

AMENDMENT NO. 1

CITY OF CHICO - PROFESSIONAL SERVICES AGREEMENT

AGREEMENT DATED OCTOBER 26, 2022

BETWEEN CITY OF CHICO

AND

FCS INTERNATIONAL, INC.

Architect/Consultant/Engineer

BARBER YARD SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

Project Title

863-510-5400/80113-000-4705

Budget Account No.

THIS PROFESSIONAL SERVICES AGREEMENT AMENDMENT (Amendment) is entered into on March 09, 2023 between the City of Chico, a municipal corporation under the laws of the State of California (City), and FCS International, Inc., a California corporation (Consultant). On October 26, 2022, City and Consultant entered into City of Chico - Professional Services Agreement" (Agreement). The provisions of the Agreement are hereby amended as follows:


1. Exhibit B is hereby superseded and replaced by revised Pages B1-R1 through B23-R1 attached hereto.
2. Exhibit C is hereby superseded and replaced by revised Pages C1-R1 through C3-R1 attached hereto.
3. All other provisions of the Agreement shall remain in full force and effect.

CITY:



Mark Sorensen, City Manager

CONSULTANT:



By: C. Patrick Schultz, Chief Operating Officer



By: Mary Bean, Director

*Authorized pursuant to Section 3.08.060

of the Chico Municipal Code

APPROVED AS TO FORM:



Vincent C. Ewing, City Attorney*

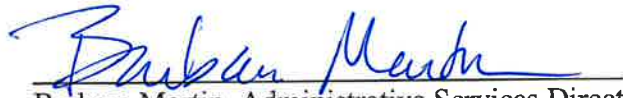
APPROVED AS TO CONTENT:



Brendan Vieg, Community Development
Director

*Pursuant to The Charter of the
City of Chico, Section 906(D)

REVIEWED AS TO CONTENT:



Barbara Martin, Administrative Services Director*

*Reviewed by Finance and Information Systems

AMENDMENT NO. 1

CITY OF CHICO - PROFESSIONAL SERVICES AGREEMENT

FCS INTERNATIONAL, INC.
Architect/Consultant/Engineer

BARBER YARD SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR)
Project Title

863-510-5400/80113-000-4705
Budget Account Number

AMENDED
EXHIBIT B

Amendment No. 1 Services (in bold):

Scope of Professional Services - Basic

The Consultant shall provide professional services as follows:

TASK 1 - PROJECT INITIATION AND KICK-OFF MEETING

Project Initiation and Kick-off Meeting

The Consultant shall review relevant background material, develop an initial data needs list, and coordinate with the City to schedule a kick-off meeting. The intent of the kick-off meeting is to clarify and confirm the details of the Agreement and schedule, obtain copies of the project plans and other relevant information, and identify key points of contact. The Consultant shall review relevant background documents to ensure project understanding. All relevant team members shall attend this meeting, i.e., Project applicant (Applicant), civil engineering design team, and general contractor, if applicable. The Consultant's Senior Air Quality Scientist shall also attend this meeting to clarify data needs. The Consultant shall provide a Request for Information (RFI), which shall detail additional information needed to complete California Environmental Quality Act (CEQA) analyses. A site visit shall be conducted as part of the project initiation process to document existing conditions.

Subtask 1a - Preparation of CEQA-compliant Project Description

Consultant shall use Applicant provided draft Project description to prepare a comprehensive Project Description per CEQA requirements for the City and Applicant's review and approval. The Project Description shall identify the project location, describe the project characteristics, identify necessary approvals, and list other agencies that may use the document for environmental review. The Consultant shall reference relevant project information and policies

from the Chico 2030 General Plan and the Southwest Chico Neighborhood Improvement Plan. The Project description shall use graphics and tables to clearly convey relevant information to the reviewer and shall 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 shall form the basis for evaluating the proposed Project in the EIR. The draft Project description shall be submitted to the City and applicant for review and approval prior to the development of the Administrative Draft EIR. The City and Applicant shall provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the draft Project description and a complete RFI to the Consultant within two weeks of submittal. The Consultant shall revise the Project description and provide description to the City and the Applicant within one 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 - TECHNICAL ANALYSES

Subtask 2.1 - Air Quality, Greenhouse Gas Emissions, and Energy Analysis

The Consultant shall prepare an Air Quality, Greenhouse Gas (GHG) Emissions, and Energy Analysis to evaluate project-related construction and operational impacts. The analysis shall be wholly contained in the individual sections of the EIR and the supporting technical data shall be appended to the environmental document. To perform this analysis, the following tasks are required.

Air Quality Analysis

The Consultant shall prepare an air quality analysis consistent with the requirements of the State of California CEQA guidelines and Butte County Air Quality Management District (BCAQMD) rules and regulations to support the CEQA document. The proposed Project would include construction and operational activities that would generate ozone precursor and criteria air pollutant emissions. The Consultant shall use methodologies and guidance from BCAQMD's CEQA Air Quality Handbook to model and evaluate the project's air quality impacts.

Short-term construction emissions shall be quantified using the latest version of the California Emissions Estimator Model (CalEEMod). The modeling shall incorporate the type and size of the proposed uses, construction phasing schedule, and other construction data (duration of construction, area of land to be disturbed/graded, etc.).

Long-term (i.e., operational) regional criteria air pollutant and precursor estimates shall include emissions from the proposed project's area, stationary, and mobile sources. Mobile-source emissions shall be based, in part, on the transportation analysis to be prepared for this project.

Increases in and potential increased exposure to toxic air contaminants (TACs) and odors shall be compared with applicable thresholds for determination of significance. Because of the unknown parameters of the development that could occur with implementation of the Specific Plan, The Consultant shall prepare a programmatic health risk assessment to identify necessary buffer distances and other screening criteria for future development facilitated by the Specific Plan. The Consultant shall also provide a qualitative discussion of site-specific impacts such as construction and operational health risk impacts. The analysis shall be developed to provide overarching guidance and potential mitigation measures for all future development in the Specific Plan area to evaluate and mitigate for health risk impacts. Odor impacts shall be assessed qualitatively according to BCAQMD's recommended methodology and other applicable parameters, such as acceptable screening trigger distances, wind direction, and odor complaint history.

