

January 5, 2021

Sent Via Email Only

Mr. Saied Naaseh, Planning Manager
Ms. Gena Guisar, Contract Planner
Community Development Department
City of Carson
701 East Carson Street
Carson, CA 90745

Subject: Proposal for the Provision of Environmental Consulting Services and Preparation of a Specific Plan Amendment for the District at South Bay Project

Dear Mr. Naaseh and Ms. Guisar:

Environmental Science Associates (ESA) is pleased to present this scope of work and cost estimate to prepare an environmental document that satisfies the requirements of the California Environmental Quality Act (CEQA) and a specific plan amendment for the planned amendment to The District at South Bay Specific Plan, which was last amended on April 3, 2018. The proposed amendment will accommodate new light industrial, office (contained within the light industrial buildings), park, and retail/restaurant uses in Planning Area (PA) 3. The currently proposed project is herein referred to as the proposed 2021 Modified Project.

This proposal is based on our review of relevant project information, including a project description and site plan provided by Faring on December 22, 2020, as well as various conversations with the City and Faring and our knowledge of the project site, having completed both the Final Environmental Impact Report (FEIR) in 2006 and a Supplemental EIR (SEIR) in 2018 for different iterations of specific plans for the project site.

The following detailed scope of work and cost estimate assumes that ESA would conduct technical analyses and provide impact conclusions in the form of an SEIR to satisfy the requirements of CEQA for the proposed 2021 Modified Project. However, if during preparation of the SEIR the data indicates that an addendum would be an appropriate environmental document, the scope will be revised appropriately to match the level of work and effort required for preparation of an addendum to the 2018 SEIR and 2006 FEIR.

Understanding of the Project

The project site is a former landfill, currently being remediated, within the City of Carson. The entire project site that was evaluated in the 2006 FEIR includes approximately 168 acres located west of the San Diego Freeway (I-405), with 11 acres located north of Del Amo Boulevard (Development District [DD] 3) and 157 acres located south of Del Amo Boulevard and north of the Avalon Boulevard (Planning Areas [PA] 1, 2, and 3). The development proposed and approved in 2006 was referred to as the “Carson Marketplace Specific Plan” and included 1,550 residential units (1,150 for-sale units and 400 rental residential units), a 300-room hotel, and 1,995,125 square feet of commercial floor area. After certain impact areas were scoped out by the project’s Initial Study, the 2006 FEIR analyzed impacts to the following resource areas: land use, visual resources, traffic and circulation, hazards, geology and soils, surface water quality, air quality, noise, public services (fire, police, schools, parks and recreation, and libraries), and utilities (water supply, wastewater, and solid waste). The 2006 FEIR, which was certified in January 2006, found that the

project would have significant and unavoidable impacts with regard to visual quality, air quality, construction noise, public transit, and traffic.

An SEIR, which was certified in January 2018, was prepared to supplement the previously approved 2006 FEIR for the Carson Marketplace Specific Plan, as described above. The 2018 SEIR evaluated changes to only the commercially zoned land located south of Del Amo Boulevard, comprising approximately 157 acres of the overall project site; the 11 acres located north of Del Amo Boulevard were approved for residential uses and were not revised as part of project analyzed under the 2018 SEIR. The revised project analyzed under the 2018 SEIR modified the project analyzed in the 2006 FEIR to consist of approximately 1,601,500 square feet of regional commercial, general commercial, and related uses, including outlet and entertainment uses, no more than 1,250 residential units, and a total of 350 rooms in two hotels. Overall, with these proposed modifications, the total square footage was roughly 100,000 square feet less than that evaluated in the 2006 FEIR.

The revisions under the proposed 2021 Modified Project would occur only in PA 3, which comprises 96 acres of the southwestern portion of the project site. As analyzed the 2018 SEIR, PA 3 assumed the construction of regional commercial, large-format retail, neighborhood-scale retail, restaurant, entertainment, and hospitality uses (e.g., theater, gym, hotel, etc.). Residential development was not assumed or permitted in PA 3. Under the proposed 2021 Modified Project, the previously approved uses would be replaced with 1,567,090 square feet of light industrial and office uses and approximately 11.74 acres of park space providing 33,800 square feet of restaurant/retail uses and associated amenity areas.

The light industrial uses are anticipated to include uses including, but not necessarily limited to, distribution warehouses, high-cube warehouses, retail fulfillment centers, e-commerce fulfillment centers, logistics facilities, and/or light manufacturing and assembly, as well as associated auto and trailer parking. Because a future tenant has not been identified, the types of uses allowed will be developed in a prescriptive, but flexible manner, with the EIR evaluating the most conservative land use program, depending on the topic being evaluated.

The proposed park would consist of passive and active uses including, but not limited to, a dog park, art park, native landscape garden, water features, electric trolley, children's play area, pedestrian and bicycle pathways, and approximately 21,200 square feet of commercial/retail uses, 6,600 square feet of restaurant (drive-thru) uses, and 6,000 square feet of food and beverage kiosks within the park area. The food and beverage kiosks may also include alcohol sales consistent with the approved Specific Plan. It is also understood that a pedestrian bridge is proposed to connect the park uses with the residential uses to the south and would cross Dominguez Channel; however, the analysis for the proposed pedestrian bridge will be a part of the EIR for the proposed residential development to the south (i.e., Imperial Avalon Project). Public access to the site would be provided by "Street A," connecting to Main Street and Avalon Boulevard, and an access road with easements for operation and maintenance of the Dominguez Channel would be provided around the southern/western boundary of the project site, adjacent to the Dominguez Channel.

As indicated above, the density and type of development proposed on the project site has changed since certification of the 2018 SEIR and the 2006 FEIR. Thus, after discussing the project with the City, reviewing the materials provided by the Applicant, and considering the nature of the project, we propose a phased approach to

determine the appropriate environmental document necessary to comply with CEQA. Phase 1 will involve data collection and an initial scoping analysis for technical issues that are likely to be affected by the change in uses under the proposed 2021 Modified Project, including air quality (and the health risk assessment), biological resources, energy, greenhouse gas (GHG) emissions, noise, and transportation. The preparation of the technical studies in Phase 1 will provide a framework to understand the work that will be needed to complete the ultimate environmental document, which is assumed to be an SEIR. The Phase 2 efforts under this proposal assumes an SEIR will be prepared. However, if after the initial scoping analysis is completed under Phase 1 it becomes apparent that an addendum would be a more appropriate and defensible approach, such work would be revised in scope and budget to match the level of work and effort required.

Project Management Team

The project will be overseen by **Heidi Rous**, who will serve as project director and will assure that the resources required to satisfy the project scope and schedule are available and are applied effectively. The environmental work will be led by ESA Project Manager **Terri Avila**. In this capacity, Terri will provide day-to-day communication with the City, oversee the contract, have full responsibility for the accuracy and quality of all technical documentation, ensure that schedule priorities are met, and author most sections of the environmental document. **Mary Laux** and **Beverly Choi** will prepare the Specific Plan Amendment and will coordinate with the greater consultant team for input in finalizing the document in a timely manner. **Jacqueline De La Rocha**, as the deputy project manager, will provide technical expertise and support and will assist the project manager in preparing the environmental document, incorporating technical analyses, responding to both internal and external comments, and preparing the document for final delivery. The project management team will ensure that the required resources are made available for the successful completion of this proposed 2021 Modified Project.

Scope of Work

A detailed Scope of Work for the Supplemental EIR is provided in **Attachment A, Scope of Work – SEIR**; a detailed Scope of Work for the Specific Plan Amendment is provided in **Attachment B, Scope of Work – Specific Plan Amendment**; and a detailed scope of work for the transportation impact analysis (TIA), which would support both the SEIR and specific plan amendment, is provided in **Attachment C, Scope of Work – Fehr & Peers Transportation Impact Analysis**.

Preliminary Cost Estimate and Assumptions

A detailed cost estimate for preparation of the SEIR, Specific Plan Amendment, and TIA is included as **Attachment D, Preliminary Cost Estimate**. The cost to prepare the SEIR, the Specific Plan Amendment, and its associated technical studies, including work by our subconsultant Fehr & Peers is **\$938,478 (\$699,848 for the SEIR and \$238,630 for the SPA)**, excluding contingency. Including the 10 percent contingency, which would not be accessed without the City's express written approval, the budget is **\$1,032,325**. When including costs for Task 0, Initial Efforts, which have been billed and paid previously at the sum of \$274,737.83, including \$53,742 in efforts performed by Fehr & Peers, the combined grand total is **\$1,307,063.83**.

This scope and cost estimate assumes that the project description will not change substantially over the course of the preparation of the environmental document and specific plan update such that revisions to technical analyses and/or other EIR sections would be required. In addition, it is assumed that no substantial delays outside ESA's control would occur during the process of completing the SEIR-related work. The cost estimate further assumes that ESA will receive City comments in one consolidated set of non-contradictory comments in electronic format. Importantly, ESA will require all requested technical data before substantive work begins pursuant to this scope of work.

Should the City request completion of an addendum instead of an SEIR, such work would be scoped and approved through an amendment to this contract or another appropriate mechanism and would be revised appropriately to match the level of work and effort required.

Estimated Project Schedule and Assumptions

This schedule assumes that the option agreement between the City and Faring, which contains an annotated environmental review schedule, was approved on December 16, 2020, by the Carson Reclamation Authority and subsequently executed by both the City and Faring; a completed application, as determined by the City, is received and accepted; and this proposal will go before City Council on January 12, 2021, and will be approved. It is assumed that the last of these three events, which is assumed to be acceptance of a complete application by the City, will provide the date of formal project initiation, consistent with the schedule provided in the option agreement. Further, it is assumed that an SEIR would provide the appropriate environmental compliance vehicle.

As further described in **Attachment E, Estimated Project Schedule**, it is assumed that the project description and site plan would remain static once the project is initiated, which is assumed to be the week of January 11, 2021, with the City's acceptance of a completed application by Faring and execution of ESA's contract. ESA anticipates that the SEIR and associated technical analyses and the Specific Plan Amendment would be completed in approximately **7 months** (with completion in August 2021) from project initiation, which is assumed to be the week of January 11, 2021, as described above. Project initiation is assumed to occur with the City's affirmation that they have received a completed application by Faring and execution of ESA's contract.

If, at the completion of Phase 1 of this scope of work, the City indicates that an addendum is the more appropriate and defensible CEQA document, this scope of work, schedule, and budget will be revised to match the level of work and effort required for preparation of an addendum. It is assumed that completion of an addendum would require an estimated **4 months** from the completion of Phase 1 work efforts, which would be mid-June 2021, presuming project initiation begins the week of January 11, 2021, with project initiation indicated by submittal and approval of a completed application and execution of ESA's contract.

Conclusion

ESA will work with the City to revise the project scope, budget, and/or timeline for the SEIR should the schedule, anticipated work effort, and/or project description change beyond what is described and assumed in this proposal and for reasons beyond ESA's control.

If you have any questions, please call. We look forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink that reads "Heidi Rous".

Heidi Rous
Certified Permitting Professional (CPP)
Business Group Director Air/GHG/Noise

A handwritten signature in blue ink that reads "Terri Avila".

Terri Avila
Vice President/Community Development Practice Leader

A handwritten signature in blue ink that reads "Jacqueline De La Rocha".

Jacqueline De La Rocha
Senior Associate

Attachments:

- A. Preliminary Scope of Work – SEIR
- B. Preliminary Scope of Work – Specific Plan Amendment
- C. Preliminary Scope of Work – Fehr & Peers Transportation Impact Analysis
- D. Preliminary Cost Estimate
- E. Estimated Project Schedule

ATTACHMENT A

Scope of Work – SEIR

This scope of work details the tasks that ESA proposes to complete technical analyses that will lead into preparation of either an SEIR or an addendum to the 2018 Supplemental Environmental Impact Report (SEIR) and 2006 FEIR. The scope of work and budget assumes an SEIR would be prepared. Further, this scope of work and budget is based on information provided in the December 22, 2020, project description and site plan.

Task 0. Initial Efforts

Initial efforts for CEQA documentation and related analyses were conducted from late June 2020 through early August 2020. These efforts included the following:

- Related project management, kick-off meeting, weekly calls, scheduled technical calls, impromptu calls
- Two iterations of the Project Description were drafted and sent to the City for review
- Initial addendum framework was set up for the aesthetics and land use issues
- Draft addendum analysis (not reviewed by the City) was completed for geology and soils, hazards and hazardous materials, hydrology and water quality, population and housing, public services, and water supply issues
- A site visit to take site photographs and conduct an initial biological site survey was conducted
- Draft air quality analyses completed as it related to Air Quality Management Plan (AQMP consistency), regional construction (mass emissions), Carbon Monoxide (CO) Hot Spot, and HRA modeling
- Draft qualitative GHG analysis completed
- Draft noise analysis completed as it relates to qualitative construction noise and vibration and quantitative operational noise
- Tribal consultation letters were drafted and mailed to interested tribes
- Initial transportation efforts (modeling) completed
- Initial drafting of the Specific Plan Amendment (SPA) was underway (approximately 30 per complete)

In so much that any initial efforts described above can be used/salvaged for the CEQA documentation analysis, SPA, or transportation analysis described below, already drafted analysis will be incorporated accordingly. However, all efforts described below and in **Attachment D, Preliminary Cost Estimate**, are for all efforts required moving forward and based on information provided in the December 22, 2020 project description and site plan.

