

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND RANEY PLANNING & MANAGEMENT, INC.**

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Raney Planning & Management Inc. ("Professional") as of July 1, 2020. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated June 3, 2019 for the purpose of providing professional services in regards to the preparation of the Environmental Impact Report for The Preserve; and

WHEREAS, this Amendment will extend the term from June 30, 2020 to December 31, 2021; and

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from June 30, 2020, to December 31, 2021. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2021, and Professional shall complete the work described in Exhibit A prior to that date; unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8."

2. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.
3. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.
4. **Contract Administration.** This Agreement shall be administered by Elizabeth Sparkman, Community Development Director ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Professional shall be sent to:

Tim Raney, AICP, President
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
Email Address (for Insurance Update Requests)
timraney@raneymanagement.com

Any written notice to City shall be sent to:

Darcy Goulart, Planning Manager
2729 Prospect Park Drive
Rancho Cordova, CA 95670

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Tim Raney, AICP, President

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

**EXHIBIT A
SCOPE OF SERVICES**

IV. Technical Scope of Services

The following technical scope of services identifies each task in the preparation of the necessary documents and includes all the work products associated with each task. Raney anticipates that the scope of services will be further refined in consultation with the City of Rancho Cordova as the CEQA lead agency for the project.

TASKS 1.1-1.4: PROJECT INITIATION THROUGH NOTICE OF PREPARATION

Task 1.1 Project Initiation

The objective of this task is to coordinate with the representatives from the City of Rancho Cordova and the applicant team to confirm assumptions regarding the proposed project and scope of the EIR.

Raney will provide the following deliverables:

- Obtain and review available data for the project area, technical studies, and policy documentation from the City of Rancho Cordova, applicant team, and other agencies;
- Attend a kick-off meeting with the City and applicant team to review project schedule/milestones and refined scope of work;
- Identify the role that each will play during the effort as well as a summary of meetings and products; and
- Identify the cumulative projects to be considered in the EIR and the prospective description of project alternatives.

Task 1.2 Project Description

The objective of this task is to prepare a draft project description in consultation with City staff and the project applicant team. Based on Raney's extensive CEQA experience, completing a draft of the project description during the project initiation phase greatly reduces the potential for project-related issues throughout the preparation of the environmental documents. The project description will include a detailed project location, background, and history of the project (including past ownership and land uses); intended uses of the proposed project; existing environmental setting; description of on and off-site infrastructure necessary to serve the project; discretionary actions; project characteristics; important project features; project objectives; phasing; agreements; and permits and approvals that are required for the project based on available information. In addition, Raney will prepare regional and project location maps, as well as coordinate with City staff and the project applicant to build upon the existing project description. Raney will provide a list of responsible agencies that are anticipated to rely on the EIR for decision making.

Raney will complete the following deliverables:

- Submit one electronic copy of the draft project description to the City for review and comment; and
- Submit one electronic copy of the final project description to the City prior to incorporation into the EIR.

Task 1.3 Prepare Initial Study

The objective of this task is to prepare an IS to address the environmental effects of the proposed project. The IS will be based on the updated checklist contained in the recently adopted Appendix G of the CEQA Guidelines and the standard City of Rancho Cordova format. Raney assumes that the environmental issues to be dismissed in the IS will include, but not be limited to Aesthetics, Agricultural & Forestry Resources, Recreation, and Wildfire. The Wildfire portion of the IS will include a discussion of whether the project would increase the risk for wildfires or expose people and/or structures to significant wildfire risks, in accordance with the Wildfire section of the updated Appendix G checklist. It should be noted that the project site is located out of and not near State responsibility areas or lands classified as very high fire hazard severity zones; therefore, Raney anticipates that project impacts will be less-than-significant.

Raney will complete the following deliverables:

- Submit one electronic copy, in Word format, of the Administrative Draft IS for City review;
- Submit one electronic copy, in Word format, of the Screencheck IS which will include all revisions based upon comments on the Administrative Draft IS;
- Submit one electronic file, in PDF format, of the finalized IS to focus the content of the Draft EIR; and
- Provide Final IS as an Appendix to the Notice of Preparation.

Task 1.4 Prepare Notice of Preparation

The objective of this task is to prepare/distribute a Notice of Preparation (NOP) for public review that includes a description of the proposed project, location map, and general environmental effects anticipated to be caused by the proposed project, as well as attend a public scoping workshop to solicit the public's input on the content of the EIR. Raney assumes the public scoping meeting will be set up as a brief project overview presentation, in order for the community to gain an understanding of the project and make comments based upon accurate knowledge of the project.

Raney will complete the following deliverables:

- Submit one electronic copy of the Administrative Draft NOP, in PDF format, to City staff for review;
- Submit one electronic copy of the Final NOP (with IS as appendix), in PDF format, to the City for distribution;
- Coordinate with the City to publish, post, and distribute the NOP and deliver fifteen copies of the NOP with a completed Notice of Completion (NOC) to the State Clearinghouse;
- Facilitate and attend one public scoping meeting to emphasize the review process as well as the intent and requirements of CEQA;
- Create an administrative record of all written and verbal comments regarding the project to bring together and resolve the concerns of affected federal, state, and local agencies, as well as the local community; and
- Revise the scope of services for the EIR, if needed, based upon NOP verbal and written comments received during the NOP comment period.