Greenhouse Gas Emissions Analysis

Greenhouse gas emissions associated with construction and operation of the Specific Plan shall also be estimated using CalEEMod. Estimated GHG emissions shall be evaluated against appropriate cumulative significance thresholds established in the City's Climate Action Plan Update (CAP). The CAP's target of net zero carbon emissions by 2045 shall be used to determine if the project's generation of GHG emissions is considered a significant impact.

Pursuant to CEQA Guidelines Appendix G, The Consultant shall also evaluate the project's design and purpose in the context of consistency with applicable GHG reduction plans, such as the City's Climate Action Plan (CAP) which was recently updated in 2021. The GHG Emissions Analysis shall also address the California Supreme Court ruling on the Newhall Ranch project and shall utilize current approved methods for quantifying GHG impacts. Additional measures or design considerations shall be proposed, as necessary, to reduce potential impacts to less-than-significant levels.

Energy Analysis

The Consultant shall provide an analysis of energy impacts consistent with the CEQA Guidelines Appendix F Energy analysis requirements. The energy analysis shall summarize relevant federal, State, and local regulations and policies that address energy consumption and demand, alternative fuels, and nonrenewable resources to determine whether the proposed project would conflict with or obstruct any required policies or mandatory measures related to energy conservation. Using the model inputs and assumptions associated with the air quality and GHG emissions analyses, the Consultant shall provide energy consumption estimates associated with the construction and operation of the project. Specifically, the analysis shall calculate on-site construction equipment fuel and electricity consumption, off-site construction vehicle fuel consumption, and project operation electricity, natural gas, and vehicle fuel consumption, as applicable. The energy analysis shall consider project design features that may affect the energy efficiency of the proposed project.

Data Needs and Assumptions

The Consultant has submitted a Request for Information (RFI) for the applicant to provide all

necessary construction and operational parameters required for the level of modeling and programmatic analysis described above. This analysis shall be completed within eight weeks of receipt of the RFI response, necessary traffic data, and the Consultant-approved project description. If changes are made to the Project description or traffic data that would require re-modeling for the above Agreement, it would be accomplished as an additional service not included in this Agreement.

Subtask 2.2 - Biological Resources Assessment

The Consultant shall prepare a programmatic Biological Resources Assessment (BRA) report for the 133-acre Project site in support of the Specific Plan EIR. The Consultant understands that the Project Site is disturbed and surrounded by development and agriculture, reducing the potential for the presence of sensitive biological resources. However, the site supports vegetation cover, including trees and shrubs, providing potential nesting habitat for protected birds and potential roosting habitat for sensitive bat species.

The Consultant's biological resources analysis shall be summarized in the Biological Resources Section of the Specific Plan EIR and the standalone BRA shall be appended to the CEQA document; all supporting technical data shall be appended to the BRA. The analysis includes the following tasks outlined below.

Literature Review

- Available documentation and studies of the biological resources within the immediate vicinity of the Study Area;
- 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 within the Study Area;
- The California Department of Fish and Wildlife (CDFW) maintained lists on the status of California's 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 within the Study Area or in the vicinity.
- United States Geological Service (USGS) topographic maps and current aerial photos, which shall be reviewed for evidence of United States Army Corps of Engineers (USACE) and/or CDFW jurisdictional areas pursuant to Section 404 of the Clean Water Act and Section 1602 of the California Fish and Game Code; and
- Chico 2030 General Plan

General Biological Survey, Habitat Assessment, and Vegetation Mapping

Following the review of existing information, a field survey of the Study Area shall be conducted. The Consultant shall identify the Study Area's general biological resources, and document plant communities, incidental observations of wildlife and plant species and potentially protected aquatic resources. Given the extent of the Study Area, the field survey shall

be conducted by two the Consultant Biologists. The general distribution of plant communities and land cover types shall be mapped based on a minimum mapping unit of approximately 0.25 acre. The field survey shall focus on determining suitable habitat for sensitive plant and wildlife species as well as any sign of wildlife movement through the Study Area. Photos shall be taken to document the biological resources present on-site.

General locations of sensitive biological resources identified during the survey shall 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). Additionally, sensitive biological resources include sensitive plant communities; federally or state-protected wetlands and other waters; wildlife nursery sites; and wildlife movement corridors.

The field survey shall 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). This task does not include a formal jurisdictional wetland delineation and 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. The Agreement does not include Sections 404 and 401 permitting efforts. The Consultant shall provide an optional separate scope and fee for the permitting effort once the proposed impacts and jurisdictional features are known.

The Agreement 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 shall be documented in the standalone BRA. Additionally, The Consultant shall prepare a program-level impact analysis addressing potential Specific Plan-related impacts to regulated biological resources. Based on identified potential impacts, The Consultant shall develop program-level avoidance, minimization, and mitigation measures to reduce potential project-related impacts to biological resources to a less-than-significant level. The impact analysis and mitigation measures shall not be project-specific or site-specific, but rather shall address potential impacts and mitigation thereof on a programmatic level, including a streamlined but adequate checklist based on Section IV. Biological Resources of the CEQA Guidelines Appendix G.

Incorporate Findings into the Specific Plan EIR

Following completion of the BRA, The Consultant shall prepare the Biological Resources Section of the Specific Plan EIR for the proposed project, which shall include:

- A review of the project in light of design features, conclusions, and consistency of program level mitigation measures included in BRA.
- The identification of any potential impacts and corresponding program-level replacement measures to reduce such impacts to less than significant levels. The programmatic BRA presented in Subtask 2.2 shall be incorporated into this section of the Draft EIR.

Assumptions

- Access and permission to enter the above-described project area must be granted to The Consultant in writing prior to field surveys.
- The Consultant is not responsible for delays due to conditions or circumstances outside of The Consultant 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 including mileage for travel to the site, survey equipment, and postage.
- The impact analysis shall 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 City.