Task 1. Meetings and Project Management

Meetings

ESA will coordinate and attend multiple weekly progress/project conference calls with City of Carson staff and the Applicant Team over approximately 30 weeks (assuming an approximately 7-month schedule for preparation of a SEIR), with other meetings occurring as needed to resolve issues that arise. Specifically, this scope of work assumes 3 ESA staff would attend two 1.5 hour weekly meetings (over the course of 7 months) as well as 12 additional one hour “special” meetings to address any issues or items not covered within the weekly meetings or within the technical analysis meeting as described below. The number of meetings, time commitment, and number of staff assumed to attend is described further in the budget provided in Attachment D to this proposal.

This task also assumes that 12 one hour meetings would occur over the course of the preparation of the analysis for key issue areas (i.e., air quality/ health risk assessment (HRA), biological resources, energy, greenhouse gas (GHG) emissions, noise, and transportation) to establish the methodological approach and assumptions and to discuss preliminary analysis conclusions.

Project Management

This subtask includes coordination between the ESA management team, internal ESA team members, subconsultants, the City, and the Applicant Team for items that are not specifically related to a technical issue (e.g., schedule, budget, scope of work, general approach to the environmental process, internal coordination, and ongoing financial management of the project). The number of meetings, time commitment, and number of staff assumed to attend is described further in the budget provided in Attachment D to this proposal.

Deliverables

- 2 weekly meetings over the 30-week schedule (assuming a 7-month schedule), each lasting 1.5 hours
- 12 “special” meetings, each lasting one hour
- 12 technical discussion meetings, each lasting one hour
- As-needed project management over the 30-week schedule (assuming a 7-month schedule)

Task 2. Project Definition/Data Needs and Ongoing Project Description

Project Definition/Data Needs

ESA will review the project description and site plan provided on December 22, 2020, as well as any additional data that is submitted as part of Faring’s “completed application.” ESA/Fehr & Peers will work with the City and Faring to determine project construction and operational details, such as trip generation and associated vehicle miles traveled, operational characteristics, sources of amplified noise, and construction methodologies, phases, durations, and equipment/worker needs. In addition, through coordination with the City, ESA will request project-specific data vital to the proposed 2021 Modified Project (a data needs request), which would include, but is not necessarily limited to, commitments to project design features, such as electrified yard equipment, energy-efficiency measures, and other project-specific data and assumptions (e.g., location and planned programming for the park).

ESA assumes that the preparation of data needs request would be submitted within 5 working days from the City's receipt of a complete application and execution of ESA's contract and the information would be received within 5 working days from issuance of the request. In the event that an iterative and prolonged effort is required to develop and confirm assumptions to support the environmental process, it could affect schedule and cost.

Ongoing Project Description

ESA will prepare a detailed project description, building from the project information provided by the Applicant on December 22, 2020, for use in the SEIR, that will describe the characteristics and specifications of the proposed 2021 Modified Project.

Development of a comprehensive project description for the proposed 2021 Modified Project will be developed in coordination with the City and the Applicant Team.

Upon receipt of the requested project information, ESA will prepare a draft project description for City and project team review, based on the Project Description provided on December 22, 2020. An updated Project Description would be prepared based on the completed application submitted by Faring and accepted by the City and execution of ESA's contract. However, even with the submittal of two project descriptions, it is anticipated that the Project Description would continue to be a "live" document, with ongoing revisions as information is provided and/or better understood. It is assumed that any changes to the project description after technical analysis has begun would not affect the analysis, but, instead, would be revisions intended to better describe and clarify construction and/or operational components of the project.

ESA will also work with the project team to create a comprehensive set of project objectives within the Project Description and to identify alternatives to the proposed 2021 Modified Project. Project objectives play a key role in the CEQA process as they are the basis for considering or rejecting alternatives to the proposed 2021 Modified Project. Alternatives to the proposed 2021 Modified Project will be formulated based on input from City staff, and would be shaped by the significant impacts, if any, that would result from implementation of the proposed 2021 Modified Project.

Deliverables

- Data Needs Memorandum (electronic copy)
- Final Project Description for use in the SEIR and technical analyses (electronic copy)

Task 3. Technical Analyses

It is assumed that the technical analyses would commence based on the City's direction to ESA, either using information in the December 22, 2020 project description (and subsequent conversations during meetings) or based upon the City's acceptance of a complete application.

The ESA Team will perform technical analyses to evaluate the effects of the proposed 2021 Modified Project. The goal of this Phase 1 effort is to determine whether there are new or substantially more-severe environmental impacts associated with the new project. If there are no such impacts, an addendum is assumed to be the

appropriate environmental clearance document. If new or substantially more-severe environmental impacts are identified as part of this Phase 1 effort, it is assumed that an SEIR will be prepared. For purposes of this proposal, it is assumed that an SEIR will be prepared.

It is assumed that technical memoranda and/or modeling results will be prepared and provided as appendices in the SEIR rather than full, stand-alone technical reports.

Based on our understanding of the proposed 2021 Modified Project and review of the materials provided by the City, and for the purposes of this proposal, ESA assumes the following issue areas will require analysis or review as part of this Phase 1 effort: air quality/HRA, biological resources, energy, GHGs, noise, and transportation. The schedule provided in Attachment E assumes that there will be meetings with the project team to discuss each of these issue areas to agree upon analysis methodology and assumptions prior to beginning detailed work (in order to avoid the need for re-analysis in the future).

Air Quality (including a Health Risk Assessment) (Modeling Results)

As previously discussed, PA 3 is providing an option for light industrial, office, and park and recreational uses instead of commercial, restaurant, and other visitor-serving uses. The original analysis in the 2018 SEIR used CalEEMod 2016.3.1, which used EMFAC2014. CalEEMod has been updated since the analysis, and EMFAC2014 has been updated with EMFAC2017 (not incorporated into the CalEEMod model yet).

Given the fact that EMFAC2017 increases the emissions associated with NO_x and PM₁₀ for on-road vehicles, on-road vehicles for construction (haul trucks, vendor trip, and worker trip) and operation emissions both will be remodeled for PA 1 and PA 2 to ensure the analysis is accurate. The update to CalEEMod did not include an update to off-road construction equipment or operational area emission factors. Energy emissions factors have been updated to incorporate 2016 Title 24 building efficiencies; however, the previous analysis conducted by ESA incorporated Title 24 updates manually. Therefore, the scope for this analysis assumes that off-road emissions construction and area/energy emissions for PA 1 and PA 2 from the 2018 SEIR will be maintained for this analysis. Mobile source emissions for PA 3 will be modeled using EMFAC2017 for construction and operational emissions. All other construction and operational emissions associated with PA 3 will be modeled using CalEEMod 2016 3.2.

The air quality analysis will assess the potential air quality impacts that will arise from proposed land use for the 2021 Modified Project and compare the changes in impacts to those identified in the 2018 SEIR, adjusted to account for the new technical data/method. The construction activities at the project site along with long-term project operation would result in emissions of criteria air pollutants (such as particulate matter and ozone precursors), toxic air contaminants (TACs), and odorous compounds. As the project site is located within the South Coast Air Basin (Basin), which is under the local jurisdiction of the South Coast Air Quality Management District (SCAQMD), the air quality analysis will be conducted in accordance with the procedures and methodologies set forth in SCAQMD's CEQA Air Quality Handbook.

The air quality impact assessment will include an evaluation of the proposed revised project's conformance with the most-recent air quality management plan for the Basin. The calculation of the project's construction emissions will be based on the amount and types of construction equipment that would be employed at the project site under

each phase (grading, building construction, paving, architectural coating) of the proposed construction scenario. ESA will work with the Applicant Team to ensure that the maximum (worst-case) of daily construction emissions is captured and presented in the air quality analysis. Operational emissions calculations will be based on equipment information provided by the Applicant Team through an information request and/or a review of available project-specific studies and plans. Overall, the estimated construction and operational regional emissions for the project will be evaluated against the emissions in the 2018 SEIR and the applicable SCAQMD thresholds of significance to determine whether potential air quality impacts would result.

As recommended by SCAQMD, both the construction and the operational impact analyses will include an assessment of the project's possible effect on local air quality (including localized carbon monoxide, nitrogen dioxide, and fine particulate matter) concentrations. The local air quality analysis will be conducted in accordance with SCAQMD's localized significance thresholds methodology. Because of the size and nature of the proposed project site, a refined analysis will be conducted using the AERMOD dispersion model to determine localized impacts from NOx, CO, PM10, and PM2.5 emissions.

Impacts associated with localized carbon monoxide hotspots at nearby study intersections to the project site will be qualitatively assessed based on maximum traffic conditions. Potential odor emissions associated with the project, which would occur primarily during temporary construction activities at the site, will also be addressed qualitatively in the analysis as the odor emissions potential are not anticipated to change from the 2018 SEIR analysis. Appropriate mitigation measures will be identified to reduce the project's air quality impacts, where necessary.

Construction and operation of the project could result in TAC emissions that could result in health impacts for local sensitive receptors. ESA will conduct a quantitative health risk assessment (HRA) that will identify the individual risk associated with construction and operation of the new land use as well as cumulative risk from the construction and operation of all phases of the proposed 2021 Modified Project (using recalculated emissions for on-road vehicles for PA 1 and PA 2 as described above). The HRA will focus on chronic, carcinogenic, and non-carcinogenic risks in accordance with guidelines developed by the California Office of Environmental Health Hazard Assessment and SCAQMD. The HRA will use the same methodology and modeling as was performed for the 2018 SEIR, including the use of AERMOD and HARP modeling programs. Building orientation and TAC source locations will be based on either the site plan provided by the Applicant on December 22, 2020, or based upon the City's acceptance of a complete application; however, if new information is provided in the "complete application" that differs from the information provided on December 22, 2020, that requires a different approach to the analyses or revisions to analyses already underway, a budget modification would be required. This assumption applies to all of the technical studies and technical analyses.

The air quality analysis will also qualitatively address the potential for non-cancer-related health impacts in response to the Friant Ranch court case using the analysis from the 2018 SEIR along in conjunction with the updated analysis from the revised project modeling.

Assumptions and Limitations

The following assumptions and limitations were used in determining the scope and budget for the above analysis:

- Construction and operational data requests will be provided to and completed by the City, and returned to ESA prior to the beginning of the analysis.
- Only one round of modeling for construction and operational emissions is anticipated. Revisions to the project description and/or construction/operational data made after the analysis has begun may result the necessity to remodel all or portions of the emissions/consumption estimates. If remodeling is required, an additional scope and budget shall be provided and must be approved before remodeling efforts begin.
- Health risk modeling is associated with the site plan provided by the Applicant in December 2020. Additional or revised building orientations provided after modeling has begun may result in the necessity to remodel all or portions of the analysis. If remodeling is required, an additional scope and budget shall be provided and must be approved before remodeling efforts begin.
- ESA assumes all traffic and utilities data required for the analysis will be provided prior to modeling. If information is provided subsequent to modeling beginning and remodeling is required, additional effort will be determined based on a revised scope/budget as discussed previously.
- The scope and budget assumes one round of consolidated comments and revisions on the draft document. Additional revisions can be completed on a time-and-materials basis.

Biological Resources (Technical Memorandum)

The 2018 SEIR and 2006 FEIR did not identify biological resources on the project site; in fact, the issue was scoped out in the Initial Study for the 2006 FEIR. Biologists visited the site in 2020 and determined that any subsequent environmental documentation would need to address potential impacts to wetland features, nesting birds, and coyotes.

The wetland features identified aerial photos and present in the national inventory were confirmed during the field survey to be groundwater basins, which were built around 2015. These represent a change in existing conditions, but are not considered a CEQA resource. Nonetheless, these features will be documented and analyzed in this technical memorandum.

The ground water basins also improved foraging habitat for common wildlife species by providing a water source, attracting prey, and allowing for vegetation to establish. Further, there is suitable habitat for ground-nesting birds throughout the project site. There were many types of birds observed on-site during the field survey, and given the age of some of the observed species, some are assumed to have been born on site. Nesting birds are a CEQA resource and, as such, will be evaluated in this technical memorandum.

A coyote den with adults and pups is also known to be onsite. Coyotes are not protected under CEQA; however, the presence of a natal den requires coordination with the California Department of Fish and Wildlife (CDFW). Given the change in existing conditions, it is recommended that these resources are evaluated in this technical memorandum.

ESA will conduct a database and literature review prior to a field survey. The database review will include the query of the National Wetlands Inventory, California Department of Fish and Wildlife California Natural Diversity Database, and the California Native Plant Society Online Inventory of Rare and Endangered Plants to determine if any aquatic features or special-status plant and wildlife species have been recorded in the project vicinity.

ESA biologists will conduct a reconnaissance-level assessment to document, characterize, and verify biological resources with, and adjacent to, the project site based on the previous analyses. The biologists will verify and/or revise the habitat types, dominant plant species and wildlife observed during the survey, and the presence of any aquatic features. Adjacent areas will be examined to determine the potential for protected biological resources.