TASKS 2.1-2.3: PREPARE ADMINISTRATIVE DRAFT EIR THROUGH DRAFT EIR

Task 2.1 Prepare Administrative Draft EIR

The objective of this task is to prepare an accurate, thorough, and complete Administrative Draft EIR for the proposed project that will provide a project-level analysis to evaluate the potential environmental effects associated with the proposed project. The Administrative Draft EIR will include all statutory sections required by CEQA Section 15120-15132.

The proposed project EIR will include the following sections:

Task 2.1.1 Introduction, Executive Summary, and Project Description

The introduction will cite the provisions of CEQA and the City of Rancho Cordova's CEQA implementation procedures to which the proposed project is subject. This section will identify the intended uses of the EIR, agencies that may rely upon the EIR, purpose of the EIR and statutory authority, summary of the scoping procedures, and a list of the NOP comment letters and concerns raised in the letters.

The EIR will also include a summary section to briefly describe in text the impacts and mitigation measures. A summary table will be included, consisting of a matrix of impacts and mitigation measures, with levels of significance of impacts before and after mitigation. The summary table will include all mitigation measures applicable to the proposed project.

The environmental setting will be built into the project description chapter and each technical chapter of the EIR. The project description chapter will be consistent with the one developed in *Task 1.2 Project Description*.

Task 2.1.2 Introduction to Analysis

The Introduction to Analysis section of the EIR will address all of the topics found to be less than significant (with or without mitigation) in the IS. Raney will summarize and include the conclusions of the IS in this section of EIR.

Task 2.1.3 Environmental Setting, Impacts, and Mitigation Measures

The environmental analysis for the proposed project will focus on the following areas: Air Quality & Greenhouse Gas Emissions (including Energy); Biological Resources; Cultural & Tribal Resources, Geology & Soils/Mineral Resources, Hazards & Hazardous Materials, Hydrology & Water Quality (Drainage); Land Use & Planning/Population & Housing; Noise; Public Services & Utilities; Transportation; Growth Inducing Impacts; Cumulative Impacts; and Significant Unavoidable Impacts. Project alternatives and statutorily required sections will also be included. Some refinement to these issues may be required based on the comments that will be received during the NOP scoping process.

Consistent with CEQA, each environmental chapter will include an introduction, environmental setting, regulatory setting, standards of significance, methods of analysis, identification of environmental impacts, the development of mitigation measures and monitoring strategies, level of significance after mitigation, cumulative impacts and mitigation measures, significant impacts, and effects found not to be significant. Raney proposes to include the following technical environmental chapters:

a) Air Quality & Greenhouse Gas Emissions (including Energy)

The Air Quality and GHG emissions analysis for the proposed project will be performed in-house by Raney Planning & Management's Air Quality Division, utilizing the CalEEMod software package and following Sacramento Metropolitan Air Quality Management District's (SMAQMD) CEQA Handbook.

Air Quality

Raney will utilize the CalEEMod software program and trip generation information from the applicant-provided Transportation Impact Study (TIS) to conduct a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NOX, and PM10) resulting from the proposed project. The significance of air quality impacts will be determined through coordination with the SMAQMD and the City of Rancho Cordova for appropriate thresholds for the City, utilizing the General Plan and Sunrise Douglas Community Plan where appropriate, and comparing project emissions to the agreed upon thresholds. Mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified. In addition, Raney will review any City ordinances related to construction and construction mitigation. For analysis of Toxic Air Contaminants (TACs), Raney will rely on the California Air Resources Board "Recommendations for Siting New Sensitive Land Uses," as outlined in the Air Quality and Land Use Handbook: A Community Health Perspective. Raney anticipates that the project will not trigger the need for a Health Risk Assessment (HRA) or screening-level HRA. For carbon monoxide, Raney will perform CALINE 4 modeling only if one or more of the study intersections are degraded to a level of service specified by the SMAQMD. For the purposes of this scope of work, Raney has assumed up to two intersections requiring CALINE 4 modeling.

Greenhouse Gas Emissions

Raney will work closely with SMAQMD and the City of Rancho Cordova throughout preparation of the GHG section. Raney will utilize CalEEMod to produce an estimate of carbon dioxide emissions for the project, including indirect emissions of GHG (e.g., electricity, natural gas). Emissions will be calculated as carbon dioxide equivalents. With respect to AB 32, Raney will review the project's compliance with relevant planning documents including, but not limited to, the California 2017 Climate Change Scoping Plan. With respect to SB 32, Raney will coordinate with the City and the SMAQMD to determine appropriate thresholds of significance for the City and compare project GHG emissions to the agreed upon thresholds of significance. Mitigation measures will be identified, as appropriate in coordination with SMAQMD and the City of Rancho Cordova staff.