Subtask 2.3 - Cultural Resources Assessment, including Historic Built Environment

Assessment

Because of the site's former use by the Diamond Match Factory (1906-1975) and the presence of the former Engineering Building and Carpenter shop, The Consultant proposes to evaluate the structures for eligibility for the California Register of Historic Resources, as well as to evaluate the potential for existing and undiscovered cultural resources at the project site. The results of the analysis shall be provided in a stand-alone Phase I Cultural Resources Assessment (CRA). This document shall meet the Office of Historic Preservation standards for Phase I evaluations and can be used to support determinations in any additional CEQA reporting. The Agreement assumes that the Consultant shall provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the CRA. The Cultural Resources section of the EIR shall detail the results of the field investigation, record searches, and any additional resources discovered as a result of the Phase I CRA. The Cultural Resources section shall include recommendations for further study and/or mitigation within the project site, as needed. Copies of all correspondence and site survey photographs shall be included in the appendices of the Phase I CRA. Should significant cultural resources be discovered during the records search or pedestrian survey, the optional Site Recordation task line shall be utilized as described below.

Record Searches

The Consultant shall conduct a records search at the Northeast Information Center located at Chico State College in Chico, CA. The record search shall 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

shall be consulted along with other pertinent historic data.

As part of the records search, The Consultant shall 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 shall include a list of Native American representatives that may wish to consult on the project pursuant to Senate Bill (SB) 18. The Consultant shall 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. The Consultant shall be available to assist in the process if so desired, and additional consultation services beyond the current Agreement shall be available upon request.

A review of the geology and paleontology of the area as reported in scientific literature and a records search of the UC Berkeley Museum of Paleontology locality database shall also be requested. The results of the paleontological records search shall be summarized in the EIR geology section and shall include recommendations for any mitigation measures deemed appropriate.

The Consultant shall 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 shall be included in the PI CRA and shall be summarized in the EIR along with recommendations for any mitigation measures deemed appropriate.

Cultural Resources Field Survey and Historic Building Evaluations

A pedestrian field survey of the 133-acre specific plan area shall be conducted for the project site by The Consultant Project Archaeologists utilizing standard 15 meter transect intervals and shall include all portions of the project site, where possible. It is assumed that two (2) surveyors will require two (2) full days to document and survey the site for potential cultural resources impacts.

The Consultant understands that the proposed specific plan area was once occupied by the Diamond Match Factory (1906-1975) that played a significant role in the history and development of the City of Chico. The Consultant understands that while many of the historic buildings associated with the factory burned down or have been demolished, two brick buildings (the Engineering Building and Carpenter shop) remain largely intact. While the overall factory complex was added to the City's Historic Resources Inventory, much has changed at the site over the years, and the remaining buildings appear not to have been evaluated for eligibility to be included on the California Register of Historic Resources. A qualified The Consultant architectural historian shall evaluate both buildings for potential eligibility, the results of which shall be included in the PI-CRA, and on updated Department of Parks and Recreation (DPR) forms. Depending on the results of the evaluation, it may be necessary to involve the historian in the adaptive reuse planning process, in order to ensure the plan is in keeping with the Secretary of the Interior's Standards for the Adaptive reuse of Historic Buildings and shall not constitute a

significant impact under CEQA. In the event these additional planning services are required, they shall be addressed under a separate scope and fee.

Any additional archaeological sites and buildings/structures over 45 years in age are considered potential historic resources under CEQA and may also require evaluation for eligibility on the California Register of Historic Resources. The project site may have already been evaluated for historical resources through a previous survey or analysis; however, The Consultant 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, beyond those identified above. It is currently assumed that no additional 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 shall be addressed in a separate Agreement amendment if required.

Subtask 2.4 - Noise Impact Analysis

The Project site shares approximately 2,000 feet of its western border with the Union Pacific Railroad (UPRR) main line and is located approximately 0.8 miles west of the Silver Dollar Speedway. In addition, the proposed Project would add potential noise-generating uses within the site, potentially affecting existing and future sensitive receptors. These aspects shall need to be analyzed against the relevant noise criteria in the City's General Plan and municipal code.

The Consultant shall prepare the noise analysis to evaluate the potential construction and operational noise impacts on noise-sensitive land uses in proximity to the Project site, under proposed buildout conditions. The analysis shall be wholly contained in the appropriate section of the EIR and the supporting technical data shall be appended to the environmental document. To perform this analysis, the following tasks are required.

Compile and Summarize Background Information

The general characteristics of sound and the categories of audible noise shall be described. The City's regulatory framework related to noise, including applicable plans, policies, and standards shall be summarized. The dominant noise sources within the Specific Plan area are traffic on local roadways and the rail line located southwest of the Plan area. Therefore, the existing noise environment shall be documented through traffic noise modeling and referencing documented railroad noise contours. This Agreement does not include an ambient noise monitoring effort. Should noise measurements be required, that effort shall be covered under a separate scope and fee.

Conduct Construction Noise and Vibration Impact Analysis

Construction impacts associated with development that could occur with implementation of the Specific Plan shall be evaluated at a programmatic level. The analysis shall identify the potential for construction noise to generate a substantial temporary increase in ambient noise levels, especially an increase that would result in annoyance or sleep disturbance of nearby sensitive receptors. The Consultant shall also analyze potential vibration impacts associated with construction activities through application of the methodology used in the Transit Noise and Vibration Impact Assessment Manual (September 2018), prepared by the Federal Transit

Administration.

Conduct Operational Noise Impact Analysis

A quantitative assessment of noise impacts from projected vehicular traffic trips shall be performed based on the traffic study to be prepared for the Specific Plan. Required model input data include without-project and with-project average daily traffic volumes on adjacent roadway segments, based on the traffic study prepared for the project. Traffic impacts shall be determined based on whether the project would generate a substantial increase in traffic noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance. Areas within the planning area that would be potentially exposed to land use compatibility impacts, shall be evaluated at a programmatic level commensurate with the level of detail provided by the City.

Potential stationary source operational noise impacts associated with implementation of the Specific Plan shall also be evaluated at a programmatic level commensurate with the level of detail provided by the City. Mitigation measures shall be identified to guide future development to ensure compliance with the City's operational noise performance standards.

Data Needs and Assumptions

This analysis shall be completed within 8 weeks after receipt of the City-approved Project description, Traffic Impact Analysis, and RFI. If changes are made to the Project description, site plan, or traffic data that would require remodeling for the above Agreement, it would be accomplished as an additional service not included in this Agreement.