Following the reconnaissance-level assessment, ESA will prepare a succinct technical memorandum that will include a brief description of the proposed project, methods and results of the assessment, a discussion of potential project-related impacts that may occur, and any applicable mitigation measures to reduce impacts on biological resources, in accordance with CEQA Guidelines.

Energy (Modeling Results)

The 2018 SEIR quantified the construction and operational energy consumption for the project and discussed impacts with regard to Energy Conservation consistent with the requirements of Appendix F of the CEQA Guidelines. Since certification of the 2018 SEIR, the CEQA Guidelines has been updated to include Energy to the Appendix G Checklist. As part of the energy analysis, ESA will quantify the anticipated construction and operational energy needs for the new project using the same methodology as used for the 2018 SEIR, consistent with Appendix F and in response to the amended Energy portion of the Appendix G Checklist. ESA will compare the revised energy requirements with those of the 2018 SEIR as well as with regional supply. ESA will describe project commitments, design features, and mitigation measures that would minimize and reduce the project's consumption of fuel and energy and determine the potential for energy impacts based on the evidence. ESA will also determine the consistency of the revised project with existing programs and policies to reduce wasteful and inefficient energy use.

Greenhouse Gas Emissions (Modeling Results)

The 2018 SEIR was not required to analyze GHG emissions because the original project's Final EIR was certified before CEQA required the analysis of GHG emissions. Regardless, the 2018 SEIR analyzed GHG emissions by determining consistency of the proposed 2021 Modified Project with applicable regulations, plans, and policies to reduce GHG emissions. No quantified GHG emissions were reported in the 2018 SEIR.

ESA will quantify construction and operational emissions associated with the uses approved in 2018 (for PA 1, PA 2, and PA 3) in addition to the proposed Modified Project to provide relevant comparison. Consistent with the 2018 SEIR, the analysis will determine consistency of the new project with applicable regulations, plans, and policies to reduce GHG emissions. The analysis will quantify emissions from the 2018 Project using the original construction and operational years and construction equipment identified in the 2018 SEIR. The analysis for the proposed modified Project will update construction and operational dates based on an updated schedule and construction equipment for the entire Project. It is understood that the construction programing (duration, phase

overlap, and equipment) assumed in 2018 for PA 1 and PA 2 are to remain the same and that construction programming associated with PA 3 would be modified. As an equal comparison, both analyses will use the EMFAC2017 emissions model for vehicle emissions. Project specific data will be used where available, where unavailable, the CalEEMod defaults will be used.

Noise (Modeling Results)

Nearby sensitive receptors (i.e., nearby residential uses) could be adversely impacted by the change in project operational components arising from the proposed Specific Plan Amendment, which would allow industrial and park uses within PA 3 of the Specific Plan Area. ESA will prepare an updated noise assessment to supplement the analysis included in the 2018 SEIR. Remediation and construction of PA 3 would generally require similar or less-intensive construction equipment as the retail use analyzed in the 2018 SEIR. Therefore, no new construction noise or vibration impacts would occur and quantitative analyses would not be required.

As part of the revised operational impact assessment, ESA will evaluate the potential operational noise impacts on the nearby and on-site sensitive uses (residential use within PA 1 and previously approved residential uses north of Del Amo [Development District 3 (DD3)]) resulting from modified uses and identify necessary design standards/features to minimize the identified noise impacts on these receptors. During operation of the proposed uses, the change in the operational characteristics in the project site vicinity would result from truck trips traveling to and from the project site. It is assumed that the transportation impact analysis (TIA) will include operational trip distribution information detailing the number of vehicles (broken down by vehicle type) on nearby roadways. ESA's noise assessment will conduct traffic noise modeling using the Federal Highway Administration's Traffic Noise Model to estimate the future traffic noise levels on the nearby roadways to the project site to evaluate the noise impact on the existing land uses in the vicinity of project. The future project-related traffic noise level increases at existing noise-sensitive uses fronting the local roadways in the project vicinity will then be reviewed against the noise exposure criteria used in the 2018 SEIR to determine whether any new significant noise impacts would occur. If required, appropriate mitigation measures will be identified to reduce these noise impacts.

On-site operational noise sources for industrial uses includes but is not limited to: truck travel, truck idling, loading and unloading activities, truck engine start up, truck back-up alarms, forklifts, yard hostlers, dock doors opening and closing, rooftop mechanical equipment, and emergency generators and on-site operational noise sources for the park use includes a food service area, children's play area, and potential amplified music. In an effort to identify sound levels of loading dock activity, ESA will conduct one 1-hour noise measurement at an existing representative logistics facility. ESA will model on-site operational noise levels from the revised PA 3 consistent with the approach used in the 2018 SEIR with the exception of loading dock noise and open space (park) noise, which would use the Computer Aided Noise Abatement (CadnaA) noise program (Version 2019) and determine the level of impact in accordance with thresholds utilized in the 2018 SEIR. CadnaA is a Windows-based software program that predicts and assesses noise levels in the vicinity of noise sources based on International Organization for Standardization 9613-2 algorithms for noise propagation calculations. The calculations account for classical sound wave divergence plus attenuation factors resulting from air absorption, basic ground effects, and barrier/shielding.

For the purposes of this scope of work, it is assumed that no more than one project option (site plan) for PA 3 will be modeled, and operational impacts of the previously approved PA 1, PA 2, and PA 3 will not be remodeled. It is

further assumed that the City and/or Applicant Team will provide reasonably complete and comprehensive data. Such data include but are not limited to: final project description and reasonably complete project site plans identifying the location of any proposed stationary noise sources (such as stationary equipment, dock doors, truck parking area, etc.). If these data are not known, ESA can assist in developing reasonable assumptions, which could be subject to approval of additional fees. Any changes to the project information that occur subsequent to the start of the technical modeling analysis conducted by ESA may require re-analysis, and additional fees may be incurred. This scope assumes that ESA will respond to one round of consolidated comments from the City and prepare a final version in response to the comments received. The scope of services does not include ambient noise measurements or post-construction noise and vibration monitoring and analysis.

Transportation Impact Analysis (Technical Report)

The scope of work for preparation of the TIA is provided in Attachment C and will be completed by Fehr & Peers. ESA will peer review the TIA.

Task 4. Draft SEIR

Once the technical analyses described above under Task 3 are completed, and an SEIR is determined to the appropriate CEQA document, a Notice of Preparation (NOP)/Notice of Completion (NOC) will be drafted by ESA, reviewed and approved by the City, and published in accordance with CEQA requirements. For schedule expediency, this scope of work assumes that an Initial Study will not be prepared.

This scope of work assumes ESA will prepare a Draft SEIR that will analyze the proposed 2021 Modified Project's potential environmental impacts relative to the 2018 SEIR. The Draft SEIR will include all statutory sections required by CEQA, including an Executive Summary, Project Description, Environmental Setting, and impact analyses for each environmental issue to be addressed, including mitigation measures (as identified in the 2006 FEIR, 2018 SEIR, or additional mitigation measures), where required, and an analysis of cumulative effects. The SEIR will also address areas of controversy, effects found not to be significant, growth inducement, alternatives, significant irreversible environmental effects, significant and unavoidable environmental effects, references, and organizations and persons consulted. ESA assumes that up to three alternatives, including two alternate project scenarios plus a No Project Alternative as required under CEQA, will be addressed in the Draft SEIR.

Based on ESA's understanding of the 2021 Modified Project and our history of experience in preparing EIRs, we anticipate that the Draft SEIR will provide the following sections:

- Table of Contents
- Executive Summary, including a purpose of the SEIR, SEIR focus and effects not found to be significant, SEIR organization, proposed 2021 Modified Project, background and context for the proposed 2021 Modified Project, areas of controversy/issue to be resolved, public review process, summary of alternatives, and summary of environmental impacts and mitigation measures
- Modified Project Description, including introduction, background, scope of the 2021 Modified Project, existing project assessment and proposed modifications, project location, project objectives, project

characteristics, project construction and schedule, and use of the SEIR, responsible agencies, and discretionary actions

- Environmental Setting, which will include the cumulative development list
- Environmental Analysis (for each issue area evaluated)
 - Environmental Setting
 - Regulatory Framework (applicable federal, state, local, plans, policies, and standards)
 - Thresholds of Significance
 - Project Environmental Impacts (short-term, long-term, direct, and indirect)
 - Mitigation Measures (for potentially significant environmental issues)
 - Level of Significance After Mitigation
 - Cumulative Environmental Impacts (short-term, long-term, direct, and indirect)
- Alternatives
- Effects Not Found to be Significant
- Other Environmental Considerations
- References
- List of SEIR Preparers
- Appendices

As described above, this scope of work assumes that an Initial Study will not be prepared; instead, all CEQA Appendix G issue areas will be addressed in the Draft SEIR, either as a full section or as part of the Effect Found Not to be Significant chapter of the Draft SEIR. Issues that will be included as part of the Effects Found Not to be Significant chapter include:

- Agricultural and Forestry Resources
- Cultural Resources
- Geology/Soils
- Mineral Resources
- Population and Housing
- Public Services (including Schools and Libraries)
- Tribal Cultural Resources
- Wildfire

ESA will design a Draft SEIR on both areas that could have potentially significant impacts and areas of potential concern to stakeholders and decision makers. Based on our knowledge of what is proposed under the 2021 Modified Project, the issue areas that would be further analyzed as section within the Draft SEIR will include the following:

- Aesthetics
- Air Quality
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services (including Fire Protection, Police Protection, and Parks)
- Recreation
- Transportation
- Utilities and Service Systems (including water, wastewater, and solid waste)

The scope of issues may be expanded in the Draft SEIR environmental analysis chapter based on the analysis conducted in the Effects Not Found to be Significant chapter, public comments during the NOP process, or City concerns. ESA's analytic approach and scope for each of the issues areas listed above as sections of the Draft SEIR are presented below.

Aesthetics

ESA will describe the existing visual setting of the project site, including public and private view sheds, elevations, and topography. The aesthetics analysis will describe the effects of the 2021 Modified Project on scenic vistas, scenic resources, consistency with applicable zoning or other regulations governing scenic quality (as the 2021 Modified Project is located in an urbanized area), and light and glare. The aesthetics analysis will be based on, and illustrated by, photographs, photo simulations, and/or graphic illustrations, including site plans, architectural renderings, and/or elevations, which will be provided by the Developer. ESA will coordinate with the project team to confirm building design, architectural style and surface treatments, landscape plans, and lighting and signage to ensure accuracy regarding the proposed design in the aesthetics section.

The Draft SEIR will address views from public locations. Private locations may also be addressed for informational purposes, if deemed appropriate and necessary. This budget includes the evaluation of up to four locations, whether public or private. Further, it is assumed that a total of four illuminated signs would be proposed and will be evaluated in the SEIR.

Air Quality/Energy/Greenhouse Gas Emissions

The analysis conducted under Task 3 above will be compiled and evaluated in the Air Quality, Energy, and Greenhouse Gas Emissions sections of the Draft SEIR.

Biological Resources

The analysis conducted under Task 3 above will be compiled and evaluated in the Biological Resources section of the Draft SEIR.

Hazards and Hazardous Materials

Given that the project site was a former landfill and part of site has been remediated, with additional remediation still required, the consideration of hazards and hazardous materials is sensitive, particularly given the proposed park uses and the anticipated construction activities. ESA will provide an analysis of hazardous and hazardous materials based on the previously conducted Phase I/II Environmental Site Assessment for the project site for the 2006 FEIR and any reports documenting remediation activities that have been performed since 2006 and/or that provide information on current hazardous conditions at the project site. It is assumed that remediation would occur in accordance with a Remediation Action Plan (RAP) that is approved by the Department of Toxic Substance Control (DTSC). This section of the Draft SEIR is expected to demonstrate that with compliance with regulatory requirements, including the City's Multi-Hazard Functional Plan and the Los Angeles County Emergency Management Plan, and mitigation measures previously identified in the 2006 FEIR and/or 2018 SEIR, construction and operation of the project would not result in significant impacts related to hazards.

Hydrology and Water Quality

Project implementation will result in temporary (construction) and permanent (operation) modifications to the amount, duration, and direction of stormwater flows from the project site. Therefore, it is assumed that the primary hydrology and water quality issues of concern for the proposed project would be erosion and water quality impacts.

ESA will review reports, maps, and GIS data provided by the Developer or as published by the state, county, FEMA, and other sources, to identify and summarize hydrologic and water quality conditions in the project area. This review would include considering the existing slopes around the borders of the property, particularly adjacent to the Dominguez Channel and the I-405. ESA will also identify relevant regulations, building codes and standards, and local ordinance codes that would apply to construction and operation of the project and will determine the manner and extent to which compliance would address potential impacts. This will include discussing how the state Construction General Permit, local Municipal Separate Storm Sewer Systems (MS4) permit, and low-impact development (LID) requirements would address erosion and runoff issues. ESA will also describe project grading and construction, including changes to site drainage, the methods to manage stormwater, and determine if, where, and to what extent impacts would remain after compliance with laws, regulations, building codes, and geotechnical recommendations.