Energy

This chapter will also include a discussion of potential energy impacts due to the project and any proposed energy efficiency and/or conservation measures in accordance with the recently updated Appendix G Checklist of the CEQA Guidelines, including applicable mitigation measures, if needed, for reducing energy consumption.

b) Biological Resources

The Biological Resources analysis will include potential effects to plant communities, wildlife, and wetlands including adverse effects on rare, endangered, candidate, sensitive, and special-status species from build-out of the proposed project. Specifically, the biological resources analysis will include a discussion of the Morrison Creek riparian area and the effects of the proposed project. The analysis will be based on the Aquatic Resources Delineation, Arborist Survey Report, Special-Status Plant Surveys, and Biological Resources Report (BRA) prepared by ECORP Consulting, Inc. (ECORP), under contract with the applicant. Raney will also utilize the the associated technical peer review of all of the applicant's bio-related technical reports and information prepared by the City. It should be noted that the project site is within the South Sacramento Habitat Conservation Plan. Raney assumes the City's peer review will ensure the existing BRA analysis will adequately addresses the South Sacramento Habitat Conservation Plan. In addition, Raney will internally review the Aquatic Resources Delineation, Arborist Survey Report, Special-Status Plant Surveys, and Biological Resources Report to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the results of the analysis into the biological resources chapter of the EIR. If it is determined that additional analysis needs to be prepared for the project, Raney will consult with City staff to determine the appropriate approach.

c) Cultural and Tribal Resources

The Cultural and Tribal Resources chapter of the EIR will describe the potential effects to historical and archaeological resources from implementation of the proposed project. This chapter will be based on the applicant-provided Cultural Resources Report. Raney will internally review the Cultural Resources Report to ensure the report's adequacy in addressing CEQA and incorporate the results of the analysis into the Cultural and Tribal Resources chapter of the EIR. If it is determined that additional analysis needs to be prepared for the project, Raney will consult with City staff to determine the appropriate approach.

Tribal Consultation

Given the passage of Assembly Bill (AB) 52, lead agencies are required to consult with Native American tribes early in the CEQA process if a Native American tribe has first requested to the lead agency, in writing, to be informed of proposed projects in their geographic area. If the City has received a letter requesting notification pursuant to AB 52/Public Resources Code 21080.3.1; the City will need to notify the tribe in writing of the proposed project within 14 days from the start of the CEQA process. Raney assumes the City will handle any consultation pursuant of AB 52. If the City would like assistance drafting letters pursuant to AB 52, Raney would be made available, upon request.

Given that the project will require amendments to the City of Rancho Cordova's General Plan which will require government-to-government consultation between the City of Rancho Cordova and the appropriate Native American tribe(s), pursuant to Senate Bill (SB) 18. Consultation will include contacting the NAHC to request a list of tribes with traditional lands or cultural places located within the City's jurisdiction. The tribes identified on the list provided by the NAHC are those that the City must contact for purposes of consultation. Pursuant to Government Code §65352.3(a)(2),

each tribe has 90 days to respond and request consultation. If the tribes do not respond, or decline consultation, consultation is not required. If a tribe requests consultation, the City will need to coordinate the required face-to-face consultation between tribal representative(s) and the designated City representative(s). Raney assumes the City will handle the required tribal consultation pursuant to SB 18; however, Raney will be available to assist upon request.

d) Geology & Soils/Mineral Resources

The Geology & Soils/Mineral Resources chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the project area. This chapter will be based on a Geotechnical Report prepared by Youngdahl Consulting Group, under contract with the applicant, and the technical peer review by Geocon, under contract with Raney (please see *Appendix B* for a complete scope and resumes of key personnel). Geocon will perform a peer review of the existing geotechnical report in order to provide professional opinions on the appropriateness and adequacy of the report with respect to project conditions, regulatory requirements, and industrial standards of practice. Geocon will review the provided geotechnical report; perform a site visit to observe current site conditions; review published documents, geologic maps, and other geological and geotechnical literature pertaining to the site; and prepare a formal letter to present Geocon's professional opinions on the appropriateness and adequacy of the report. Raney review the formal letter and will incorporate the results into the EIR analysis. If it is determined that additional analysis needs to be prepared for the project, Raney will consult with City staff to determine the appropriate approach.

e) Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter will evaluate materials in the project site and associated with project construction and operation to determine if the project will create a significant hazard to the public or environment. This section will be based on a Phase I Environmental Site Assessment (ESA) prepared by the applicant team. Raney will rely on existing background information, previous site assessments/hazards analysis, and information from the City of Rancho Cordova General Plan, General Plan EIR, Sunrise Douglas Community Plan EIR, and Mather Airport Master Plan for the analysis.

f) Hydrology & Water Quality (Drainage)

This chapter will summarize setting information and identify potential impacts on irrigation drainage, storm water drainage, flooding, groundwater, and water quality. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. Raney will rely on the Drainage Study, Sewer Study, and Water Study prepared for the project by Ruggeri Jensen-Azar, under contract with the applicant, information provided by the project engineer, as well as on the City of Rancho Cordova General Plan, General Plan EIR, and the Sunrise Douglas Community Plan /Sun Ridge Specific Plan for analysis. In addition, Raney will review any City ordinances related to water quality for relevant information that should be incorporated into the project analysis and consult with City engineering staff. Raney will consult with the City engineer to address the accuracy

of the WSA. If it is determined that a new WSA needs to be prepared, Raney assumes the applicant's consultant will update the report.

g) Land Use & Planning/Population & Housing

The Land Use & Planning/Population & Housing chapter will evaluate the consistency of the proposed project with the City of Rancho Cordova's adopted plans and policies as well as compatibility with surrounding land uses, both existing and proposed. Raney will review the Sunrise Douglas Community Plan, Rancho Cordova General Plan, Zoning Ordinance, and any other appropriate documents to address consistency issues. Additionally, Raney will discuss the proposed amendments needed to the General Plan. The chapter will identify land use impacts and note any inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project. Population and Housing will also be addressed, though at a lesser level. Raney will discuss potential impacts associated with population growth, either directly, or indirectly resulting from development of the proposed project. Raney will rely on information from the California Department of Finance, the Sacramento Area Council of Governments (SACOG) and the General Plan Housing Element.