Subtask 2.5 - Phase I and Limited Phase II Environmental Site Assessments

Phase I Environmental Site Assessment

As a subconsultant to Consultant, Cameron-Cole shall prepare a Phase I Environmental Site Assessment (Phase I ESA) in accordance with American Society for Testing and Materials International (ASTM International) Standard E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Preparation of the Phase I ESA would involve the following tasks:

Site Use History

- Review city directories, when available, to determine prior use of the subject property.
- Review aerial photographs, when available, to evaluate past activity on the subject property and in the general vicinity of the subject property.
- Review topographic maps, when available, to evaluate past activity on the subject property and in the general vicinity of the subject property.
- Review Sanborn Fire Insurance Maps, when available, to evaluate past property uses in the subject property area.

This information shall be reviewed in order to identify the historic use(s) of the project site and

surrounding properties. The information shall then be evaluated to determine whether historic property use(s) constitute a recognized environmental condition to the project site.

Regulatory Status Review

- Review regulatory agency lists for records regarding possible hazardous material and petroleum products handling, spills, storage, production, etc. at the project site or in the vicinity that may constitute a recognized environmental condition to the property. The list shall be provided to Cameron-Cole by EnviroSite Corporation in accordance with ASTM International Standard E1527-13 *Standard Practice for Environmental Site Assessments*.

Site and Area Reconnaissance

- Perform an on-site visual inspection of accessible portions of the project site to identify recognized environmental conditions.
- Perform an area reconnaissance within 0.5-mile of the project site along accessible roadways to identify the presence or likely presence of recognized environmental conditions.

Reporting

Cameron-Cole shall issue one Phase I ESA Report in electronic format. The report shall present the background information, purpose and scope of services, execution of work, findings, and conclusions. Photographs, maps, and figures necessary to present the findings shall also be included.

Limited Phase II Environmental Site Assessment

The Phase II ESA shall be performed following completion of the Phase I ESA and shall further evaluate the significance of any identified recognized environmental conditions (RECs) or Business Environmental Risks (BERs) identified during the course of the Phase I. While the specific scope of this assessment cannot be defined prior to completion of the Phase I ESA, it is assumed that five days of site investigation to further characterize soil, groundwater, and potentially soil gas will be performed. The objective of the assessment is to further assess, to the extent feasible, the significance of any RECS or BERs identified during the Phase I. The scope of work shall include preparation of a work plan, performing field work, and preparation of a report. These scope of work elements are described further below.

Work Plan

Cameron-Cole shall prepare a work plan based upon the findings of the Phase I ESA to further investigate the Site. The scope of work for the limited Phase II assessment cannot be determined prior to performing the Phase I ESA. The work plan shall provide details regarding the investigation objectives, sampling locations, sampling methods and procedures and analytical methods.

Field Investigation

Because the scope of the limited Phase II ESA cannot be determined prior to performing the

Phase I ESA, a series of assumptions have been developed for costing purposes. Assumptions used for the field investigation phase of this project include.

1. Five days of drilling with a direct push drilling platform shall be required to collect samples necessary for the phase II assessment.
2. 30 samples (media undefined) shall be collected for laboratory analysis.

Reporting

Cameron-Cole shall prepare a Site Investigation Report summarizing the results of the investigation and providing recommendations for additional work, if necessary. The report shall be completed within 60 days of completing the field investigation and shall be stamped by a California Professional Geologist.

Deliverables

- Electronic copy of the Draft Phase I ESA to the applicant and the City for review.
- Electronic copy of the Final Phase I ESA in PDF format, including all figures, exhibits, and appendices to the applicant and the City.
- Electronic copy of the Site Investigation Report to the applicant and the City for review.
- Electronic copy of the Final Site Investigation Report, including all figures, exhibits, and appendices to the applicant and the City.

Subtask 2.6 - Traffic Impact Analysis

As a subconsultant to Consultant, Fehr & Peers shall prepare a transportation impact analysis for the proposed project. The following tasks shall be performed:

Entitlement Review

Traffic Operations

The entitlement review shall focus on traffic operations at up to 20 intersections. These intersections shall be analyzed using Highway Capacity Manual, 7th Edition, Transportation Research Board, 2021 methodology as applied using the Synchro software under AM and PM peak hour conditions for the following scenarios:

- Existing (2022) conditions
- Existing (2022) plus project conditions
- Cumulative (2045) no project conditions
- Cumulative plus project conditions

Fehr & Peers shall request available traffic counts from the City of Chico (24 intersections were counted in May 2022). If recent counts are not available, Fehr & Peers shall request traffic counts for the AM and PM peak periods at the study intersections.

Traffic volume forecasts for the plus project and cumulative scenarios shall be developed using post-Camp Fire conditions in Version 1.2 of the Butte County Association of Governments

Regional Transportation Plan/Sustainable Communities Strategy (BCAG RTP/SCS) travel demand model. As part of developing the project inputs, Fehr & Peers shall compare the model's vehicle trip rates with those based on the 11th Edition of the ITE Trip Generation Manual as modified using the Fehr & Peers MXD+ model that accounts for the local land use and transportation context.

The analysis results for each scenario shall be compared against the Chico 2030 General Plan level of service (LOS) expectations for each intersection. If deficiencies are identified, potential geometric or traffic control improvements shall be identified to improve LOS performance. The results shall be summarized in a draft technical memorandum. We have budgeted up to 4 hours of professional time to respond to one set of written comments as part of finalizing the memorandum.

CEQA Review

Setting

Fehr & Peers shall prepare an environmental setting summarizing baseline conditions and regulatory conditions that apply to the project's review of potential transportation impacts. Baseline conditions shall include a summary of vehicle miles of travel (VMT) metrics to be used in the study as discussed below and a description of the physical conditions of the roadway, transit, bicycle, and pedestrian systems in the study area. In addition, a summary of the City of Chico Local Road Safety Plan shall be provided to explain the city's approach to addressing and prioritizing safety needs and improvements. The setting shall rely heavily on map-based graphics, charts, and other visuals.

Vehicle Miles Traveled

Fehr & Peers shall prepare a VMT impact analysis in compliance with the CEQA Guidelines Section 15064.3 and the Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018, California Governor's Office of Planning and Research. The VMT analysis shall also be informed by our work on the SB 743 Implementation Study for the BCAG Region. Our proposed scope of work based on this guidance includes the following steps.

