

ADDITIONAL SCOPE OF WORK

City of Fresno staff requested that FirstCarbon Solutions (FCS) evaluate the current status of the DNCP/FCSP EIR in terms of additional evaluations required due to the approval of Fulton Mall and the recent approval of the Fresno General Plan and certification of the Master EIR. FCS temporarily stopped work on the EIR in September 2013 due to a City decision to proceed with the preparation of the Fulton Mall EIR and complete the General Plan Update and Master EIR prior to resuming the preparation of the DNCP/FCSP EIR. The removal of the Fulton Mall from the DNCP/FCSP as well as the completion of the General Plan Update and Master EIR has resulted in the need for various revisions to the DNCP/FCSP EIR. Following is the scope of work to augment the original contract with the City of Fresno entered into in November 2012 to complete these revisions.

Task 1: Project Initiation/Organization

FCS will re-start the preparation of the DNCP/FCSP. This task includes a review of the current version of the DNCP/FCSP EIR to determine revisions that are needed due to the preparation of a separate EIR for the Fulton Mall as well as the recent approval of the General Plan Update and certification of the Master EIR. This task also includes participation of up to three conference calls to reinitiate the preparation of the EIR. Furthermore, this task includes communications among various project team members regarding the required revisions. This task also includes re-issuance of the NOP.

Task 2: Introduction

This section will need to be revised to re-categorize the type of environmental document that will be prepared. The environmental document will no longer be a combined Program/Project EIR and will be revised to a Program EIR.

Task 3: Executive Summary

The Executive Summary includes a description of the Proposed Project, and this description will need to be revised based on changes identified below.

Task 4: Project Description

Due to the approval of the Fulton Mall project and its EIR as well as the approval of the General Plan Update, its Master EIR, and the new Development Code, various revisions to the project description for the DNCP/FCSP will be required. These would include, but not be limited to, remove references to the Fulton Mall, update reference to required approvals, revise discussion related to the Fresno Municipal code to reflect the new Development Code, clarify description of specific land uses in accordance with the updated General Plan.

Task 5: Air Quality/GHG Reports

The policy discussion from the 2025 General Plan will need to be revised to reflect the General Plan Update policies. The analysis will need to be revised to ensure consistency with the analysis in the Master EIR. Additionally, based on updates to the traffic study for the traffic analysis to be conducted by Fehr and Peers, new modeling will need to be conducted, which will require changes to the analysis in the air quality and GHG reports.

Task 6: Noise Report

The noise analysis will need to be revised to reflect the change in the noise thresholds as well as the new noise policies provided in the General Plan Update. The analysis will need to be revised to ensure consistency with the analysis in the Master EIR. Additionally, based on updates to the traffic study for the traffic analysis to be conducted by Fehr and Peers, new modeling will need to be conducted, which will require changes to the analysis in the noise report.

Task 7: EIR Issue Discussion

Following are key revisions needed for other environmental issues.

1. The discussion of air quality discussion needs to be revised to be generally consistent with the General Plan Update revisions. These revisions include discussions of criteria pollutants as well as cumulative effects. The section will also be updated to reflect the findings of the new modeling data.
2. The greenhouse gas discussion within the EIR will need to be revised to be consistent with the Greenhouse Gas Reduction Plan discussion in the General Plan Update EIR. The section will also be updated to reflect the findings of the new modeling data.
3. FCS will incorporate information from the final versions of the Phase I reports (FCSP and DNCP) from Krazan.
4. The policy discussion in the land use section will need to be revised to address the policies within the General Plan Update.
5. The noise discussion will need to be revised to reflect the change in the noise thresholds as well as the new noise policies provided in the General Plan Update and new Development Code, as necessary. The section will also be updated to reflect the findings of the new modeling data.
6. The traffic discussion regarding existing policies need to be revised from 2025 General Plan policies to General Plan Update policies. The section will also be updated to reflect updates to the traffic study.

Task 8: Compile Administrative Draft EIR

With the above revisions, additional compilation of the discussions and analyses of each environmental issue will need to occur.

Task 9: Project Management/Coordination

Due to the approximately 1.5-year delay, additional project management and coordination will need to occur during the preparation of the Program EIR.

TENTATIVE SCHEDULE

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

Work Task/Milestone	Date of Completion (Week of)
Program EIR	
Authorization to Proceed with Re-Initiation	June 22, 2015
Re-issuance of NOP	August 12, 2015
Submit Administrative Draft EIR to City	October 26, 2015
Receive Comments on Administrative Draft EIR from City	November 9, 2015
Submit Preliminary Draft EIR to City	November 30, 2015
Receive Comments on Preliminary Draft EIR from City	December 7, 2015
Complete Draft EIR and Submit to City for Distribution Approval	December 21, 2015
Distribute Draft EIR for Public Review	December 21, 2015
Close of 45-day Public Review Period	February 1, 2016
Submit Draft Response to Comments to City	February 22, 2016
Submit Draft MMRP and Findings to City	March 7, 2016
Receive Comments on Draft Response to Comments from City	March 21, 2016
Receive Comments on Draft MMRP and Findings from City	March 21, 2016
Submit Preliminary Final Response to Comments to City	March 28, 2016
Receive Comments on Preliminary Final Response to Comments from City	April 4, 2016
Submit Final Versions of Response to Comments, MMRP, and Findings to City	April 11, 2016
Public Hearings	April and May 2016

FEES

The fees for the proposed project are provided below. The proposed fee is based upon the scope of work described herein, and includes all labor and direct costs. Fees will be billed on a time and material basis, with the following budgets established for the listed tasks.

Task	Fees
Professional Labor	
<i>Phase 1 - CEQA Process</i>	
Task 1: Project Initiation/Organization/NOP	\$4,700
Task 2: Introduction	1,600
Task 3: Executive Summary	1,800
Task 4: Project Description	3,200
Task 5: Air Quality and GHG Reports	12,000
Task 6: Noise Report	6,300
Task 7: EIR Issues Discussion	24,000
Task 8: Compile Administrative Draft EIR	7,900
Task 9: Project Management/Coordination	10,500
FCS Professional Fee	\$72,000

Assumptions

The assumptions used in calculating the above fees are:

1. The proposed professional fee is valid for up to 30 days from the date of this scope, after which it may be subject to revision.
2. This price is based upon completion of the work within the proposed schedule. Although it is not anticipated, 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.
3. Costs have been allocated to tasks, based upon FCS' 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.
4. The FCS Project Manager will be the primary representative at the project meeting and public hearing.