h) Noise

The Noise chapter of the EIR will be based on a technical report prepared by Bollard Acoustical Consultants (BAC), under contract with Raney. (please see *Appendix C* for a complete scope and resumes of key personnel). BAC will review the noise and vibration standards of the City of Rancho Cordova and The Sunrise Douglas Community Plan, as well as any germane state and Federal standards to develop the project standards of significance in accordance with CEQA guidelines. BAC will conduct ambient noise and vibration level measurements on, and in the vicinity of, the project site to quantify the existing background noise and vibration levels and for subsequent comparison to the predicted project-level generated levels. It should be noted that BAC does not anticipate significant existing vibration levels at the project site; however, BAC will conduct baseline vibration monitoring in order to satisfy the CEQA requirement. Based upon the intended uses of the site, BAC will conduct an analysis of future traffic noise levels on the local roadway network, both with and without the proposed project. Additionally, BAC will evaluate the noise and vibration generation of the uses proposed within the project site, such as park playing field noise and construction noise and vibration. Significant noise and/or vibration impacts will be identified if the project results in substantial increases in off-site traffic noise or vibration, or if the proposed residential land uses located within the project site would be exposed to future traffic noise, park noise, or vibration levels in excess of the project standards of significance. BAC will develop mitigation measures for significant impacts, as necessary. BAC will prepare a written report, which details the analytical approach and findings, as well as complies with the requirements of the City of Rancho Cordova General Plan Noise Element, the Sunrise Douglas Community Plan, and CEQA. Raney will internally review BAC's report to ensure that all CEQA issues have been adequately and accurately addressed. Raney will incorporate the results of the analysis into the noise chapter of the EIR.

i) Public Services and Utilities

The Public Services portion of the Public Services and Utilities chapter will summarize setting information and identify potential new demand for services, including fire, police, schools, parks, and recreation. Raney will rely upon the information from the Rancho Cordova General Plan, General Plan EIR, Sunrise Douglas Community Plan , and information obtained from direct consultation with the appropriate City and other agencies (Sacramento Metropolitan Fire District, School Districts, Rancho Cordova Police Department, etc.), as needed, to evaluate the projects potential impacts to the City of Rancho Cordova's Public Services and whether the increased demand for service associated with the proposed project would result in significant CEQA impacts.

The Utilities portion of the Public Services and Utilities chapter will address potential new demand for water supply, wastewater treatment, and solid waste disposal. Raney will coordinate with the City engineer to internally review the applicant-provided WSA to ensure all CEQA related issues regarding the water supply are adequately and accurately addressed. Raney will incorporate the WSA analysis into the Public Services and Utilities chapter. In addition, Raney will review the Sunrise Douglas Community Plan/Sunridge Specific Plan Long Term Water Supply Plan EIR and incorporate information as applicable. With respect to wastewater and solid waste, Raney will review the City of Rancho Cordova Urban Water Management Plan and coordinate with Republic Services.

j) Transportation

The objective of the Transportation chapter is to understand the impacts of the proposed project on the existing and future transportation systems. This chapter will be based on the applicant-provided TIS, and the associated technical peer review conducted by the City. Raney will internally review the report to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the results into the Transportation chapter of the EIR. The chapter will include an analysis of the existing setting, identification of thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

The method and criteria used for determining the adverse impacts for each of these technical issues will be clearly and explicitly described in the respective chapters of the EIR, including any assumptions, models, or modeling techniques used in the analyses. The determination of impacts will be based on thresholds of significance drawn from the standards used in similar EIRs in the region, from the technical studies prepared for the proposed project, and will be refined based on City-adopted thresholds in consultation with City staff. For each significant impact, feasible mitigation measures, if available, will be identified and the level of significance after mitigation will be stated. Mitigation measures will identify the timing of the mitigation and the entities responsible for implementation. Cumulative impacts and mitigation measures will also be addressed within each technical chapter and include the impact, mitigation, and level of significance after mitigation. The cumulative analyses will be based on quantitative data, as applicable. Each impact in the EIR will be numbered, as will the corresponding mitigation measures. Cross-references will be provided where necessary. The effectiveness and feasibility of mitigation measures will be discussed.

Task 2.1.4 Statutorily Required Sections

The Statutorily Required Sections chapter of the EIR will summarize significant and unavoidable, significant irreversible, and growth-inducing impacts, to the extent that such impacts are identified in the EIR analysis. The chapter will also summarize the cumulative impact analyses, which will be provided in each technical chapter of the EIR.

Task 2.1.5 Alternatives to the Proposed Project

The EIR will include an alternatives analysis. The Alternatives chapter will evaluate, at a minimum, three alternatives, including the No Project Alternative required by CEQA. Alternatives will be selected when more information related to project impacts is available so the alternatives can be designed to reduce significant project impacts. Alternatives shall be developed in consultation with the City of Rancho Cordova staff during preparation of the Administrative Draft EIR to respond to identified significant impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project which is permissible under CEQA; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will include a semi-quantitative discussion for impacts associated with air quality, noise, and traffic (including trip generation distribution, and traffic volumes) for comparison with the project. The remaining impact areas will be evaluated at a qualitative-level for the alternatives. The Alternatives chapter will also include a section of alternatives considered but dismissed. A matrix comparing the impacts of the proposed project to the three alternatives will also be included.