- Conduct VMT impact screening
- Calculate baseline VMT
- Establish VMT threshold
- Forecast baseline plus project VMT
- Forecast cumulative and cumulative plus project VMT
- Determine impact significance and test mitigation

For air quality, greenhouse gas (GHG), and energy impact analysis, total VMT metrics for each scenario shall be stratified by speed bin. If desired, the VMT inputs for GHG can be processed to exclude external trips and proportion the VMT based on trip ends.

For air quality, greenhouse gas (GHG), and energy impact analysis, total VMT metrics for each scenario shall be stratified by speed bin. If desired, the VMT inputs for GHG can be processed

to exclude external trips and proportion the VMT based on trip ends.

Transit, Bicycle, and Pedestrian

Fehr & Peers shall qualitatively assess potential transit, bicycle, and pedestrian impacts by reviewing the proposed project's physical changes to the study area's transit service and bicycle and pedestrian network. A significant impact shall occur if the project disrupts existing service or facilities or interferes with planned transit service or facilities. A significant impact may also occur if a physical change proposed by the project would be inconsistent with transit, bicycle, and pedestrian policies contained in the City of Chico General Plan and Chico Bicycle Plan.

Safety

Fehr & Peers shall review the proposed project changes to traffic conditions for consistency with applicable design standards under baseline plus project conditions. Specific review items shall include the following.

- Project changes to the volume, mix, and speed of traffic in the study area.
- Project modifications to the public roadway, transit, bicycle, and pedestrian systems.

A significant impact may occur if the project's proposed modifications are not consistent with the applicable design standards. If this condition is identified, Fehr & Peers shall develop mitigation options that comply with the appropriate design standard.

The traffic study shall identify the primary multimodal access routes, evaluate safety for increased bicycle and pedestrian activity, and identify any needed improvements to serve the project traffic (all modes). The evaluation shall include at least 11th St, 14th St, 16th St, 17th St, 20th Street, Ivy St, and Chestnut Street. The prior South Campus Neighborhood work should be used as context. The increase of traffic on existing primary access routes shall be analyzed, street sections evaluated, and traffic calming considered/recommended where needed.

The City of Chico's Neighborhood Traffic Management program, which aims to maintain safety and quality of life for the City of Chico's neighborhoods should be used for guidance in determining potential impacts. The study shall recommend potential safety measures and any necessary mitigations.

Construction

Fehr & Peers presumes that construction analysis shall not be required.

Documentation

Fehr & Peers shall prepare an administrative draft transportation impact section for the project's environmental document using a Word template provided by the environmental consultant. Up to 8 hours of professional time has been budgeted to respond to city comments and to prepare the public draft transportation impact section. Up to 8 additional hours have been budgeted to respond to public comments.

Meetings

Fehr & Peers shall attend up to three on-line meetings during the study to collaborate on technical questions. Additional meetings can be attended on a time and materials basis upon receiving written authorization.

TASK 3 - NOTICE OF PREPARATION AND SCOPING MEETING

Consultant shall prepare an Administrative Draft Notice of Preparation (NOP) in accordance with CEQA Guidelines Section 15082. The NOP shall identify the project location, provide a summary of the project characteristics, and list probable environmental effects, supported by tables and color graphics. Consultant proposes to prepare an expanded Notice of Preparation including analysis to scope out environmental topics that would result in either no impact or less-than-significant impacts. Consultant shall submit the Administrative Draft NOP to the City. This Agreement assumes the City shall provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the Administrative Draft NOP. Once Consultant receives these comments, Consultant shall complete revisions and prepare a NOP for public review. Consultant shall submit the NOP and accompanying Notice of Completion (NOC) and Summary Form to the State Clearinghouse electronically. The City shall be responsible for distributing the NOP to public agencies and private parties. The Agreement assumes that an Initial Study shall not be prepared.

Deliverables

- Electronic copy (via Dropbox in Microsoft Word and PDF) of the Draft NOP to the City.
- Electronic copy (via Dropbox in PDF) of the NOP to the City.
- Electronic copy (via CEQAnet) of the NOP, NOC, and Summary Form to the State Clearinghouse (SCH).

Public Scoping Meeting

Following release of the NOP, the City shall hold a public scoping meeting, which Consultant representatives shall attend. The public scoping meeting shall be conducted at a regularly scheduled Planning Commission hearing; it is assumed that the public scoping meeting will be conducted virtually. During the meeting, Consultant shall monitor comments received, answer questions as directed by staff, and, following the meeting, provide a summary of public comments regarding any environmental concerns raised. Input shall be used to focus the issues to be addressed in the Draft EIR. The summary of verbal comments and the written comments letters shall be appended to the Draft EIR. A summary of the verbal and written comments shall be included in Introduction section of the Draft EIR. Consultant assumes that the meeting minutes would be available and provided to Consultant to ensure that all public comments are captured.

TASK 4: ADMINISTRATIVE DRAFT EIR

Consultant shall prepare the Administrative Draft EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15120 through 15132. The document shall

identify potentially significant impacts, feasible mitigation measures, and the residual significance after mitigation has been implemented. The Administrative Draft EIR shall include narrative text, tables, exhibits, and technical appendices. The contents of the Administrative Draft EIR are listed as follows:

- Executive Summary
- Introduction
- Project Description
- Environmental Impact Analysis
- Aesthetics
- Agriculture and Forestry Resources (likely to be scoped out)
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources (likely to be scoped out)
- Noise
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems
- Wildfire
- Alternatives
- Other CEQA Considerations
- Effects Found Not To Be Significant
- List of Preparers and Contributors
- Technical Appendices

Cumulative Effects

Consultant shall describe the reasonably foreseeable projects within a City-approved defined study area that may result in cumulative impacts associated with the proposed project. Consultant shall work closely with City staff to ensure the EIR is prepared at the appropriate level of detail and pertinent projects are evaluated.

Cumulative projects may be defined within a specified area around the project site as (1) projects constructed, but not occupied; (2) projects approved, but not constructed; (3) pending projects for which pre-filing or filing of an application with its respective lead agency has occurred; and (4) anticipated or announced projects for which no application has yet been filed with the lead agency. However, note that the geographical extent of the evaluation area for cumulative impacts varies, depending upon the technical issue to be addressed. For instance, the evaluation area for air quality encompasses the local air basin, while the evaluation area for traffic encompasses the local roadway network. Findings of recent court cases shall be used to address all pertinent issues. Cumulative projects shall be discussed for each technical issue. Growth-inducing impacts shall be evaluated separately in the Draft EIR in the Other CEQA Considerations section.