Land Use and Planning

The analysis of land use impacts will evaluate the 2021 Modified Project's potential to physically divide a community or cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation pursuant to the revised CEQA thresholds. The evaluation of the potential for the project to divide the community will examine existing land use patterns in the project vicinity and how the proposed uses might affect such existing land use patterns. This section will also evaluate project compliance with applicable state, regional, and local policies, plans, and programs, such as the City's adopted General Plan, including the Land Use Element, Housing Element, Open Space and Conservation Element, and Economic Development Element as well as the City's Zoning Ordinance, the Southern California Association of Governments Connect SoCal: Regional Transportation Plan/Sustainable Communities Strategy, and others as necessary.

Noise

The analysis conducted under Task 3 above will be compiled and evaluated in the Noise section of the Draft SEIR.

Public Services/Recreation

Working with the City, ESA will determine the demands of the entire project for fire protection, police protection, and parks and will determine the ability of the agencies providing services to meet the demands of the project, with a focus on whether the construction of new or physically altered facilities would be needed in order to maintain acceptable service ratios, response times or other performance objectives.

Regarding fire protection services, the project site would be served by the Los Angeles County Fire Department (LACoFD). The evaluation of potential project impacts on fire protection services will address location, response times, staffing, and equipment levels for the fire stations that serve the project site; identify existing constraints to service and relevant plans or proposals for new fire stations or increases in staffing and equipment, and; evaluate the project's conformance with regulations and standards (e.g., fire hydrant flow, and emergency response times). Additionally, in consultation with the LACoFD, the analysis will assess the increase in demand for fire protection and LACoFD's ability to serve the project and maintain adequate levels of service. In addition, the SEIR will address potential impacts during construction activities.

In terms of police protection, the project site would be served by the Los Angeles County Sheriff's Department. The evaluation of potential project impacts on police protection services will address the ability of police personnel to adequately serve existing and future population in the project vicinity in terms of response times, staffing, and the ratio of sworn police officers to residents, taking into consideration the project's security and/or design features intended to reduce the demand for police protection services and the potential need for new or expanded police facilities. In addition, the Draft SEIR will address potential impacts during construction activities.

While the proposed industrial uses would not increase park demand within the City of Carson, the 2021 Modified Project introduces park uses. As such, the impacts of the construction and operation of the park facilities will be evaluated as part of a combined parks and recreations section, including beneficial impacts that could result by the provision of these uses.

Transportation

A TIA will be provided by Fehr & Peers, as described in Attachment C, and the TIA will be used to prepare the transportation section of the SEIR.

Utilities and Service Systems

ESA will address water supply in the SEIR. Based on ESA's understanding of the project, there would be over 650,000 square feet of industrial floor area, and, thus, the project would meet the threshold of requiring the preparation of a water supply assessment (WSA) pursuant to Senate Bill 610 (effective January 1, 2002, and codified in California Water Code Section 10910 et seq.). ESA assumes that a WSA will be provided by Farings's civil engineer and reviewed by ESA. Alternatively, we can rely on the WSA prepared in 2005, which was updated in 2018, to demonstrate that the water demand of the proposed 2021 Modified Project falls below the water demand assumed in both the 2006 FEIR and the 2018 SEIR, and, further, there are no changes in circumstances or conditions that would substantially affect the ability of Cal Water to provide a sufficient supply of water.

The Draft SEIR analysis will also describe the local water distribution system and summarize (based on the input) whether off-site water conveyance infrastructure can adequately accommodate project water demand, focusing on whether new facilities or an expansion of existing facilities are necessary, the construction of which would cause significant environmental impacts. It will also describe whether sufficient water supplies are available to serve the project from existing entitlements and resources.

The analysis of utilities and service systems will also address potential impacts associated with wastewater conveyance and treatment. ESA will calculate wastewater generation, or use generation information provided by Faring's civil engineer, and determine whether there would be a demand for sanitary sewer improvements in the project area. ESA assumes Faring's civil engineer will provide input that adequately characterizes existing and future projected collection, conveyance, and treatment systems for the project site and area, focusing on whether new facilities or an expansion of existing facilities are necessary, the construction of which would cause significant environmental impacts. The capacity of the collection and conveyance systems and the downstream treatment plant will be assessed, also using information provided by Faring's civil engineer. The Draft SEIR will also address whether the project would exceed existing wastewater treatment requirements of the Regional Water Quality Control Board.

With regard to solid waste, the Draft SEIR section will include the location, classification, and projected capacity of landfills that would receive solid waste generated by the project. Relevant local solid waste and recycling policies will also be identified. The analysis will identify and calculate the types of waste and debris that would be generated by construction activities, and the amount of solid waste that would be generated annually as a result of project operation. The analysis would also assess the impacts and disposal needs resulting from the remediation activities for the landfill underlying the project site. The amount of solid waste generated during both construction and operation will be compared with projected landfill capacity to determine whether adequate landfill capacity exists. The analysis will also evaluate consistency of the project's diversion and recycling procedures with Assembly Bill 939 goals.

Submittal of Draft SEIR

ESA will submit one Administrative Draft SEIR to the project team for review. We anticipate that one round of consolidated City and Developer comments will be incorporated by ESA before a Proof Draft SEIR copy is submitted to the City. We anticipate that one round of City comments will similarly be incorporated before the Print Copy Draft SEIR is finalized. This Print Copy Draft SEIR will be used for publication of the Draft SEIR. As the precise amount of time and associated fees required for review and incorporation of City comments cannot be specifically predicted, ESA has proposed an “allowance” for completion of these tasks. Thus, if the fee is less than the fee cited in Attachment D, the balance will not be billed. In addition, if fees are more, due to additional rounds of review, ESA will seek written authorization prior to proceeding.

ESA will prepare a notice of completion (NOC) and a notice of availability (NOA) of the Draft SEIR. ESA will distribute the NOA and/or the Draft SEIR to a list of agencies and organizations provided by the project team and agreed to by the City. At a minimum, that list will include the State Clearinghouse, the County Clerk, Responsible Agencies, and up to four local libraries. ESA will also be available to send copies of the NOA to all of the names within the owners and occupants’ lists that accompany the radius map, individuals who commented on the NOP or attended the scoping meeting, as well as other individuals and agencies from a list provided by the City and/or project team. This scope of work includes distribution of 200 copies of the NOA by certified mail and distribution of up to 15 hard copies and a digital Print Copy Final SEIR to the City for distribution.

Deliverables

- Administrative Draft SEIR (electronic copy)
- Proof Draft SEIR (electronic copy)
- Print Copy Draft SEIR (electronic copy and 15 hard copies with appendices on CD for City distribution)
- NOC and NOA (electronic files, two hard copies of the NOC for submittal to the State Clearinghouse and the City, and up to 200 hard copies of the NOA delivered by certified mail)

Task 5. Final SEIR/MMRP/Noticing

The Administrative Final SEIR will consist of public comments on the Draft SEIR; the responses to those comments and other components such as revised analysis, if required; a list of the persons and organizations commenting on the Draft SEIR; and a section containing any necessary changes to the text and graphics in the Draft SEIR (an “errata” chapter). This scope of work does not assume preparation of a revised Draft SEIR (in response to comments) with all changes provided in redline and strikeout.

The allowance for this task assumes that a moderate level of comments will be received, including a total of 25 pages of comments provided by any number of commenters (i.e., one 25-page letter, 25 one-page letters, or a combination thereof). Anything beyond this level of effort may require additional budget. In addition, it is anticipated that ESA will need assistance from the City and/or the project team with regard to comments that do not raise environmental issues, such as those that political in nature, or that are specific to the proposed park uses.

Pursuant to CEQA Guidelines Section 15097, ESA will prepare a comprehensive Mitigation Monitoring and Reporting Plan (MMRP). The MMRP will contain all mitigation measures identified in the Draft SEIR, as well as any text changes that are identified in the Final SEIR, and it will provide columns for necessary actions, timing, and parties responsible for verification. The Draft MMRP will be provided during the Proof Final SEIR submittal and the Final MMRP will be provided following the submittal of the Print Copy Final SEIR submittal. The Final MMRP will be provided in an electronic version, including all exhibits and graphics, in a web-supportable format.

ESA will incorporate the necessary revisions from City comments on the Administrative Final SEIR and submit a Proof Final SEIR for City review and revision and subsequently a Print Copy Final SEIR to the City for final approval. As the precise amount of time and associated fees required for review and incorporation of City comments cannot be specifically predicted, ESA has proposed an “allowance” for completion of these tasks. Thus, if the fee is less than the fee cited in Attachment D, the balance will not be billed. In addition, if fees are more, due to additional rounds of review, ESA will seek written authorization prior to proceeding.

ESA will assist the City with distribution of the Final SEIR to the appropriate agencies and organizations, including those agencies that commented on the Draft SEIR and to local libraries. ESA will also prepare an NOC to be sent along with copies of the Final SEIR to the State Clearinghouse and County Clerk. As with the Draft SEIR, ESA will prepare electronic files for posting of the document to the City’s website and up to 15 hard copies and a digital Print Copy Final SEIR to the City for distribution. ESA will also prepare the Findings of Fact document and Statement of Overriding Considerations, if requested by City Staff.

Deliverables

- Administrative Final SEIR (electronic copy)
- Proof Final SEIR (electronic copy)
- Print Copy Final SEIR (electronic copy and 15 hard copies with appendices on CD for City distribution)
- NOC (electronic copy)
- Findings of Fact and Statement of Overriding Considerations (electronic copy - optional)

Task 6. Hearings

ESA’s project management team will participate in one Planning Commission hearing for a recommendation on the SEIR. ESA understands that City staff will be responsible for posting notices and presenting the project. Heidi, Terri, and Jacqueline will attend the public hearing and be prepared to respond to relevant environmental questions/concerns. If additional meetings or additional hours are required, these will be billed on a time-and-materials basis.

ESA’s project management team will also participate in the City Council hearing(s) for project approval. Heidi, Terri, and Jacqueline will attend up to two City Council public hearings, and be prepared to respond to relevant environmental questions/concerns. If additional meetings or additional hours are required, these will be billed on a time-and-materials basis.

Deliverables

- Attendance at one (1) Planning Commission hearing and up to two (2) City Council hearings

Task 7. Post-Certification/NOD

ESA will prepare and file a Notice of Determination (NOD) for filing with Office of Planning and Research (OPR) within five working days (as required by CEQA Guidelines Section 10575), and filing with the Los Angeles County Registrar-Recorder/County Clerk. This task does not include California Department Fish and Wildlife CEQA filing fees.

Deliverables

- Preparation and submittal of a NOD

ATTACHMENT B

Scope of Work – Specific Plan Amendment

This scope of work details the tasks that ESA proposes to complete in support of amending the Specific Plan that will be analyzed by ESA's environmental team. The scope of work below assumes that ESA (with input by others) will update the Specific Plan receiving support from key team members throughout.

Project Understanding

Under the proposed 2021 Modified Project, PA 3 would be re-designated Light-Industrial, Restaurant, Commercial and Recreational Open Space under the Specific Plan. The following land uses are proposed in PA 3:

- Industrial uses totaling 1,567,090 square feet, including approximately 80,000 square feet of associated ancillary office uses; and
- 11.74 acres of park/amenity areas, including up to 34,000 square feet of associated restaurant/retail uses in the park area.

The industrial uses may include distribution warehouses, high-cube warehouse, fulfillment centers, logistics, e-commerce and last-mile delivery, and light-industrial uses, including light manufacturing and assembly, as well as associated, ancillary auto and trailer parking. The industrial buildings would be distributed over approximately 74 acres of PA 3. The buildings would reach a height of between 55 and 70 feet.

The proposed park would consist of passive and active uses including, but not limited to, a dog park, art park, native landscape garden, water features, electric trolley, children's play area, pedestrian and bicycle pathways, and approximately 21,200 square feet of commercial/retail uses, 6,600 square feet of restaurant (drive-thru) uses, and 6,000 square feet of food and beverage kiosks within the park area. The food/beverage uses may also include alcohol sales consistent with the approved Specific Plan.

Assumptions and Limitations

The following assumptions and limitations were used in determining the scope and budget for the following work scope:

- The Applicant Team will provide project data files, site plan, including Illustrator, AutoCAD, and/or GIS files of the project boundary and features within and surrounding the Plan Area as available upon initiation of work or as soon as possible.
- ESA assumes that we will create original graphics and figures (approximately 30 in total) and will use any base Illustrator/CAD files that may be available including the Preliminary Site Plan and the Park Programming and Concept Images, both dated August 2020, with the assumption that these plans will not change substantially.

- Depending on the Applicant and City's goals, ESA can include the site plan in the Specific Plan (or not). For the purpose of creating a base file for the figures being prepared, ESA will show either the zoning plan or an agreed-upon color/designation for PA 3 as the base. The project site (or Specific Plan Amendment boundary) assumes all three planning areas. The manner in which DD3 will be described and/or illustrated in the Specific Plan Amendment and/or SEIR will be determined at a future date.
- ESA assumes that we will not be responsible for participation in, or attendance at, any potential public outreach or community engagement components associated with the project; however, we can be available to provide support in the preparation of any materials needed for these efforts on an additional time-and-materials basis.
- ESA will be the primary author for the bulk of the specific plan update, manage the preparation of all components of the specific plan update, and assume that others will help to provide updates to the technical elements of the Specific Plan, specifically including:
 - Circulation (Fehr & Peers – refer to Attachment C),
 - Infrastructure (Bridge); and
 - Development Standards and Design Standards & Guidelines (ESA, with input from the Applicant Team, to prepare and RGA and Rios to provide peer review).
- ESA will be responsible for updating Appendix C, Consistency Analysis, and will seek input from other consultants for Appendix A, Plant Palette, and Appendix B, Lighting Palette.
- ESA will require input by the Applicant Team as to financing and phasing, among other topics.
- ESA assumes that the City of Carson will lead the processing of the General Plan Amendment on behalf of the Project Applicant. The Applicant Team will be responsible for seeking all project agreements and entitlements.
- ESA assumes the City and Applicant Team will provide input as to the vision, goals, and objectives of the project.
- ESA will adhere to the City's municipal code and does not anticipate proposing major changes to the information presented for the industrial zoning designation (permitted uses, development standards, etc.).
- As this is a Time & Materials contract, ESA will not begin on any tasks included in this proposal that are not specifically authorized or approved by the City.
- We assume that all meetings, including public hearings, will be virtual and that no travel is anticipated.