Raney will complete the following deliverables:

- Provide the public and decision-makers with a thorough, legally defensible environmental analysis of the proposed project, which will be accurate, objective, and free of jargon;
- Prepare an EIR that will conform to the City of Rancho Cordova's preferred format; and
- Submit one hard copy, with appendices on a CD in the back cover (if included), and one electronic copy, in PDF format, of the Administrative Draft EIR to City of Rancho Cordova staff to review for adequacy and accuracy.

Task 2.2 Prepare Screencheck Draft EIR

The objective of this task is to edit the Administrative Draft EIR, based on the comments received from the City's review, to prepare a Screencheck Draft EIR. Raney assumes City comments on the Administrative Draft EIR will be in a consolidated set.

Raney will complete the following deliverables:

- Attend conference calls, as needed, and one working meeting with the City staff to discuss City comments on the Administrative Draft EIR, as outlined in *Task 4 Project Management, Meetings, and Hearings*; and
- Submit one hard copy, with appendices on a CD in the back cover (if included), and one electronic copy, in PDF format, of the Screencheck Draft EIR utilizing the "strike-through – underline" format to reflect all changes made in response to City comments.

Task 2.3 Prepare Public Review Draft EIR

The objective of this task is to edit the Screencheck Draft EIR, based on the comments received, to prepare and distribute the Draft EIR for public review in accordance with CEQA requirements. Raney assumes that the revisions from additional comments on the Screencheck

Draft EIR will only require editorial or other non-substantive changes and that the City will distribute the Notice of Availability (NOA) of the Draft EIR. It should be noted that Raney has included the Public Review hearing and associated court reporter, if necessary, in *Task 4 Project Management, Meetings, and Hearings*.

Raney will complete the following deliverables:

- Submit 10 hard copies, with appendices on a CD in the back cover, and one electronic copy of the Draft EIR for the City;
- Submit one electronic copy in PDF format of the Draft EIR to the City for online posting;
- Prepare the NOA and Notice of Completion (NOC); and
- Delivery of NOC along with 15 hard copies of the Executive Summary and 15 CDs of the Draft EIR to the State Clearinghouse.

TASKS 3.1-3.5: PREPARE ADMINISTRATIVE FINAL EIR THROUGH FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

Task 3.1 Prepare Administrative Final EIR

The objective of this task is to respond to all comments received during the 45-day public review period and compile the comments into an Administrative Final EIR for review by the City of Rancho Cordova. Raney assumes these comments will not raise new issues, or that new surveys or technical studies will be required to complete adequate responses. Further, Raney assumes that the amount and nature of responses can be addressed within the hours shown in the budget spreadsheet. For the purposes of this scope of work, Raney's budget for this task would allow Raney to prepare responses to up to 100 individual comments that are substantive in nature. Repetitive comments do not count toward this total. For example, it is not uncommon for the public to submit a large volume of comments on a particular issue/concern. In this case, Raney will prepare a master response to address the thematic concern; and this effort would only constitute one response. Raney's budget for this task is based upon our experience preparing Administrative Final EIR documents for other similar projects. Should more time or technical analyses be needed to respond to additional comment letters, Raney will initiate discussions immediately with City staff to conduct this extra work.

Raney will complete the following deliverables:

- Meet with City staff to review all comments received and determine the appropriate written responses to the comments, as outlined in *Task 4 Project Management, Meetings, and Hearings*;
- Include a list of persons, organizations, and agencies commenting on the EIR;
- Include all comments on the Draft EIR and any changes to the Draft EIR text necessitated by the comments;
- Respond to up to 100 individually bracketed comments; and
- Submit one hard copy, with appendices on a CD in the back cover (if included), and one electronic copy, in PDF format, of the Administrative Final EIR.

Task 3.2 Prepare Mitigation Monitoring and Reporting Program (MMRP)

The objective of this task is to prepare a Mitigation Monitoring and Reporting Program (MMRP) for the City of Rancho Cordova to be incorporated into the Final EIR. Raney will prepare a summary MMRP to comply with Public Resources Code Section 21081.6, which will include policies and action identified in the EIR, as well as methods of implementation.

Raney will complete the following deliverables:

- Submit one electronic copy, in PDF format, of the draft MMRP to the City with the Administrative Final EIR, thereby, allowing the City to provide comments;
- Submit one electronic copy of the final MMRP to the City of Rancho Cordova with the Final EIR.

Task 3.3 Prepare Screencheck Final EIR

The objective of this task is to revise the Administrative Final EIR based on the comments received and prepare a Screencheck Final EIR using “strike-through and underline” format.

Raney will complete the following deliverables:

- Conversations with City staff to discuss City comments and revisions to the Administrative Final EIR; and
- Submit one hard copy, with appendices on a CD in the back cover (if included), and one electronic copy, in PDF format, of the Screencheck Final EIR to the City of Rancho Cordova.

Task 3.4 Prepare Final EIR

The objective of this task is to revise the Screencheck Final EIR, based on additional comments from the City, in order to provide a thorough, responsive Final EIR. Raney assumes all edits will only require editorial or other non-substantive changes in the revision of the Screencheck Final EIR. Raney assumes that the City will handle distributing the Final EIR to the agencies and persons who commented on the DEIR at least ten days prior to the EIR certification hearing; however, Raney will be available to assist the City upon request.