Alternatives

Pursuant to CEQA Guidelines Section 15126.6, the Draft EIR shall evaluate a range of feasible alternatives to the proposed project. One of the alternatives shall be the CEQA-mandated “No

Project Alternative,” which is the circumstance under which the project does not proceed. As requested in the RFP, Consultant shall evaluate up to two additional alternatives: mitigated project design alternative and reduced density alternative. In addition, the Alternatives section shall address the feasibility of an alternative location, as well as any alternatives that were initially considered but rejected from further consideration. Each alternative shall be described in sufficient detail and evaluated on a topical section basis against the proposed project to determine if it will have fewer, equivalent, or greater impacts. A matrix shall be provided comparing each alternative’s impacts on the various topical areas. The environmentally superior alternative shall be identified. Consultant can analyze additional alternatives beyond the ones stated above under a separate scope and fee.

Effects Found not to be Significant

CEQA Guidelines Section 15143 establishes that EIRs shall focus on significant impacts on the environment and need not discuss in detail effects that are clearly insignificant or unlikely to occur. Consultant shall prepare the NOP, identifying any resource categories or topical areas that can be “scoped out” pursuant to Section 15143 given the location and context of the project site. Provisionally, we assume that impacts to agricultural and forestry and mineral resources will be less than significant and will not need to be analyzed in detail in the Draft EIR. A section titled Effects Found not to be Significant shall be included in the Draft EIR to document the justification for resource categories excluded from detailed analysis in the Draft EIR.

Deliverable

- Electronic copy (via Dropbox in Microsoft Word and PDF) of the Administrative Draft EIR (with technical studies) appended to the Administrative Draft EIR to the City. This Agreement assumes no hard copies of the Administrative Draft EIR shall be provided. If hard copies are requested, a change order may be required to cover costs of producing the copies.

TASK 5 - PUBLIC DRAFT EIR

Upon receipt of final City comments on the Administrative Draft EIR, Consultant shall proceed with finalizing and producing the Draft EIR for public review. The City shall provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the Administrative Draft EIR. This task assumes technical staff time to complete revisions to the Draft EIR, plus editing and administrative staff time to prepare the document for publication. It is assumed that comments would not be substantive, and no re-modeling or new analysis would be required. If additional hours or document submittals are required, Consultant shall prepare a budget augment to cover the additional level of effort.

Consultant shall prepare, and City staff shall distribute, copies of the Draft EIR to responsible agencies and the public for a 45-day public review period. Consultant shall provide the SCH with an electronic copy of the document (and appendices) and required notices and forms (the NOC, Notice of Intent to Adopt [NOI], and Summary Form) via CEQAnet to begin the public review

period. Consultant shall be responsible for drafting the NOC and Summary Form and the City shall be responsible for drafting the NOI. Consultant shall provide copies of the Draft EIR to the City, and the City shall be responsible for local distribution, noticing, and posting. Finally, the Agreement assumes City staff shall prepare and mail all notices associated with the Draft EIR to local agencies and interested parties.

Deliverables

- Electronic copy of the Draft EIR and appendices (via Dropbox in PDF) to the City.
- 10 hard copies (appendices on CD) of the Draft EIR to the City; if additional copies are requested, a change order may be required to cover costs of producing the additional copies.
- Electronic copy (via CEQAnet) of the Draft EIR and appendices, NOC, NOI, and OPR's Summary Form to the SCH.

TASK 6 - ADMINISTRATIVE FINAL EIR

Consultant shall prepare an Administrative Final EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15088 and 15089. The Administrative Final EIR shall list all agencies, organizations, and individuals who submitted written comments on the Draft EIR during the public review period and provide written responses to those comments. To enhance readability and avoid redundancy, Consultant shall use Master Responses to address frequent and reoccurring comments on the Draft EIR's analysis. Additionally, the Administrative Final EIR shall contain an Errata, which shall document minor changes to the Draft EIR text in strikeout-underline format.

Consultant representatives shall attend a public comment session concerning the Draft EIR during the public review period (meeting attendance at the public comment session is accounted for in Task 11: Meetings, Public Hearings, and Phone Calls). Consultant shall summarize verbal comments received at the meeting in the Administrative Final EIR and provide written responses to said comments.

Consultant has budgeted 116 hours of consultant staff time (including technical, editing, and administrative personnel) for this task. Together with the City, Consultant shall evaluate the volume and complexity of comments received on the Draft EIR. If additional time is required beyond what is budgeted, Consultant shall prepare a budget augment to cover the actual level of effort.

Deliverable

- Electronic copy of the Administrative Final EIR (via Dropbox in Microsoft Word and PDF) to the City. The Agreement assumes that the City shall not require hard copies of the Administrative Final EIR. If hard copies are requested, a change order may be required to cover costs of producing the copies.

TASK 7 - FINAL EIR

Once City staff provides final comments on the Screencheck Final EIR, Consultant shall proceed with finalizing and producing the Final EIR. This task assumes technical staff time shall be required to complete revisions to the Final EIR, plus editing and administrative staff time to prepare the document for publication. If additional hours or document submittals are required, we shall prepare a budget augment to cover the actual level of effort.

Consultant shall provide copies of the Final EIR to the City, who shall be responsible for local distribution, noticing, and posting. Consultant shall also prepare the Notice of Determination (NOD) for the project, which the City shall file, within 5 business days of EIR certification. This Agreement assumes that City staff shall prepare and mail all notices associated with the Final EIR to local agencies and interested parties.

Deliverables

- 10 hard copies (appendices on CD) of the Final EIR to the City.
- Electronic copy (via Dropbox in PDF) of the Final EIR to the City.
- An electronic copy of the NOD to the City.

TASK 8 - MITIGATION MONITORING AND REPORTING PROGRAM

Consultant shall prepare a comprehensive Mitigation Monitoring and Reporting Program (MMRP), pursuant to CEQA Guidelines Section 15097. The MMRP shall contain all mitigation measures identified in the EIR. This comprehensive MMRP shall provide City staff with a single source of reference to the full range of mitigation measures to be implemented. For each measure or group of similar measures, the agency responsible for ensuring proper implementation shall be identified, along with the timing and method of verification. The MMRP shall be included in the Final EIR submittal.

