

ATTACHMENT A

AMENDMENT TO SCOPE OF WORK FRESNO GENERAL PLAN AMENDMENT AND REZONE FRESNO, CALIFORNIA

INTRODUCTION

Ascent has made considerable progress on the scope of work detailed in our agreement for professional services dated July 14, 2016. Ascent has prepared the scope of work detailed below to address additional work requested by the City including assistance with project planning, environmental constraints evaluation (including traffic evaluation), completion of an MND, and additional project management time stemming from the protracted schedule. Except as amended herein, the Original Agreement shall remain in full force and effect.

Task 1 Project Planning Assistance

In order to identify the appropriate project and project site, the City has requested Ascent's participation in the project planning process. This work includes iterative preparation of project graphics and descriptions of the project for review and comment by City staff to refine the project based on evolving requirements. This task assumes discussion and strategy resolution of project planning and environmental issues, and preparation of up to three additional administrative versions of the project description (including graphics) for submittal to the City for review and comment.

Deliverables

- ▲ Three additional iterations of the project description, including graphics (MS Word files)

Task 2 Environmental Constraints Evaluation

In determining the appropriate size and location for the proposed project, Ascent's environmental planners, along with Fehr & Peers' traffic consultants, conducted evaluation of environmental constraints, which was not included in the original scope of work. As part of this effort, Ascent staff conducted review of aerial photographs for constraints (including the high-tension power lines), identified locations of nearby residences (sensitive receptors to noise and pollutant emission), roughly calculated GHG emission, and reviewed GIS information (including city limits, property boundaries, and important farmland). The work related to traffic constraints is discussed below, as well as the additional effort needed to complete the IS traffic analysis.

Deliverables

- ▲ No new deliverable. This information will be included in currently contracted deliverables.

Task 3 Complete Traffic Study

As requested by City staff, Fehr & Peers directed its initial efforts to environmental constraints analysis for traffic to determine whether the larger project would result in a significant traffic impact. This work was not in Fehr & Peers' original scope. The traffic analysis, indeed, demonstrated a that a significant impact would likely result that may not

be able to be avoided or minimized through mitigation. Therefore, the constraints analysis proved useful to the planning decisions. The out-of-scope work completed included the following tasks:

- ▲ Trip Generation for Traffic Constraints Evaluation. As requested by the City, Fehr & Peers estimated trip generation for the two hypothetical project scenarios, a 453-acre project and 20-acre project, each including a different industrial land use scenario.
- ▲ Roadway Segment Analysis for Traffic Constraints Evaluation. As requested by the City, in order to evaluate traffic-related constraints, Fehr & Peers analyzed the peak hour roadway segment analysis, using City of Fresno General Plan analysis methodologies, for 24 roadway segments near the project site.
- ▲ Documentation. Fehr & Peers documented the analysis results, for discussion with the project team, in an email technical memorandum.
- ▲ Meetings. Fehr & Peers participated in conference calls to discuss the analysis results.

Deliverables

- ▲ No new deliverable. This information will be included in currently contracted deliverables.

Task 4 Prepare Mitigated Negative Declaration

Ascent's original scope of work included preparation of an IS, which would be used to determine the appropriate CEQA document: an IS/Mitigated Negative Declaration (MND) or an environmental impact report (EIR). After completing environmental constraints work, Ascent anticipates that an IS/MND will be the appropriate document for this project. (Note that an approximate cost estimate for preparation of an EIR is provided below for informational purposes.) Preparation of the administrative draft IS/MND involves a similar level of effort compared to the simple IS included in the original scope of work; however, there are additional requirements, and therefore a greater level of effort, associated with the CEQA process. Because the IS/MND requires public circulation, an additional round of City review (and Ascent revision) would be necessary prior to release of the public IS/MND. In addition, the IS/MND requires preparation of public notices including a Notice of Intent (NOI) to Adopt an MND and a Notice of Completion (NOC). Ascent will deliver 15 printed copies of the public IS/MND with NOC to the State Clearinghouse; it is assumed that the City will handle all other printing and public noticing, including publication in a local newspaper, if applicable, or other noticing methods. Ascent will prepare the Mitigation Monitoring and Reporting Plan (MMRP), which is also required for approval by the City. Once public comments are received, Ascent will also prepare written responses to any comments raising issues associated with the IS/MND or environmental issues in general. These responses would be used by City staff in the staff report(s). While written responses to comments are not required, Ascent recommends their preparation for consideration by the City Council and for inclusion in the project record.

Deliverables

- ▲ Public IS/MND (emailed MS Word file and 15 CDs with summary form to the State Clearinghouse)
- ▲ NOI (emailed MS Word file)
- ▲ NOC (two copies submitted to the State Clearinghouse)
- ▲ MMRP (emailed MS Word file)

Task 5 Additional GHG Analysis

Since the Original Agreement was signed in July 2016 some of the guidance for preparing CEQA analyses has changed, most notably with respect to analysis of greenhouse gas (GHG) impacts. As background, the California Supreme Court issued its decision in *Center for Biological Diversity v. California Department of Fish and Wildlife* (also known as Newhall Ranch) in late 2015. That case challenged the standard method for analyzing GHG emissions in a CEQA document. When the Original Agreement was signed, there was no regulatory guidance or sanctioned approach for the post-Newhall evaluation. Recently (January 2017), the California Air Resources Board (ARB) published its Draft 2017 Scoping Plan Update, which provides additional guidance, drawing distinctions between projects that are consistent with an adopted qualified climate action plan (CAP) and projects that are not covered by such a plan. As part of the General Plan, the City adopted a 2014 Greenhouse Gas Reduction Plan, which appears to be functionally similar to a CAP. However, the Draft 2017 Scoping Plan Update specifies that the CAP must meet the 2030 GHG reduction target. The City's Greenhouse Gas Reduction Plan does not include

Deliverables

- ▲ No new deliverable. This information will be included in currently contracted deliverables.

Task 6 Additional Project Management and Meetings

With the additional work described above and extension of the project schedule, Ascent requires additional budget for project management tasks, including email and phone communication with the City and other agencies, internal coordination with Ascent staff and subconsultants, preparation of invoices, tracking project schedule and finances, and other administrative tasks. This task also includes attendance by Ascent's PM and PIC at one public City Council Hearing for the project.