Raney will complete the following deliverables:

- Submit five hard copies, with appendices on a CD in the back cover, and one CD copy of the Final EIR to the City of Rancho Cordova, including Response to Comments and MMRP; and
- Work with the City to prepare all required noticing.

Task 3.5 Prepare Findings of Fact and Statement of Overriding Considerations

The objective of this task is to prepare the required Findings of Fact, Statement of Overriding Considerations (FOF/SOC), pursuant to CEQA, that incorporate information regarding the project’s environmental impacts disclosed in the EIR, and prepare a Notice of Determination (NOD) for approval by the City of Rancho Cordova, as necessary. Raney will prepare FOF/SOC to provide the appropriate language to dismiss the project alternatives not selected, as well as language on the overriding considerations, if necessary, to describe the benefits of the project that may outweigh any adverse environmental effects;

Raney will complete the following deliverables:

- Submit one electronic copy of the administrative draft FOF/SOC to City staff with the Final EIR for the City Attorney to review and provide feedback;
- Submit one electronic copy of the final FOF/SOC to City staff with the Final EIR with revisions made based upon comments from the City Attorney; and
- Prepare a Notice of Determination (NOD) for City filing at the Sacramento County Clerk Recorders Office and posting at the State Clearinghouse, should the project be approved.

TASK 4 PROJECT MANAGEMENT, MEETINGS, & HEARINGS

The objective of this task is to ensure close, extensive coordination and interaction with City staff, the project team, technical sub-consultants, and the public. The project management team, identified in the cover letter will be responsible for coordination with City staff and technical consultants, handling the day-to-day activities of the EIR preparation, and responding to staff inquiries about the EIR and process.

Raney will complete the following deliverables:

- Project Management from President Tim Raney and Division Manager/Air Quality Specialist Rod Stinson;
- Project support from Senior Vice President Cindy Gnos, AICP, Vice President Nick Pappani, as well as Associate and Administrative staff;
- Regular phone and e-mail communications with City staff, project stakeholders, and pertinent County, State, and local agencies throughout the process;
- Attendance at one working meeting with City staff to discuss comments received on the Administrative Draft EIR.
- Attendance one public hearing during the 45-day public review period to receive comments on the Draft EIR and review the adequacy of the Draft EIR;
- Provide a court reporter and written comment forms to gather public comments at the public hearing during the 45-day public review period, if necessary.
- Attendance at one meeting with City staff to discuss comments received on the Draft EIR.
- Attendance at up to two City Council hearings;
- Prepare any necessary noticing, materials, and/or presentations prior to the meetings, and answer questions and respond to comments as needed; and
- Additional public hearings and in-person meetings/hearings out of the scope of work can be accommodated upon request and would be billed on a time-and-materials basis.

V. Project Schedule

The tentative schedule on the following page is based on experience preparing similar documents. This schedule could be lengthened or shortened, depending on the needs of the City of Rancho Cordova and will be finalized at the Project Initiation meeting. Factors that could lengthen or shorten the schedule include dates of receipt of project information (including information from the applicant), AB 52/SB 18 requirements, length of document reviews and unanticipated issues arising from City staff, the project team, or public review of the environmental documents.

**Tentative Schedule
The Preserve**

MILESTONES & CRITICAL PATH	TIMING	ESTIMATED DATE
Notice To Proceed	To Be Determined	June 4, 2019
Project Initiation Meeting and receipt of all applicant-prepared studies	Week of NTP	Week of June 10, 2019
Prepare Project Description	One Week	June 17, 2019
Receive City edits on Project Description	One Week	June 24, 2019
Prepare Final Project Description	Three Days	June 27, 2019
Submit NOP to City for Review	One Week	July 5, 2019*
Receive edits on NOP	One Week	July 12, 2019
Submit Revised NOP	Three Days	July 17, 2019
NOP Public Review Period	30 Days	July 18, 2019 to August 19, 2019
NOP Public Scoping Meeting	To Be Determined <i>(during public review period)</i>	TBD
Receipt of All Technical Studies & Peer Reviews	Six Weeks from NTP	July 2, 2019
Submit Administrative Draft EIR to City for Review	Two weeks from close of NOP Review	September 3, 2019*
Receipt of City Comments on Administrative Draft EIR	Four Weeks	October 1, 2019
Submit Screencheck Draft EIR to City for Review	Two Weeks	October 15, 2019
Receipt of City Comments on Screencheck Draft EIR	Two Weeks	October 29, 2019
Prepare Draft EIR	Three Days	November 1, 2019
Public Review Period of Draft EIR	45 Days	November 4, 2019 to December 19, 2019
Public Hearing on Draft EIR	To Be Determined <i>(during public review period)</i>	TBD
Submit Administrative Final EIR and FOF/SOC to City for Review	Four Weeks from close of Draft EIR comment period	January 16, 2020
Receipt of City comments on Administrative Final EIR	Two Weeks	January 30, 2020
Submit Screencheck Final EIR to City for Review	One and a half Weeks	February 11, 2020
Receipt of City comments on Screencheck Final EIR	Two Weeks	February 25, 2020
Prepare Final EIR	Three Days	February 28, 2020
Public Review Period of Final EIR (10 Days)	10 Days	March 2, 2020 to March 12, 2020
City Council Hearing(s)	To Be Determined	March/April 2020