Once Consultant receives consolidated, vetted comments (with tracked changes in the Word document) on the MMRP, Consultant shall complete revisions and provide the City with a final MMRP.

Deliverables

- Electronic copy (via email in Microsoft Word) of the draft MMRP to the City.
- Electronic copy (via email) of the MMRP (PDF) to the City.

TASK 9 - FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to CEQA Guidelines Sections 15091 and 15093, Consultant shall prepare draft Findings of Fact for each potentially significant effect identified in the EIR and a Statement of

Overriding Considerations for any unavoidable significant impacts associated with the proposed project. As required by the CEQA Guidelines, one of three findings must be made for each significant effect and must be supported by substantial evidence in the record. The Statement of Overriding Considerations shall rely on input from the project team regarding the benefits of the project. Consultant's Project Manager shall consult with the City to review draft findings and to finalize the findings.

Deliverables

- Electronic copy (via Dropbox in Microsoft Word) of the draft Findings of Fact and Statement of Overriding Considerations to the City.
- Electronic copy (via Dropbox in Microsoft Word) of the Findings of Fact and Statement of Overriding Considerations to the City.

TASK 10 - ADMINISTRATIVE RECORD

Consultant shall compile an electronic copy of the administrative record, consisting of all documents and material used in the preparation of the Draft and Final EIR.

TASK 11 - MEETINGS, PUBLIC HEARINGS, AND PHONE CALLS

Consultant's Project Director or Project Manager shall attend the following meetings:

Coordination Meetings:

- Sixteen 1-hour meetings with City staff conducted during the preparation of the EIR. It is assumed these meetings can be completed via conference call.

Public Comment Meetings (during public review of the Draft EIR):

- Planning Commission—one, 4-hour meeting

Final EIR and Project Entitlements:

- Planning Commission—one, 4-hour meeting
- City Council—one, 4-hour meeting

The cost for the Public Scoping Meeting is included in Task 4. As noted, the meetings would consist of a combination of coordination meetings with staff and public hearings. If the City requests additional meeting attendance by Consultant staff, or if the amount of time involved in these meetings exceeds the initial budget allocation, Consultant shall notify City staff of the additional costs and obtain authorization for the extra meeting time.

TASK 12: PROJECT MANAGEMENT

In addition to the research, analysis, communications, and report writing tasks described above, Consultant shall perform a variety of project management duties to ensure that the EIR meets the City's standards of quality, and that it is delivered on the accelerated timeline and within budget.

These duties shall include team supervision and coordination, oral and written communications with City staff, project accounting, and quality assurance review by Consultant's Project Director and Technical Editor of all deliverable products. These services shall also include ongoing support to City staff, such as providing input to staff reports, regular schedule updates, and discussions of technical issues. This task assumes 118 hours of staff time.

Services to be Provided by City and/or Applicant

Project Description Changes

It is assumed that the project shall not change once the Project Description has been accepted by the City. The City shall notify Consultant otherwise.

Newspaper Noticing/Local Noticing

City staff shall be responsible for any public noticing related to the certification of the EIR.

Notice of Determination Filing/Payment of Fees

The applicant or City staff shall be responsible for filing the NOD with the Butte County Clerk's Office within 5 business days of certification of the EIR. The applicant shall be responsible for paying the associated filing fees.

Assumptions

Consultant assumptions underlying completion schedule:

- Consultant shall receive all pertinent project information at or immediately following the project initiation meeting, including conceptual plans, project-related information, base maps, photographs, and previously prepared/certified environmental documentation, as applicable.
- There shall be timely receipt of technical information and confirmation of a stable project description by Week 2.
- The assumed turnaround times for the City's review of the various work products identified in the schedules shall be fulfilled.
- Except as expressly agreed to by Consultant, the City shall coordinate the signature process and file and appropriately post all required notices (including, as necessary, any required Notice of Intent, Notice of Preparation [NOP], Notice of Availability, Notice of Determination, or Notice of Exemption [NOE]).
- The review period for the NOP shall be the State-mandated 30 days.
- The review period for the EIR shall be the State-mandated 45 days.

Consultant assumptions used in calculating the fees:

- Reimbursable expenses are included in fees. These direct costs, including, but not limited to those items, shall 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 shall be no significant revisions to the submitted development application. If there is a change in the project description by the applicant, a budget adjustment shall be required to account for the project revisions.
- Compensation is based on completion of the work within the proposed schedule. If delays occur, an amendment of the price may be warranted to accommodate additional project management and other costs and to reflect adjustments for updated billing rates.
- Costs have been allocated to tasks based upon Consultant's proposed approach. During the work, Consultant 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 Consultant Project Manager shall be the primary representative at the project meeting and public hearing.

TASK 13 – Additional Project Description Work

Update the Project Description, which also requires additional review and updates, including but not limited to exhibit updates, text updates, and additional coordination and meetings with the City and Applicant to confirm details. The additional revisions to the Project Description are beyond the original scope or work.

TASK 14 – TIA Dwelling Unit Assumption Update (Fehr & Peers)

Fehr & Peers to update dwelling unit assumptions used for the Transportation Impact Analysis. This task corrects erroneous information previously provided by the applicant.

TASK 15 – Additional Meeting Budget

Additional funds to cover additional meetings, including but not limited to bi-weekly progress meetings with the City of Chico and applicant team, as requested by the applicant team.