Task 1. Team Management, Meetings, and Coordination

The ESA Planning lead (Bev Choi and/or Mary Laux) will coordinate and attend progress/project conference calls and/or meetings with the City of Carson staff weekly. The ESA team will also meet weekly with the Project Applicant Team and will hold a project re-initiation meeting with the City, Applicant Team, and sub-consultants for the purpose of kicking off the proposed 2021 Modified Project.

Furthermore, we propose holding meetings to discuss (1) development standards approach, (2) comments on the Administrative Draft Specific Plan, and (3) comments on the Draft Specific Plan as described in Task 2.

We anticipate this effort being an iterative process, working in a highly collaborate environment to achieve the common goal of updating the Specific Plan. We will work diligently with our internal team, the Project Applicant, the City, and other consultants. We expect to have regular communication throughout the project and will ensure that we are receiving the input requested from others in our assumptions in a timely manner.

Task 2. Specific Plan Update / Amendment

ESA will update the existing “The District at South Bay Specific Plan (SP-10) Draft,” last amended April 3, 2018, to reflect the recent land use changes. ESA will serve as the primary author of the specific plan update and will also provide peer review of the sections being written by others (i.e., transportation and infrastructure).

As previously discussed, under the proposed 2021 Modified Project, the uses included in PA 3 are now proposed to include up to 1,700,000 square feet of industrial uses and approximately 12 acres of park/amenity areas. This change will result in modifications to the existing Specific Plan. The previous Specific Plan will serve as the existing document within which modifications will be made. The focus will be on PA 3; however, the entire document will be reviewed and updated in any instance that the land use changes in PA 3 impact other planning areas and/or specific plan elements. We do not anticipate any significant changes to other planning areas as a result of this land use change outside of PA 3; however, we will provide a comprehensive update to the Introduction to discuss the previous amendments, the purpose of the current amendment, and the differences between the versions as appropriate.

The proposed 2021 Modified Project will be defined by a series of development standards that would regulate the amount and types of development, the size and arrangement of buildings, on-site circulation, and open space, as well as the general appearance of the development occurring on the Project Site. ESA will use the City’s existing zoning standards as our guide and propose holding a meeting with City staff for the purpose of providing us with guidance and input as to their vision for both Light Industrial and “Restaurant, Commercial and Recreational Open Space” land uses. We anticipate this being an iterative process with ideas shared between ESA, the Applicant, and the City.

ESA will prepare the updated Specific Plan in compliance with state law. The updated/amended Specific Plan will serve as the City’s long-range, comprehensive land use, circulation, and implementation plan for guiding development within the Plan Area. The Specific Plan will contain the same components as the existing Specific Plan as modified to reflect changes to PA 3.

Submittals:

- ESA will provide a total of three electronic submittals including:
 - 1. Administrative Draft Specific Plan Amendment**
 - Redline Word document
 - 2. Draft Specific Plan Amendment**
 - Redline Word document

3. Final Specific Plan Amendment

- Redline Word document and clean version in Word and PDF.

The scope and budget provided assumes one round of consolidated, non-conflicting comments and revisions on the Administrative Draft document, and one round of consolidated, non-conflicting comments and revisions on the Proof Draft document. Additional revisions can be completed on a time-and-materials basis should the schedule allow. No printing of draft or final work products or InDesign formatting is assumed.

We anticipate resolution of comments/having confirmed direction on comments no later than three days after comments are received to ensure timely turnarounds of our submittals. We require at least two weeks to prepare submittals, or as specified in the schedule, once direction on comments have been clarified.

Task 3 – Planning Commission/City Council

The ESA Team will attend up to two public hearings related to adoption of the Specific Plan. We suggest two ESA staff be in attendance. This scope and budget assumes the Applicant Team will present to both the Planning Commission and City Council, while ESA will be available to answer questions from council and from the public. ESA can provide support to prepare any necessary materials (presentations, info sheets) for these two meetings. Materials will be gathered from previously developed submittals/project content; the creation of new content is not anticipated. We assume that all meetings will be virtual and that no travel is anticipated.

Submittals:

- Attendance of up to two ESA staff at Planning Commission/City Council meetings; support materials (presentations, info sheets) for up to two meetings.

ATTACHMENT C

Preliminary Scope of Work – Fehr & Peers
Transportation Impact Analysis

Memorandum

Date: January 4, 2021
To: Terri Avila, ESA
From: Jolene Hayes, Fehr & Peers
Subject: **City of Carson, The District Specific Plan Supplemental Transportation Impact Analysis**

LB20-0032

Overview

Background and Project Understanding

Fehr & Peers (FP) will prepare a transportation analysis for a Specific Plan amendment and related CEQA documentation as required to address proposed modifications to the previously approved land use plan. The previous transportation studies were conducted according to the City's analytical methods and thresholds of significance, which were based on level of service. The City is in the process of adopting new methodologies and thresholds of significance based on vehicle miles of travel (VMT) pursuant to Senate Bill 743. This scope of work proposes to compare the proposed project to the 2018 approved project using both LOS and VMT analyses to determine if the proposed land use changes would result in new transportation impacts pursuant to CEQA, as well as the City's policies. If the analysis determines that the project would result in transportation impacts under CEQA then appropriate mitigation measures will be identified. If the analysis determines that the project would adversely affect transportation operations per the City's policies, then appropriate improvements will be recommended. The tasks are separated into CEQA transportation impact analysis requirements and City required operational analyses.

Task 1 – Memorandum of Understanding – Agreement on Study Scope, Methodology and Approach

Assumptions

At the outset of the study, a meeting will be held with the project team to finalize and confirm the description of the various project components, vehicular access and circulation, and the

anticipated completion year. A scoping memorandum will be prepared in conjunction with City of Carson Transportation staff. The following subtasks will be conducted under this task:

- Conduct site reconnaissance
- Estimate preliminary project trip generation
- Prepare preliminary project trip distribution and assignments. The distribution will account for individual components of the project and will be dependent on characteristics of the street system serving the project site, permitted trucks routes, the level of accessibility of routes to and from the project site, and the locations of residential centers in the region mostly for employee trips.
- Confirm study intersections - The previous Addendum (2018) for this site studied a total of 27 intersections. Fehr & Peers (FP) will review recent data on intersection performance in the vicinity of the project site and possibly add and/or remove intersections from the previously studied 27 intersections. Due to COVID-19, new counts will not be collected. FP will apply growth factors to existing counts to reflect 2020 conditions prior to the "stay at home" orders.
- Prepare draft scoping memorandum and present to City staff for review and confirmation. Respond to comments and finalize document.
- Participate in up to one meeting with City staff during the preparation of the scoping memorandum.

Task 2 – CEQA Transportation Impact Analysis

The VMT analysis for the proposed project will be based on the difference in VMT between the approved project and the proposed project. A traffic VMT analysis was not previously performed for the approved project; therefore, FP will conduct the following model runs to perform this comparison using the Southern California Association of Governments (SCAG) 2016 RTP model. For the purposes of the VMT analysis, the model is not sensitive enough to detect the differences in the two industrial land use scenarios; therefore, a general industrial land use will be used to estimate the project-generated VMT. The VMT will also be packaged for transfer to ESA for use in the other resource analyses of the document, including air quality, energy consumption, health risk, and noise.

Approved Project (2020) VMT Model Run

FP is currently working for the City of Carson to establish VMT thresholds and guidelines. We will use this data to investigate the SCAG model land use assumptions for the traffic analysis zone(s) of the Specific Plan area. It is assumed that the Specific Plan Addendum land uses that were approved in 2018 are not yet reflected in the SCAG model. We will revise the land uses in the SCAG model to reflect the approved Specific Plan land uses and run the model to estimate the VMT for the approved project.

Proposed Project (2020) VMT Model Run

FP will revise the land uses in the SCAG model to reflect the proposed land use changes in the Specific Plan and run the model to estimate proposed project VMT. For the purposes of the VMT analysis, the model is not sensitive enough to detect the differences in the two proposed industrial land use scenarios; therefore, a general industrial land use will be used to estimate the project-generated VMT.

Approved Project (2023–Opening Year) VMT

FP will run the model to estimate the approved project's VMT in the opening year (2023).

Proposed Project (2023–Opening Year) VMT

FP will run the model to estimate proposed project's VMT in the opening year (2023).

Approved Project (2040) VMT

FP will prepare a SCAG model run to estimate the approved project's VMT in 2040 as required to support the air quality analysis and health risk assessment.

Proposed Project (2040) VMT

FP will prepare a SCAG model run to estimate the proposed project's VMT in 2040 as required to support the air quality analysis and health risk assessment.

VMT Comparison

FP will prepare a comparison of the approved and proposed project VMT for all three of the aforementioned scenarios. The increase in VMT (if applicable) will be assessed, and if an impact is identified, FP will provide a list of potential mitigation measures for the City's consideration.

Task 3 – Traffic Operations Analysis

Data Collection

Recent traffic counts at the previously studied 27 study intersections may be available for use for this study. These would include the counts collected for Addendum 1 of the 2018 Supplemental Environmental Impact Report (2018 SEIR), as well as recent studies like the Imperial Avalon Transportation Impact Study (2020). For intersections where recent counts are not available, FP will apply growth factors to prior counts. This scope assumes no new traffic counts due to the impact of COVID-19 on current traffic volumes and travel patterns. FP will collect the following data for this analysis:

- Historical, existing, and future traffic data
- Descriptions of other major land use development proposals in the study area
- Proposed roadway and transportation system improvements in the vicinity of the project

Existing Conditions

Existing intersection capacity calculations will be conducted at 27 study intersections. Intersection capacity calculations will indicate existing levels of service and volume-to capacity ratios at each of the key study intersections. The analysis will use the Intersection Capacity Utilization (ICU) level of service methodology required by Carson and County of Los Angeles.

Project Trips

Weekday morning and evening peak hour traffic volumes will be assigned to the roadway network serving the site using the trip generation estimates and trip distribution assignment percentages agreed upon as part of the scoping memorandum with the City.

- Existing plus Project Analysis (2020) – This analysis will require a comparison of the Approved and Proposed projects' effects on the existing roadway network.
- Future Analysis (Opening Year 2023) – Conduct analysis of future scenarios:
 - Opening year with Approved Project – This scenario will include the approved project and traffic generated by related development projects in the vicinity of the study area.
 - Opening year with Project – This analysis will measure the effect of the proposed project traffic on the future roadway network and traffic generated by related .by related development projects in the vicinity of the study area.
- Site Access Analysis – This analysis will involve a review of the Project's proposed access including an analysis of driveways and pedestrian entry points, as it compares to the approved project. This analysis will also consider the proposed pedestrian crossing over the channel that is part of the Imperial Avalon Project.
- Internal Driveway Queuing Analysis – This analysis will focus on access and safety issues relating to the site's internal driveways. Potential issues to be considered include access to parking spaces, driveway safety conflicts with pedestrians, and adequate storage lengths. The analysis will include an operational assessment of the proposed drive-thru restaurants.
- Construction Traffic Impact Analysis – This analysis will involve reviewing the approved project's estimated construction related-passenger-car equivalent units (PCE), preparing an estimate of the proposed project's construction related PCE trips, and conducting a qualitative analysis of the proposed project's effects on construction truck and worker trip impact on neighboring intersections. Potential issues to be considered include construction phasing, access routes for haul and delivery trucks, and construction worker parking.
- Operational Improvements – Based on the aforementioned tasks, the operational impacts of project traffic will be identified. If the project traffic exceeds the City's LOS standards (according to City of Carson guidelines), physical and/or operational improvements necessary to accommodate project trips will be investigated and defined at a conceptual level.

- Traffic Operations Report – The traffic operations analysis and recommended improvements, if necessary, will be incorporated into the overall draft TIA report for project team review.
- Review and Revisions – Revisions will be incorporated per comments received. A revised final draft report will be submitted to City staff for review. Final revisions will be incorporated and a final report for final report will be submitted.
- Meetings – Participate in up to seven meetings (@\$850 per meeting) during the preparation of the draft TIA. These include EIR team meetings, meetings with City's staff, and meetings with Los Angeles County Department of Public Works' staff.