* Accounts for Holiday

Geocon Scope of Work





Proposal No. LE-19-053
April 8, 2019

Raney Planning & Management, Inc.
1501 Sports Park Drive, Suite A
Sacramento, California 95834

Attention: Mr. Tucker Gandy

Subject: THE PRESERVE - PROPOSED RESIDENTIAL SUBDIVISION
NORTHWEST OF GRANT LINE ROAD AND RAYMER WAY
RANCHO CORDOVA, CALIFORNIA
PROPOSAL FOR GEOTECHNICAL PEER REVIEW

Dear Mr. Gandy:

Pursuant to your request, we are pleased to present this proposal to perform a peer review of the geotechnical report for the subject residential subdivision proposed in the City of Rancho Cordova. We understand the project will rezone an approximately 285-acre property from agricultural and industrial land use to residential. The planned development will include 434 single-family lots, parks, 180 acres of nature preserve, and all related infrastructure. Site topography generally consists of rolling hills and seasonal drainages. WGS 84 (Google Earth) site coordinates are N 38.5766°, W -121.1956°.

SCOPE OF SERVICES

We propose to perform a peer review of the project geotechnical report. The City of Rancho Cordova RFP provided by Raney Planning & Management indicates the geotechnical report is being prepared and will be provided for review when complete. We have made assumptions regarding the content and amount of information therein. The purpose of our peer review will be to provide professional opinions on the appropriateness and adequacy of the report with respect to project conditions, regulatory requirements, and industry standards of practice.

Based on our understanding of the project, we will:

- Review the provided geotechnical report.
- Perform a site visit to observe current site conditions.
- Review published documents, geologic maps and other geological and geotechnical literature pertaining to the site to aid in evaluating soil and geologic conditions.
- Prepare a formal letter to present our professional opinions on the appropriateness and adequacy of the report.

PROPOSED FEES

We propose to perform the scope of services outlined above on a time-and-materials basis. We recommend a budget of \$3,500 be provided for our scope of services.

Our services will be provided in accordance with the enclosed *2019 Schedule of Fees/Terms and Conditions*, which is incorporated into and made a part of this proposal. If unforeseen conditions are encountered, or if we experience delays or circumstances beyond our control, we will notify you immediately to discuss modifications to the scope of services and/or project fees.

CONTRACT EXECUTION

Please carefully review the contents of this proposal and the enclosed *Terms and Conditions for Performance of Services* (Terms), which is incorporated into and made a part of this proposal. If they meet with your approval, execute two copies of the Terms and return both copies to our office. We will then endorse the documents and return one fully executed copy to you. We will commence with the scope of services outlined herein upon receipt of your written authorization; however, services provided by Geocon will be pursuant to the Terms and 2019 *Schedule of Fees* until or unless a mutually agreed upon, negotiated contract is finalized. Please note that it is necessary to indicate your project representative agent on the first sheet of the Terms and the address where all Client notices and communications should be sent. If you do not have an in-house representative agent, please indicate a designated agent.

The California Legislature enacted Business & Professions Code §6749, effective January 1, 2001, which requires that all contracts with private entities be set forth in writing, contain certain terms, including a description of the services to be provided, the basis of compensation, the name, address and certificate number of the professional engineer and be signed by the parties before commencement of any work by the engineer. Therefore, the enclosed Terms or the waiver of Business & Professions Code §6749 letter must be signed by Client prior to Geocon’s commencement of any work, whatsoever, on the project. For your convenience, a copy of the Business & Professions Code §6749 waiver letter is attached to this proposal.

It is mutually agreed between Client and Geocon that all services afforded and work performed by Geocon are provided pursuant to Civil Code Section 2782 and such agreement is expressly integrated into and made a part of any and all contracts or agreements entered into between the parties.

Please be advised that if Geocon is required to provide an immediate defense to Client pursuant to a claim alleging the negligence of Geocon, Client will be billed on a time and materials basis for such defense in accordance with Geocon’s 2019 *Schedule of Fees*, and if there is a final determination by a court of competent jurisdiction that a portion of the damages awarded in connection with a claim were caused by or attributable to Geocon, then Geocon shall be obligated to reimburse Client for that portion of the defense costs reasonably incurred by Client which is attributable to the portion of the damages caused by or attributable to Geocon. Notwithstanding the foregoing, under no circumstances shall Geocon be liable for providing an immediate defense to Client for any claim not alleging the negligence or other liability of Geocon.

We appreciate the opportunity to provide geotechnical services on this project. Please contact us if you have any questions concerning the contents of this proposal or if we may be of further service.

Sincerely,

GEOCON CONSULTANTS, INC.

Shane Rodacker, GE
Vice President

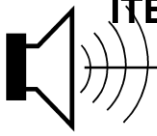
(1/e-mail) Addressee

Attachments: TCPS
 2019 Schedule of Fees
 Business & Professions Code §6749 Waiver Letter



Bollard Acoustical Consultants
Scope of Work





May 23, 2019

Mr. Zachary Dahla
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Transmitted via email to: zdahla@raneymanagement.com

**Subject: Proposal to prepare an EIR level noise and vibration analysis for The Preserve Residential Development located in Rancho Cordova, CA.
BAC P#2019-064c**

Dear Mr. Dahla,

Thank you for inviting our participation on this project. Based on the information you have provided, Bollard Acoustical Consultants, Inc. (BAC) is pleased to submit the following proposal to prepare an environmental noise and vibration assessment for the above-referenced project. While this scope does not propose to actually prepare an EIR noise section, it does include sufficient data collection and analysis to fully support others in their preparation of an EIR for this project. The following outlines our proposed scope of services, fee, schedule, and contract agreement information.

