer review	5
– Second peer review to confirm completeness of supporting information	6
Subtask 2f: Peer Review of Traffic Impact Analysis ¹	8
– Revision of technical study based on Fehr & Peers peer review	10
– Second peer review to confirm study completeness	11
Task 3: Technical Analysis	1-10
Subtask 3.1: Biological Resources Analysis	10
Subtask 3.2: Cultural Resources Analysis	8
Note: ¹ Assumes County approved TIA is provided by Week 4.	

PROPOSED BUDGET

Hourly Fee Schedule

Compensation is based on the following fee schedule and charges.

FCS Personnel	Hourly Labor Rate (\$)
Director I/Product Development Director	\$240

FCS Personnel	Hourly Labor Rate (\$)
Associate Director/Senior Team Leader II/Senior Program Leader II	\$220
Legal Counsel	\$190
Senior Team Leader I/Senior Program Leader I	\$210
Senior Project Manager III/Senior Scientist III/Senior Regulatory Scientist III	\$190
Senior Project Manager II/Senior Scientist II/Senior Regulatory Scientist II	\$180
Senior Project Manager I/Senior Scientist I/Senior Regulatory Scientist I	\$160
Project Manager III/Scientist III/Regulatory Scientist III	\$150
Project Manager II/Scientist II/Regulatory Scientist II	\$140
Project Manager I/Scientist I/Regulatory Scientist I	\$130
Assistant Project Manager II/Assistant Regulatory Scientist II	\$120
Assistant Project Manager I/Assistant Regulatory Scientist I	\$110
Environmental/Technical/Regulatory Analyst III	\$95
Environmental/Technical/Regulatory Analyst II	\$80
Environmental/Technical/Regulatory Analyst I	\$70
Publications Coordinator/Technical Editor	\$100
Senior Graphic Designer/GIS Manager	\$140
GIS/CADD Specialist II	\$125
GIS/CADD Specialist I	\$100
Graphic Designer	\$90
Word Processor	\$95
Reprographics Manager	\$80
Reprographics Assistant	\$75
Administrative Assistant/Accounting/Clerical	\$60
Intern	\$55

FCS has prepared the following budget identifying the costs of each task.

Task	Fee
Task 1: Project Initiation and Kick-off Meeting	\$5,285
Subtask 1a: Preparation of CEQA-Compliant Project Description	\$4,760
Task 2: Peer Review of Applicant-provided Technical Studies	

Task	Fee
Subtask 2a: Peer Review of Air Quality Assessment, Greenhouse Gas and Energy Assessment, and Health Risk Assessment	\$10,910
Subtask 2b: Peer Review of Biological Resources Supporting Information	\$4,035
Subtask 2c: Peer Review of Noise Impact Analysis	\$4,455
Subtask 2d: Peer Review of Phase I and Limited Phase II ESA and Preliminary Geotechnical Exploration	\$8,530
Subtask 2e: Peer Review of Hydrology Supporting Information	\$3,580
Subtask 2f: Peer Review of Traffic Impact Analysis	\$19,189
Task 3: Technical Analysis	
Subtask 3.1: Biological Resources Analysis	\$10,185
Subtask 3.2: Cultural Resources Analysis	\$6,315
Direct Costs	\$1,320
Total	\$78,564

Assumptions

The assumptions used in calculating the above fees are:

- Reimbursable expenses have been included in the table above. These direct costs, including, but not limited to those items presented below, will be reimbursable upon provision of proper documentation:
 - Purchases of project materials
 - Reproduction, reprographics, document production, printing and photographic
 - Postage, messenger, delivery, and overnight mailing
 - Mileage, noticing, and record searches
 - Other miscellaneous costs directly related to the project
- There will be no significant revisions to the submitted development application. If there is a change in the project description by the applicant, a budget adjustment will be required to account for the project revisions.
- This price is based on completion of the work within the proposed schedule. If delays occur, an amendment of the price would be warranted to accommodate additional project management and other costs and to reflect adjustments for updated billing rates.
- The fee is valid for up to 30 days from the date of this scope, after which it may be subject to revision.

- Costs have been allocated to tasks based upon FCS’s proposed approach. During the work, FCS may, on its sole authority, re-allocate costs among tasks and/or direct costs, as circumstances warrant, so long as the adjustments maintain the total price within its authorized amount.
- The FCS Project Manager will be the primary representative at the project meeting and public hearing.
- Printing costs are based on the method of printing and binding proposed, numbers of copies proposed as work products, and estimated page lengths. Document printing costs are estimated and will be finalized at the time of printing. On further clarification of the documents and County’s (paper and/or digital CD) that County staff will need during the preparation effort, FCS will specifically identify a detailed reproduction work plan with more specific costs.