Task 4 –Freeway Impact or Caltrans Safety Analyses

Our team will conduct a limited review and update of the Freeway Analysis prepared for Addendum 1 to the 2018 SEIR. Significant new analyses of Caltrans facilities are not anticipated if the environmental document pursued is an addendum. The following tasks would be performed under this scenario:

- FP will conduct a queuing analysis at off-ramp locations to assess potential safety impacts. Caltrans requires use of Highway Capacity Manual methodology for off-ramp queuing analysis.
- Addendum 1 analyzed ten (10) off-ramp locations for freeway queuing analysis. We recommend analysis of the same ten (10) ramps.

However, in the event a Supplemental EIR is determined to be prepared, a Caltrans Safety Analysis would be prepared and would include the following:

- FP will conduct a merge/diverge analysis and provide a full write up in the Supplemental EIR per CEQA.

Task 5 – Specific Plan Amendment

FP will revise the transportation elements within the existing 2018 Specific Plan, including revising goals, objectives, strategies and policies, as well as graphics support to reflect the proposed changes to circulation, parking, and access within the Specific Plan area. Input on and updates to the following Specific Plan sections include: 5.1 Circulation Concept, 6.2 General Development Standards, 7.0 Design Standards and Guidelines (parking and circulation sections), and other circulation topics, if needed.

Task 6 – Final TIA Report

FP will prepare draft reports documenting existing and future project effects on VMT, roadway and freeway operations (LOS), alternative transportation modes, and safety. The drafts will include recommended mitigation measures and improvements to address any identified impacts pursuant to both CEQA and City policies. Given the schedule, FP anticipates one round of comments that will be addressed and incorporated into the Final TIA reports.

Task 7 – Traffic Section of the Addendum or Supplemental EIR

FP will prepare a Draft Traffic Section for the Addendum or Supplemental EIR, depending on which environmental document is pursued. FP anticipates two rounds of comments that will be addressed and incorporated into a Final Traffic Section for the Addendum or Supplemental EIR.

Task 8 – Responses to Comments and Final Supplemental EIR Traffic Section

FP will prepare responses to all traffic-related comments received during the Draft Supplemental EIR public comment period, including substantive comments received from Caltrans on the Caltrans Safety Analysis provided therein.

Project Fee

The estimated cost to conduct the scope of services defined in this proposal is \$123,975. The costs per task are provided below:

Task	Description	Total Hours	Total Labor Cost	Other Direct Costs/ Reimbursables	COST
1	Memorandum of Understanding	84	\$16,300	\$0	\$16,300
2	CEQA Transportation Impact Analysis	249	\$38,280	\$0	\$38,280
3	Traffic Operations Analysis	113	\$17,795	\$200	\$17,995
4	Freeway Impact or Caltrans Safety Analyses	26	\$4,110	\$0	\$4,110
5	Specific Plan Amendment	54	\$11,280	\$0	\$11,280
6	Final TIA Report	58	\$8,970	\$0	\$8,970
7	Traffic Section of the Addendum or Supplemental EIR	84	\$16,880	\$0	\$16,880
8	Responses to Comments and Final Supplemental EIR Traffic Section	20	\$4,260	\$0	\$4,260
Subtotal		688	\$115,435	\$200	\$118,075
Comm/repro				\$5,900	\$5,900
Total		688	\$0	\$6,100	\$123,975

ATTACHMENT D

Preliminary Cost Estimate

Preliminary Cost Estimate: District at South Bay Supplemental EIR

Employee Names																			
		Daryl K.			Brian A.			Isaac S.			Bailey S.								
		Terah D.			Julie S.			Michael V.			Sylvia P.								
		Mary L.			Sara D.			Robert S.			Melody M.								
		Bey C.			Eric S.			Michael S.			Tim W.			James S.					
		Luci			Alan S.			Jaclyn A.			Frank V.			F. Pimentel					
		Terri A.			Shadde R.			Heather D.			Evan W.			Matthew G.					
		Monica S.			May L.			Susumu S.			Olivia C.			Joel M.	Jacqueline DLR	Karla F.	B. Setzler	Karl F.	
Labor Category		Senior Director III	Senior Director II	Director III	Director II	Managing Associate III	Managing Associate II	Managing Associate I	Senior Associate II	Senior Associate I	Associate III	Associate II	Subtotal	Project Technician III	Project Technician II	Project Technician I	Subtotal	Total Hours	Labor Price
Task #	Task Name/Description	\$ 285	\$ 285	\$ 230	\$ 215	\$ 195	\$ 180	\$ 165	\$ 150	\$ 140	\$ 130	\$ 120		\$ 115	\$ 95	\$ 80			
SEIR (ESA)																			
Task 0	Initial Efforts	140.50	10.50	239.25	13.25	94.50	312.75	62.25	111.25	40.00		67.75	\$216,323	37.25	1.25	0.5	\$4,443	1131	\$220,765
	Project Management, kickoff, weekly calls, technical calls, impromptu calls	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Project Description Drafted (two iterations)	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Initial addendum framework set up for aesthetics and land use	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Draft addendum analysis completed for: geology and soils, hazardshydrology and water quality, population and housing, public services, and water supply	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Biological site visit conducted	-	-	-	-	-	-	-	-	-	-	-	\$47				\$0	0	\$47
	Draft air quality analyses for AQMP consistency, Regional Construction (mass emissions), CO Hot Spot, and HRA modeling completed	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Draft qualitative GHG analysis completed	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Noise analyses for construction noise and vibration (qualitative) and operational noise (quantitative) completed	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Tribal Cultural consultation letters drafted and mailed	-	-	-	-	-	-	-	-	-	-	-	\$184				\$0	0	\$184
	Initial Transportatoin efforts (modeling)	-	-	-	-	-	-	-	-	-	-	-	\$53,742				\$0	0	\$53,742
	Specific Plan Amendment drafting was initiated (approximately 30 percent complete).	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
Task 1	Meetings and Project Management																		\$94,840
1a	Weekly Calls (2, 1 hour meetings for 3 ESA staff over 7 months (30 weeks), plus an additional 12 1-hour "special" meetings)	72		72					72				\$47,880				\$0	216	\$47,880
1b	Additional Meetings to Discuss Technical Analysis	12		12			12		12				\$10,140				\$0	48	\$10,140
1c	Project Management (2 hours a week for 2 ESA staff for 7 months)			60					60				\$22,800				\$0	120	\$22,800
1d	Project Initiation Activities (11/30/20 through 1/15/21)	20		20			4		20				\$14,020				\$0	64	\$14,020
Task 2	Project Definition/Data Needs and Project Description																		\$30,970
2a	Project Definition/Data Needs	12		6	6		6		12				\$8,970	4			\$460	46	\$9,430
2b	Ongoing Project Description	40		8					40				\$19,240	20			\$2,300	108	\$21,540
Task 3	Technical Memoranda/Studies																		\$107,290
3a	Air Quality/HRA (in addition to efforts in Task 0)	8		20	16		200						\$46,320	8			\$920	252	\$47,240
3b	Biological Resources (in additoin to efforts in Task 0)	12		2	2				24				\$7,910	8			\$920	48	\$8,830
3c	Energy	6		1	1		22						\$6,115	8			\$920	38	\$7,035
3d	GHG (in addition to efforts in Task 0)	6		1	1							40	\$6,955	8			\$920	56	\$7,875
3e	Noise (in addition to efforts in Task 0)	6		10		80	56						\$29,690	8			\$920	160	\$30,610
3f	Transportation (review of TIA provided by F&P)	8		2			6					8	\$4,780	8			\$920	32	\$5,700
Task 4	Draft SEIR																		\$224,430
4a	Aesthetics/Visual Resources	16		8			40		3				\$14,050	8			\$920	75	\$14,970
4b	Air Quality (including the HRA)	8		8			16		3				\$7,450	8			\$920	43	\$8,370
4c	Biological Resources	16		8					40				\$12,400	8			\$920	72	\$13,320
4d	Energy	8		8					3			16	\$6,490	8			\$920	43	\$7,410
4e	GHG	8		8					3			32	\$8,410	8			\$920	59	\$9,330
4f	Hazards	8		24	40				3				\$16,850	8			\$920	83	\$17,770
4g	Surface Water Quality	8		8	40				24				\$16,320	8			\$920	88	\$17,240
4h	Land Use	12		40			24		3				\$17,390	8			\$920	87	\$18,310
4i	Noise	12		8		8	40		3				\$14,470	8			\$920	79	\$15,390
4j	Public Services (Fire, Police, and Parks) and Recreation	8		6			40		3				\$11,310	8			\$920	65	\$12,230
4k	Transportation (Prepared by FP, Peer Reviewed by ESA)	12		8		8			3				\$7,270	8			\$920	39	\$8,190
4l	Utilities (Water Supply, Wastewater, Solid Waste)	12		6	40				3				\$13,850	8			\$920	69	\$14,770
4m	Effects Not Found to Be Sig (including Cultural)	12							32				\$8,220	8			\$920	52	\$9,140
4n	Alternatives and Other CEQA	20		8			4		40				\$14,260	8			\$920	80	\$15,180
4o	Other Draft SEIR Sections (Introduction, Summary, References, List of Preparers)	8							8				\$3,480	8			\$920	24	\$4,400
4p	Response to City Comments Proof Draft SEIR	16		16	16		16		20				\$17,560	16			\$1,840	100	\$19,400
4q	Responses to City Comments (Draft SEIR for Submittal)	12		12	12		12		10				\$12,420	12			\$1,380	70	\$13,800
4r	Notices (NOP/NOC and NOA/NOC) and Distribution	6		4					8				\$3,830	12			\$1,380	30	\$5,210
Task 5	Final SEIR/MMRP/Noticing																		\$90,190
5a	Introduction	6							3				\$2,180	4			\$460	13	\$2,620
5b	Response to Comments	40		40	10		30		40				\$34,150	12			\$1,380	172	\$35,530
5c	Corrections to Draft SEIR Chapters/Sections	8					6		24				\$6,960	16			\$1,840	54	\$8,800
5d	MMRP	8		2					8				\$3,940	4			\$460	22	\$4,400
5e	Response to City Comments (Proof Final SEIR)	20		16			16		16				\$14,660	24			\$2,760	92	\$17,420
5f	Response to City Comments (Final SEIR for Submittal)	16		16			16		16				\$13,520	24			\$2,760	88	\$16,280
5g	Findings of Fact/SOC (optional)	8							16				\$4,680	4			\$460	28	\$5,140
Task 6	Hearings																		\$7,980
6a	Planning Commission Hearing (@4 hrs)	4		4					4				\$2,660				\$0	12	\$2,660
6b	Initial City Council Hearing (@ 4 hrs)	4		4					4				\$2,660				\$0	12	\$2,660
6c	Second Reading of DA and Determination on Required Approvals (@ 4hrs)	4		4					4				\$2,660				\$0	12	\$2,660
Task 7	Post-Certification/NOD																		\$735
7a	Preparation and Filing of NOD	1							3				\$735				\$0	4	\$735
SPECIFIC PLAN AMENDMENT (ESA)																			
Task 1	Team Management, Meetings, and Coordination																		\$238,630
	Team Management, Meetings, and Coordination	14		122			20		16				\$38,050				\$0	172	\$38,050
Task 2	Specific Plan Update																		\$183,980
	Specific Plan Update	40		372					230		220	92	\$171,100	112			\$12,880	1066	\$183,980
Task 3	Public Hearings																		\$16,600
	Public Hearings			50					34				\$16,600				\$0	84	\$16,600
Total Hours		718	11	1,263	197	191	899	62	981	40	220	256	4,837	469.25	1.25	0.50	471.00	5,308	
Total Labor Costs		\$204,488	\$2,993	\$290,548	\$42,409	\$37,148	\$161,775	\$10,271	\$147,188	\$5,600	\$28,600	\$30,690	\$1,015,680	\$53,964	\$119	\$40	\$54,123		\$1,069,803
Percent of Effort - Total Project Cost		19.1%	0.2%	27.2%	4.0%	3.5%	15.1%	1.0%	13.8%	0.5%	2.7%	2.9%	94.9%	5.0%	0.0%	0.0%	5.1%	100.0%	

ESA Labor Cost (SEIR and Specific Plan Amendment) \$1,069,803

ESA Non-Labor Expenses (see Attachment A for detail) \$6,200
Reimbursable Expenses (see Attachment A for detail) \$200
ESA Equipment Usage (see Attachment A for detail) \$640
ESA Administrative Fee (10 Percent) Subtotal (Non-Labor Expenses) \$7,040

Subconsultant Costs (Fehr (see Attachment B for detail) Labor Costs \$123,975
ESA Administrative Fee (10 Percent) \$12,398
Subtotal (Fehr & Peers) \$136,373

PROJECT TOTAL (SEIR, SPECIFIC PLAN, AND TIA)																		\$1,213,215
Optional 10 Percent Contingency																		\$93,848

ATTACHMENT E

Estimated Project Schedule

The following schedule identifies key milestones that will allow us to deliver the SEIR, Specific Plan Amendment, and transportation impact analysis. Some of the deliverable time frames may change in response to available data, when comments are received (and in what format), resourcing factors, and/or other factors outside of ESA's control. Note that the schedule assumes that the project details provided on December 22, 2020 have not changed substantively, such that revisions would be required for analysis that has already been performed beyond anticipated changes to the site plan that will affect air quality and noise modeling. No further remodeling is assumed.