Completion Schedule

The Consultant shall complete all services within 15 months of receipt of the City's Notice to Proceed and outlined herein in compliance with the following schedule:

Task	Estimated Completion Date
Task 1: Project Initiation and Kick-off Meeting	August 2022
Subtask 1a: Preparation of CEQA-compliant Project Description	September 2022
Task 2: Technical Analysis	
Subtask 2.1: Air Quality Assessment, Greenhouse Gas Emissions and Energy Assessment, and Health Risk Assessment ¹	February 2023
Subtask 2.2: Biological Resources Analysis	November 2022
Subtask 2.3: Cultural Resources Analysis (including Historic Building Evaluations)	November 2022
Subtask 2.4: Noise Impact Analysis ¹	February 2023
Subtask 2.5: Phase I ESA and Limited Phase II ESA	December 2022
Subtask 2.6: Traffic Impact Analysis	December 2022
Task 3: Notice of Preparation and Scoping Meeting ²	
<i>Submit Administrative Notice of Preparation</i>	September 2022
<i>Receive Comments on Notice of Preparation</i>	September 2022
<i>Start of Public Scoping Period (Begin 30-day Public Review)</i>	September 2022
<i>Public Scoping Meeting</i>	October 2022
<i>30-day Public Review Period Ends</i>	October 2022
Task 4: Administrative Draft EIR	
<i>Submit Administrative Draft EIR</i>	March 2023
<i>Receive Comments on Administrative Draft EIR</i>	April 2023
Task 5: Public Draft EIR	
<i>Begin 45 Day Public Review Period</i>	May 2023
<i>45-day Public Comment Period Ends</i>	June 2023
Task 6: Administrative Final EIR	
<i>Meet with City to review comments received</i>	June 2023
<i>Submit Administrative Final EIR³</i>	July 2023
<i>Receive Comments on Administrative Final EIR</i>	July 2023
Task 7: Final EIR	August 2023

Task	Estimated Completion Date
Task 8: Mitigation Monitoring and Reporting Program	
<i>Submit draft Mitigation Monitoring and Reporting Program</i>	July 2023
<i>Receive Comments on Mitigation Monitoring and Reporting Program</i>	July 2023
<i>Submit Mitigation Monitoring and Reporting Program</i>	August 2023
Task 9: Findings of Fact and Statement of Overriding Considerations	
<i>Submit draft Findings of Fact and Statement of Overriding Considerations</i>	July 2023
<i>Receive Comments on Findings of Fact and Statement of Overriding Considerations</i>	July 2023
<i>Submit Findings of Fact and Statement of Overriding Considerations</i>	August 2023
Task 10: Administrative Record	August 2023
Task 11: Meetings, Public Hearings, and Phone Calls	To Be Determined
Task 12: Project Management	Ongoing
Task 13: Additional Project Description Work	Ongoing
Task 14: TIA Dwelling Unit Assumption Update (Fehr & Peers)	Ongoing
Task 15: Additional Meeting Budget	Ongoing
File NOD with Butte County Clerk	Within 5 business days of EIR Certification
Note: ^{1.} The Air Quality and Noise analyses would be completed 8 weeks after receipt of the City-approved PD, TIA, and RFI. ^{2.} Timing is dependent on the volume and complexity of public comments received.	

**AMENDMENT NO. 1
CITY OF CHICO - PROFESSIONAL SERVICES AGREEMENT**

FCS INTERNATIONAL, INC.
Architect/Consultant/Engineer

BARBER YARD SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR)
Project Title

863-510-5400/80113-000-4705
Budget Account Number

AMENDED
EXHIBIT C

COMPENSATION

Total compensation for the services outlined herein shall not exceed the amount of ~~\$611,048.00~~
\$647,568.00.

Compensation for the services shall be in accordance with the following schedule of hourly rates.

Compensation shall be based upon actual invoices received and shall be paid in accordance with the following schedule and the completion of each task.

FCS International, Inc.
Hourly Rates*

President	\$ 325.00/Hour
Director/Vice President	\$ 295.00/Hour
Legal Counsel	\$ 220.00/Hour
Associate Director/Sr. Team Leader	\$ 225.00/Hour
Senior Project Manager/Senior Scientist.....	\$ 200.00/Hour
Project Manager/Scientist/Regulatory Scientist	\$ 175.00/Hour
Assistant Project Manager/Assistant Scientist.....	\$ 135.00/Hour
Environmental Analyst/Technical Analyst.....	\$ 95.00/Hour
Senior Graphic Designer/GIS Manager.....	\$ 150.00/Hour
Graphic Designer/GIS/CADD Specialist	\$ 95.00/Hour
Publications Coordinator/Technical Editor	\$ 135.00/Hour
Word Processor.....	\$ 110.00/Hour
Archaeological/Paleontological Monitor I/II.....	\$ 110.00/Hour
Archaeological/Paleontological Monitor III.....	\$ 145.00/Hour
Biological Monitor I/II	\$ 115.00/Hour

Biological Monitor III.....\$ 150.00/Hour
 Reprographics Assistant/Intern.....\$ 80.00/Hour
 Administrative Assistant/Accounting/Clerical\$ 85.00/Hour

*As of January 1, 2023, hourly rates shall increase 5.00%

Task	Cost	Amendment No. 1
Task 1: Project Initiation and Kick-off Meeting	\$8,020	
Subtask 1a: Preparation of CEQA-compliant Project Description	\$4,785	
Task 2: Technical Analysis		
Subtask 2.1: Air Quality Assessment, Greenhouse Gas Emissions and Energy Assessment, and Health Risk Assessment	\$12,465	
Subtask 2.2: Biological Resources Analysis	\$18,155	
Subtask 2.3: Cultural Resources Analysis (including Historic Building Evaluations)	\$33,391	
Subtask 2.4: Noise Impact Analysis	\$5,330	
Subtask 2.5: Phase I ESA and Limited Phase II ESA		
Phase I ESA	\$5,168	
Limited Phase II ESA	\$219,827	
Subtask 2.6: Traffic Impact Analysis	\$120,417	
Task 3: Notice of Preparation and Scoping Meeting	\$10,950	
Task 4: Administrative Draft EIR	\$49,670	
Task 5: Public Draft EIR	\$14,240	
Task 6: Administrative Final EIR	\$14,650	
Task 7: Final EIR	\$3,920	
Task 8: Mitigation Monitoring and Reporting Program	\$1,250	
Task 9: Findings of Fact and Statement of Overriding Considerations	\$7,945	
Task 10: Administrative Record	\$4,005	
Task 11: Meetings, Public Hearings, and Phone Calls	\$16,760	
Task 12: Project Management	\$19,010	
Task 13: Additional Project Description Work		\$6,230
Task 14: TIA Dwelling Unit Assumption Update (Fehr & Peers)		\$16,280

Task	Cost	Amendment No. 1
Task 15: Additional Meeting Budget		\$9,010
10% Contingency	\$41,090	\$46,090
	Original Total	\$611,048.00
	Amendment No 1	\$36,520.00
	New Total	\$647,568.00