The schedule below assumes that the City's acceptance of the completed application by Faring and execution of ESA's contract would occur the week of January 11, 2021. For the Specific Plan Amendment, we anticipate resolution of comments/having confirmed direction on comments no later than three days after comments are received to ensure timely turnarounds of our submittals. The schedule assumes that the City will have 3 weeks for review of the Administrative Draft Specific Plan and 2 weeks for review of the Draft Specific Plan. ESA requires 2 weeks to prepare the following submittal once direction on comments have been clarified.

For the SEIR, we anticipate that completion of key Phase 1 sections, which would include the air quality/HRA, biological resources, energy, GHG emissions, and noise, would take approximately 3 weeks to prepare. If at that time an SEIR is determined to be the appropriate CEQA document, preparation of the Draft SEIR would commence and it is assumed that sections for City review would be submitted to the City on a rolling basis over an 8-week period, with the City allotted 3 weeks for review for each Draft SEIR section. ESA would respond to City comments within 2 weeks. A second round of review and revisions (assuming 1 week for City review, 1 week of ESA revisions, and 1 week to finalize the Draft SEIR) would mean that the Draft SEIR would be completed within 5 months of the approval of our work scope.

Circulation of the 45-day public comment period would then commence. Completion of the Final SEIR would occur 6 weeks following the end of the 45-day public comment period. This anticipated schedule is also dependent on factors that are currently unknown at this time including the level of public comments received during the public comment period as well as the expediency of review. The amended specific plan would follow a similar timeframe with the Final Specific Plan Amendment submitted in conjunction with the Draft SEIR.

Given the expedited timeframe required by the environmental review schedule provided within the option agreement between the City and Faring, approved by the Carson Reclamation Authority on December 16, 2020, preparation of the SEIR and Specific Plan Amendment will require the cooperation of the City, Faring, ESA, and other team members to provide comments within a timely manner and to collaboratively address those comments, which will likely occur by making "live" revisions to the documents.

SEIR Deliverable	SEIR Timeframe (in weeks)	Projected Month	Specific Plan Amendment Deliverable	Specific Plan Amendment Timeframe (in weeks)	Projected Month
Project Kick-Off and requested Project information provided to ESA	-	Second week of Jan. 2021	Project Kick-Off and requested Project information provided to ESA	1 week	Jan. 2021
Technical analyses updated and finalized for discussion with City	3 weeks	Feb. 2021	Preparation of Administrative Draft SPA	3 weeks	Feb. 2021
Preparation of Administrative Draft SEIR for City review	6 weeks	Mar. 2021	Submittal of Administrative Draft SPA	1 week	Feb. 2021
City review of Administrative Draft SEIR	3 weeks	Apr. 2021	City review of Administrative Draft SPA	3 weeks	Mar. 2021
ESA response to City comments on Administrative Draft SEIR	2 weeks	Apr. 2021	ESA response to City comments on Administrative Draft SPA	2 weeks	Apr. 2021
City review of Proof Draft SEIR & ESA response	1 week	May 2021	City review of Draft SPA	2 weeks	Apr. 2021
ESA packaging Print Copy Draft SEIR	1 week	May 2021	ESA response to City comments on Draft SPA	2 week	May 2021
<i>Draft SEIR Public Comment Period</i>	<i>45 days</i>	<i>May 20, 2021 – July 6, 2021</i>	ESA packaging Final SPA	1 week	May 2021
Preparation of Administrative Final SEIR for City review	1.5 weeks	July 2021			
City review of Administrative Final SEIR	1 week	July 2021			
ESA response to City comments on Administrative Final SEIR	1 week	July 2021			
City review of Proof Final SEIR & ESA respond	1 week	Aug. 2021			
ESA packaging Print Copy Final SEIR	1 week	Aug. 16, 2021			
Planning Commission Hearing	Within 4 weeks	Sept. 2021			
Initial City Council Hearing	Within 4 weeks	Oct. 2021			
Second Reading of Development Agreement and Determination on Required Approvals	Within 4 weeks	Nov. 2021			



626 Wilshire Boulevard
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Los Angeles, CA 90017
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213.599.4301 **fax**

esassoc.com

memorandum

date January 7, 2021

to Mr. Saied Naaseh, Planning Manager
Ms. Gena Guisar, Contract Planner

cc

from Heidi Rous, Business Group Director

subject Supplemental Memorandum to the Proposal for the Provision of Environmental Consulting Services and Preparation of a Specific Plan Amendment for the District at South Bay Project

Dear Mr. Naaseh and Ms. Guisar,

Based on a call held on January 7, 2021, it is Environmental Science Associates (ESA)'s understanding that two additional options should be considered and scoped for the District at South Bay Project. The two options include: (1) Addendum Only and (2) Joint Addendum and SEIR.

Under the Addendum Only option, the total cost to prepare an addendum, and its associated technical studies, including work by our subconsultant is **\$740,638 (\$385,788 for the addendum and \$238,630 for the SPA)**. Including the 10 percent contingency, which would not be accessed without the City's express written approval, the budget is **\$814,702**. When including costs for Task 0, Initial Efforts, which have been billed and paid previously at the sum of \$274,737.83, including \$53,742 in efforts performed by Fehr & Peers, the combined grand total is **\$1,089,440**. It is assumed that completion of an addendum would require an estimated **4 months (May 2021)** from the initiation of work efforts, presuming project initiation begins the week of January 11, 2021, with project initiation indicated by submittal and approval of a completed application and execution of ESA's contract. See Attachment 1 for a schedule and cost estimate timeline. This is a reduction in cost and schedule as compared to the SEIR cost and schedule that was presented in the proposal submitted to the City on January 5, 2021.

Under the Joint Addendum and SEIR option, the total cost to prepare an addendum jointly with a Draft SEIR, and its associated technical studies, including work by our subconsultant is **\$1,082,828 (\$844,198 for the addendum and SEIR efforts and \$238,630 for the SPA)**. Including the 10 percent contingency, which would not be accessed without the City's express written approval, the budget is **\$1,191,110**. When including costs for Task 0, Initial Efforts, which have been billed and paid previously at the sum of \$274,737.83, including \$53,742 in efforts performed by Fehr & Peers, the combined grand total is **\$1,465,848**. It is assumed if an addendum were drafted initially (similar to the Addendum Only option – early May 2021) and subsequent comments would require the publication of a Draft SEIR, ESA estimates the release of the Draft SEIR for public comment on or around June 21, 2021. A Final SEIR would then be completed **8 months (September 2021)** from the initiation of work efforts, presuming project initiation begins the week of January 11, 2021, with project initiation indicated by

submittal and approval of a completed application and execution of ESA's contract. Hearings are assumed to be completed 3 months from the Final SEIR publication (December 2021). See Attachment 2 for a schedule and cost estimate timeline. The cost as compared to the SEIR cost provided on January 5, 2021, would be an increase of approximately \$150,000 and the schedule as compared to the SEIR schedule that was presented in the proposal submitted to the City on January 5, 2021, would extend by 1 month.

If you have any questions, please call.

Sincerely,



Heidi Rous
Certified Permitting Professional (CPP)
Business Group Director Air/GHG/Noise

Attachments:

1. Addendum-Only Estimated Cost and Schedule
2. Joint-Addendum/SEIR Estimated Cost and Schedule

ATTACHMENT 1

Addendum-Only Estimated Cost and Schedule

Preliminary Cost Estimate, Addendum Only

		Labor Category	Senior Director III	Senior Director II	Director III	Director II	Managing Associate III	Managing Associate II	Managing Associate I	Senior Associate III	Senior Associate II	Senior Associate I	Associate III	Associate II	Subtotal	Senior Associate/WP	Project Technician II	Project Technician I	Subtotal	Total Hours	Labor Price
Task #	Task Name/Description		\$ 285	\$ 285	\$ 230	\$ 215	\$ 195	\$ 180	\$ 165	\$ 160	\$ 150	\$ 140	\$ 130	\$ 120		\$ 115	\$ 95	\$ 80			
ADDENDUM (ESA)																					
Task 1	Meetings and Project Management																				
1a	Weekly Calls (2, 1 hour meetings for 3 ESA staff over 4 months (16 weeks), plus an additional 12 1-hour"special" meetings)		44		44						44				\$29,260				\$0	132	\$29,260
1b	Phase 1 Meetings/Additional Longer Meetings to Discuss Analyses		12		12			12			12				\$10,140				\$0	48	\$10,140
1c	Project Management (4 hours a week for 2 ESA staff for over 4 months)				32						32				\$12,160				\$0	64	\$12,160
Task 2	Project Definition/Data Needs and Project Description																				
2a	Project Definition/Data Needs		12		6	6		6			12				\$8,970	4			\$460	46	\$9,430
2b	Ongoing Project Description		40		8						40				\$19,240	20			\$2,300	108	\$21,540
Task 3	Technical Studies																				
3a	Air Quality (including the HRA)		8		20	16		200							\$46,320	8			\$920	252	\$47,240
3b	Biological Resources (in addition to efforts in Task 0)		12		2	2				24					\$7,910	8			\$920	48	\$8,830
3c	Energy		6		1	1		22							\$6,115	8			\$920	38	\$7,035
3d	GHG (in addition to efforts in Task 0)		6		1	1								40	\$6,955	8			\$920	56	\$7,875
3e	Noise (in addition to efforts in Task 0)		6		10		80	56							\$29,690	8			\$920	160	\$30,610
3f	Transportation (review of TIA provided by F&P)		8		2			6						8	\$4,780	8			\$920	32	\$5,700
Task 4	Administrative Draft SEIR Addendum																				
4a	Land Use		7		24			24			3				\$12,285				\$0	58	\$12,285
4b	Aesthetics/Visual Resources		7		24			24			3				\$12,285				\$0	58	\$12,285
4c	Transportation (Prepared by FP, Peer Reviewed by ESA)		4		8						3				\$3,430				\$0	15	\$3,430
4d	Hazards		2		8	24					3				\$8,020				\$0	37	\$8,020
4e	Geology and Soils		7			24					3				\$7,605				\$0	34	\$7,605
4f	Surface Water Quality		7			24					3				\$7,605				\$0	34	\$7,605
4g	Air Quality (including the HRA)		4		8			16			3				\$6,310	4			\$460	35	\$6,770
4h	Noise		4		8		40				3				\$10,630	4			\$460	59	\$11,090
4i	GHG		8		8						3			16	\$6,490	4			\$460	39	\$6,950
4j	Energy		4		4						3			12	\$3,950	4			\$460	27	\$4,410
4k	Public Services (Fire, Police, Schools, Libraries, and Parks and Recreation)		12		16			32			3				\$13,310				\$0	63	\$13,310
4l	Utilities (Water Supply, Wastewater, Solid Waste)		12		6						3				\$5,250				\$0	21	\$5,250
4m	Biological Resources		4			38					3				\$9,760	4			\$460	49	\$10,220
4n	Cultural and Tribal Cultural Resources			2				4			1				\$1,440				\$0	7	\$1,440
4o	Other Addendum Sections (Introduction, Approach to Analysis, Conclusions, and References)		24		6						32				\$13,020	32			\$3,680	94	\$16,700
Task 5																					
5a	Response to City Comments (Screencheck Draft SEIR Addendum)		32		12	2		16			24				\$18,790	24			\$2,760	110	\$21,550
5b	Response to City comments (Draft SEIR Addendum for Submittal)		32		6	2					10				\$12,430	32			\$3,680	82	\$16,110
SPECIFIC PLAN AMENDMENT (ESA)																					
Task 1	Team Management, Meetings, and Coordination																				
	Team Management, Meetings, and Coordination		14		122			20			16				\$38,050				\$ -	172	\$38,050
Task 2	Specific Plan Update																				
	Specific Plan Update		40		372						230		220	92	\$171,100	112			\$ 12,880	1066	\$183,980
Task 3	Public Hearings																				
	Public Hearings				50						34				\$16,600				\$ -	84	\$16,600
Total Hours			378	2	820	140	80	478	0	0	550	0	220	168	2,448	292	0	0	292	3128	
Total Labor Costs			\$107,730	\$570	\$188,600	\$30,100	\$15,600	\$86,040	\$0	\$0	\$82,500	\$0	\$28,600	\$20,160	\$559,900	\$33,580	\$0	\$0	\$33,580		\$ 593,480
Percent of Effort - Total Project Cost			18.2%	0.1%	31.8%	5.1%	2.6%	14.5%	0.0%	0.0%	13.9%	0.0%	4.8%	3.4%	94.3%	5.7%	0.0%	0.0%	5.7%	100.0%	

ESA Labor Cost (Addendum and Specific Plan Amendment)		\$593,480
ESA Non-Labor Expenses		
Reimbursable Expenses	(see Attachment A for detail)	\$6,200
ESA Equipment Usage	(see Attachment A for detail)	\$200
ESA Administrative Fee (10 Percent)		\$640
Subtotal (Non-Labor Expenses)		\$7,040
Subconsultant Costs (Fehr & Peers)		
Labor Costs		\$127,380
ESA Administrative Fee (10 Percent)		\$12,738
Subtotal (Fehr & Peers)		\$140,118

PROJECT TOTAL (ADDENDUM, SPECIFIC PLAN, AND TIA)		\$740,638
	Task 0	\$274,738
Optional 10% Contingency		\$74,064
GRAND TOTAL:		\$1,089,440

Estimated Project Schedule, Addendum Only

Addendum Deliverable	Addendum Timeframe (in weeks)	Projected Months	Specific Plan Amendment Deliverable	Specific Plan Amendment Time Frame (in weeks)	Projected Months
Project Kick-Off and requested Project information provided to ESA	1 week	Jan.2021	Project Kick-Off and requested Project information provided to ESA	1 week	Jan. 2021
Technical analyses updated and finalized for discussion with City	3 weeks	Feb. 2021	Preparation of Administrative Draft SPA	3 weeks	Feb. 2021
Preparation of Administrative Draft Addendum for City review	2 weeks	Feb. 2021	Submittal of Administrative Draft SPA	1 week	Feb. 2021
City review of Administrative Draft Addendum	3 weeks	Mar. 2021	City review of Administrative Draft SPA	3 weeks	Mar. 2021
ESA response to City comments on Administrative Draft Addendum	3 weeks	April 2021	ESA response to City comments on Administrative Draft SPA	2 weeks	Mar. 2021
City review of Proof Draft Addendum	2 weeks	April 2021	City review of Draft SPA	1 week	April 2021
ESA response to City comments on Proof Draft Addendum	1 week	April 2021	ESA response to City comments on Draft SPA	1 week	April 2021
ESA packaging Print Copy Addendum	1 week	May 2021	ESA packaging Final SPA	1 week	April 2021
			Hearings	2 meetings within 1 month	May 2021

ATTACHMENT 2

Joint-Addendum/SEIR Estimated Cost and Schedule

Preliminary Cost Estimate: District at South Bay Supplemental EIR

Employee Names																			
		Daryl K.			Brian A.			Isaac S.			Bailey S.								
		Terah D.			Julie S.			Michael V.			Sylvia P.								
		Mary L.			Sara D.			Robert S.			Melody M.								
		Bev C.			Eric S.			Michael S.			Jaclyn A.			Tim W.					
		Luci			Alan S.			Shadde R.			Heather D.			Frank V.			Evan W.		
		Terri A.			Monica S.			Heidi R.			May L.			Susumu S.			Olivia C.		
		Senior Director III			Managing Associate III			Managing Associate II			Managing Associate I			Senior Associate II			Senior Associate I		
		Associate III			Associate II														
		Subtotal			Project Technician III			Project Technician II			Project Technician I			Subtotal			Total Hours		
		Labor Price																	
Task #	Task Name/Description	\$ 285	\$ 285	\$ 230	\$ 215	\$ 195	\$ 180	\$ 165	\$ 150	\$ 140	\$ 130	\$ 120		\$ 115	\$ 95	\$ 80			
SEIR (ESA)																			
Task 0	Initial Efforts	140.50	10.50	239.25	13.25	94.50	312.75	62.25	111.25	40.00		67.75	\$216,323	37.25	1.25	0.5	\$4,443	1131	\$220,765
	Project Management, kickoff, weekly calls, technical calls, impromptu calls	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Project Description Drafted (two iterations)	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Initial addendum framework set up for aesthetics and land use	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Draft addendum analysis completed for: geology and soils, hazardshydrology and water quality, population and housing, public services, and water supply	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Biological site visit conducted	-	-	-	-	-	-	-	-	-	-	-	\$47				\$0	0	\$47
	Draft air quality analyses for AQMP consistency, Regional Construction (mass emissions), CO Hot Spot, and HRA modeling completed	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Draft qualitative GHG analysis completed	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Noise analyses for construction noise and vibration (qualitative) and operational noise (quantitative) completed	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
	Tribal Cultural consultation letters drafted and mailed	-	-	-	-	-	-	-	-	-	-	-	\$184				\$0	0	\$184
	Initial Transportatoin efforts (modeling)	-	-	-	-	-	-	-	-	-	-	-	\$53,742				\$0	0	\$53,742
	Specific Plan Amendment drafting was initiated (approximately 30 percent complete).	-	-	-	-	-	-	-	-	-	-	-	\$0				\$0	0	\$0
Task 1	Meetings and Project Management																		
1a	Weekly Calls (2, 1 hour meetings for 3 ESA staff over 7 months (30 weeks), plus an additional 12 1-hour "special" meetings)	72		72					72				\$47,880				\$0	216	\$47,880
1b	Additional Meetings to Discuss Technical Analysis	12		12			12		12				\$10,140				\$0	48	\$10,140
1c	Project Management (2 hours a week for 2 ESA staff for 7 months)			60					60				\$22,800				\$0	120	\$22,800
1d	Project Initiation Activities (11/30/20 through 1/15/21)	20		20			4		20				\$14,020				\$0	64	\$14,020
Task 2	Project Definition/Data Needs and Project Description																		
2a	Project Definition/Data Needs	12		6	6		6		12				\$8,970	4			\$460	46	\$9,430
2b	Ongoing Project Description	40		8					40				\$19,240	20			\$2,300	108	\$21,540
Task 3	Technical Memoranda/Studies																		
3a	Air Quality/HRA (in addition to efforts in Task 0)	8		20	16		200						\$46,320	8			\$920	252	\$47,240
3b	Biological Resources (in additoin to efforts in Task 0)	12		2	2				24				\$7,910	8			\$920	48	\$8,830
3c	Energy	6		1	1		22						\$6,115	8			\$920	38	\$7,035
3d	GHG (in addition to efforts in Task 0)	6		1	1								\$6,955	8			\$920	56	\$7,875
3e	Noise (in addition to efforts in Task 0)	6		10		80	56						\$29,690	8			\$920	160	\$30,610
Task 4.1	Addendum																		
4.1a	Addendum Drafting Efforts	150		100	50		100		160	80		160	\$148,900	10			\$1,150	810	\$150,050
Task 4.2	Draft SEIR																		
4.2a	Aesthetics/Visual Resources	16		8			40		3				\$14,050	8			\$920	75	\$14,970
4.2b	Air Quality (including the HRA)	8		8			16		3				\$7,450	8			\$920	43	\$8,370
4.2c	Biological Resources	16		8					40				\$12,400	8			\$920	72	\$13,320
4.2d	Energy	8		8					3				\$6,490	8			\$920	43	\$7,410
4.2e	GHG	8		8					3		16		\$8,410	8			\$920	58	\$9,330
4.2f	Hazards	8		24	40				3		32		\$16,850	8			\$920	83	\$17,770
4.2g	Surface Water Quality	8		8	40				24				\$16,320	8			\$920	88	\$17,240
4.2h	Land Use	12		40			24		3				\$17,390	8			\$920	87	\$18,310
4.2i	Noise	12		8		8	40		3				\$14,470	8			\$920	79	\$15,390
4.2j	Public Services (Fire, Police, and Parks) and Recreation	8		6			40		3				\$11,310	8			\$920	65	\$12,230
4.2k	Transportation (Prepared by FP, Peer Reviewed by ESA)	12		8		8			3				\$7,270	8			\$920	39	\$8,190
4.2l	Utilities (Water Supply, Wastewater, Solid Waste)	12		6	40				3				\$13,850	8			\$920	69	\$14,770
4.2m	Effects Not Found to Be Significant (including Cultural)	12							32				\$8,220	8			\$920	52	\$9,140
4.2n	Alternatives and Other CEQA	20		8			4		8				\$14,260	8			\$920	80	\$15,180
4.2o	Other Draft SEIR Sections (Introduction, Summary, References, List of Preparers)	8							8				\$3,480	8			\$920	24	\$4,400
4.2p	Response to City Comments (Proof Draft SEIR)	16		16	16		16		20				\$17,560	16			\$1,840	100	\$19,400
4.2q	Responses to City Comments (Draft SEIR for Submittal)	12		12	12		12		10				\$12,420	12			\$1,380	70	\$13,800
4.2r	Notices (NOP/NOC and NOA/NOC) and Distribution	6		4					8				\$3,830	12			\$1,380	30	\$5,210
Task 5	Final SEIR/MMRP/Noticing																		
5a	Introduction	6							3				\$2,160	4			\$460	13	\$2,620
5b	Response to Comments	40		40	10		30		40				\$34,150	12			\$1,380	172	\$35,530
5c	Corrections to Draft SEIR Chapters/Sections	8					6		24				\$6,960	16			\$1,840	54	\$8,800
5d	MMRP	8		2					8				\$3,940	4			\$460	22	\$4,400
5e	Response to City Comments (Proof Final SEIR)	20		16			16		16				\$14,660	24			\$2,760	92	\$17,420
5f	Response to City Comments (Final SEIR for Submittal)	16		16			16		16				\$13,520	24			\$2,760	88	\$16,280
5g	Findings of Fact/SOC (optional)	8							16				\$4,680	4			\$460	28	\$5,140
	noticing?												\$ -				\$ -	0	\$0
Task 6	Hearings																		
6a	Planning Commission Hearing (@4 hrs)	4		4					4				\$2,660				\$0	12	\$2,660
6b	Initial City Council Hearing (@ 4 hrs)	4		4					4				\$2,660				\$0	12	\$2,660
6c	Second Reading of DA and Determination on Required Approvals (@ 4hrs)	4		4					4				\$2,660				\$0	12	\$2,660
Task 7	Post-Certification/NOD																		
7a	Preparation and Filing of NOD	1							3				\$735				\$0	4	\$735
SPECIFIC PLAN AMENDMENT (ESA)																			
Task 1	Team Management, Meetings, and Coordination																		
	Team Management, Meetings, and Coordination	14		122			20		16				\$38,050				\$0	172	\$38,050
Task 2	Specific Plan Update																		
	Specific Plan Update	40		372					230		220	92	\$171,100	112			\$12,880	1066	\$183,980
Task 3	Public Hearings																		
	Public Hearings			50					34				\$16,600				\$0	84	\$16,600
Total Hours		860	11	1,361	247	191	993	62	34	1,141	120	220	408	6,613	471.25	1.25	0.50	473.00	6,086
Total Labor Costs		\$244,958	\$2,993	\$313,088	\$53,159	\$37,148	\$178,695	\$10,271	\$171,188	\$16,800	\$28,600	\$48,930	\$1,159,800	\$54,194	\$119	\$40	\$54,353		\$1,214,153
Percent of Effort - Total Project Cost		20.2%	0.2%	25.8%	4.4%	3.1%	14.7%	0.8%	14.1%	1.4%	2.4%	4.0%	95.5%	4.5%	0.0%	0.0%	4.5%	100.0%	

ESA Labor Cost (SEIR and Specific Plan Amendment) \$1,214,153

ESA Non-Labor Expenses

Reimbursable Expenses	(see Attachment A for detail)	\$6,200
ESA Equipment Usage	(see Attachment A for detail)	\$200
ESA Administrative Fee (10 Percent)		\$640
Subtotal (Non-Labor Expenses)		\$7,040

Subconsultant Costs (Fehr (see Attachment B for detail)

Labor Costs		\$123,975
ESA Administrative Fee (10 Percent)		\$12,398
Subtotal (Fehr & Peers)		\$136,373

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Estimated Project Schedule, Joint Addendum/SEIR

Addendum Deliverable	Addendum Timeframe (in weeks)	Projected Months	Specific Plan Amendment Deliverable	Specific Plan Amendment Time Frame (in weeks)	Projected Months
Project Kick-Off and requested Project information provided to ESA	1 week	Jan. 2021	Project Kick-Off and requested Project information provided to ESA	1 week	Jan. 2021
Technical analyses updated and finalized for discussion with City	3 weeks	Feb. 2021	Preparation of Administrative Draft SPA	3 weeks	Feb. 2021
Preparation of Administrative Draft Addendum for City review	2 weeks	Feb. 2021	Submittal of Administrative Draft SPA	1 week	Feb. 2021
City review of Administrative Draft Addendum	3 weeks	Mar. 2021	City review of Administrative Draft SPA	3 weeks	Mar. 2021
ESA response to City comments on Administrative Draft Addendum	3 weeks	April 2021	ESA response to City comments on Administrative Draft SPA	2 weeks	Mar. 2021
City review of Proof Draft Addendum	2 weeks	April 2021	City review of Draft SPA	1 week	April 2021
ESA response to City comments on Proof Draft Addendum	1 week	April 2021	ESA response to City comments on Draft SPA	1 week	April 2021
ESA packaging Print Copy Addendum	1 week	May 2021	ESA packaging Final SPA	1 week	April 2021
<i>30-days for opposition/comments</i>	<i>30 days</i>	<i>June 2021</i>			
Publication of Draft SEIR	2 weeks	June 2021			
<i>Draft EIR Public Comment Period</i>	<i>45 days</i>	<i>June 21, 2021–August 5, 2021</i>			
Preparation of Administrative Final SEIR for City review	1.5 weeks	Aug. 2021			
City review of Administrative Final SEIR	1 week	Aug. 2021			
ESA response to City comments on Administrative Final SEIR	1 week	Aug. 2021			
City review of Proof Final SEIR & ESA respond	1 week	Sept. 2021			
ESA packaging Print Copy Final SEIR	1 week	Sept. 13, 2021			
Planning Commission Hearing	Within 4 weeks	Oct. 2021			
Initial City Council Hearing	Within 4 weeks	Nov. 2021			
Second Reading of Development Agreement and Determination on Required Approvals	Within 4 weeks	Dec. 2021			