- 1. Regulatory Setting - Standards of Significance:** BAC will review the noise and vibration standards of the City of Rancho Cordova and The Sunrise Douglas Community Plan as well as any germane state and Federal standards to develop the project standards of significance in accordance with the CEQA guidelines.
- 2. Environmental Setting - Evaluation of Existing / Baseline Noise and Vibration Levels:** BAC will conduct ambient noise and vibration level measurements on, and in the vicinity of, the project site. Although BAC does not anticipate significant existing vibration levels at the proposed site, we will conduct baseline vibration monitoring in order to satisfy the CEQA requirement that the noise section include an assessment of vibration as well. The intent of the measurements is to quantify existing background noise and vibration levels and for subsequent comparison to the predicted project-generated levels.
- 3. Impact Methodology – Evaluation of Future Traffic Noise Levels on Local Roadway Network:** Based upon the intended uses of the site, BAC will conduct an analysis of future traffic noise levels on the local roadway network, both with and without the proposed project. The analysis will focus on increases in traffic noise levels due to the project at existing off-site noise-sensitive land uses, and traffic noise levels at sensitive land uses proposed within the project site.

ITEM 14.5.

ATTACHMENT 2

Raney Planning & Management, Inc.

May 21, 2019

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4. **Impact Methodology – Evaluation of Project-Generated Noise and Vibration Levels:** BAC will evaluate the noise and vibration generation of the uses proposed within the project site. Those levels will be used for subsequent evaluation of impacts at both existing land uses and at the sensitive land uses (residential) proposed within the project area. Specific sources to be evaluated include park playing field noise and construction noise and vibration.
5. **Noise Impact and Mitigation Analysis:** Significant noise and / or vibration impacts will be identified if the project results in substantial increases in off-site traffic noise or vibration, or if the proposed residential uses located within the project site would be exposed to future traffic noise, park noise, or vibration levels in excess of the project standards of significance identified in Task 1. Mitigation measures will be developed for each identified significant impact.
6. **Report Preparation:** BAC will prepare a written report, which details our analytical approach and findings. The report will comply with the requirements of the City of Rancho Cordova General Plan Noise Element, The Sunrise Douglas Community Plan and CEQA. BAC proposes to provide the report as a stand-alone technical noise analysis, and does not propose final formatting for direct inclusion into the project EIR. This proposal includes up to 2 report revision based on feedback from the City and Raney Planning & Management, as well as up to 4 hours for responses to comments on the DEIR.

Cost for Completion of Noise Study

BAC proposes to provide the above-described services for a cost estimated not to exceed \$9,500. Other work on outside the scope of this proposal, such as attendance at meetings or public hearings, or responses to public comments in excess of 4 hours would incur additional costs according to the attached fee schedule. BAC will not undertake any additional work without your prior authorization. Payment terms are described in the attached fee schedule.

Timing for Completion of Noise Study

BAC proposes to complete the above-described scope of work within 6 weeks from authorization to proceed and receipt of all required materials including site plans, grading plans and traffic study.

Contractual Agreement

If this proposal is acceptable to you, please confirm your acceptance by signing the signature line below and email the proposal back to us. Each revision to this proposal will contain a unique proposal number. The terms of this proposal are valid for 6 months from the date of the proposal.

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Raney Planning & Management, Inc.
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Please contact me at 916-663-0500 or info@bacnoise.com if you have any comments or questions regarding this proposal, and thank you again for inviting our participation.

Sincerely,

Bollard Acoustical Consultants, Inc.

A handwritten signature in blue ink that reads "Paul Bollard". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paul Bollard
President

ITEM 14.5.**ATTACHMENT 2**

Raney Planning & Management, Inc.
 May 21, 2019
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**Bollard Acoustical Consultants, Inc. (BAC)
 Fee Schedule & Consulting Terms
 Effective January 2019**

<u>Staff / Expense Item</u>	<u>Rate</u>
Principal Consultant	\$175 / hr.
Senior Consultant	\$150 / hr.
Consultant	\$125 / hr.
Principal Consultant Legal Work	\$300 / hr.
Technician	\$85 / hr.
Clerical Support Staff	\$60 / hr.
Mileage	\$0.58 / mile
Per Diem Charges (meals & lodging)	\$200 / day
Sound Level Meter Charge (24 hours +)	\$50 / day / meter

Insurance Coverage

Bollard Acoustical Consultants, Inc. maintains general and professional liability insurance policies with two million dollars coverage each and maintains automobile liability insurance coverage at one million dollars. We provide certificates of insurance to our clients upon request at no charge.

Request for Retainers

For new private-sector clients, Bollard Acoustical Consultants, Inc. requires a retainer of 50% of the contract amount prior to beginning work on the project.

Invoicing and Terms of Payment

Bollard Acoustical Consultants, Inc. reserves the right to submit monthly invoices for services and expenses which have been incurred when project time-lines are expected to exceed 30 days. Payment for professional services is due within 30 days of the invoice date, and past due thereafter. Past due invoices will incur interest at the rate of 1.5% per month on the balance due.

Commitment to the Environment

In our ongoing effort to minimize our environmental footprint and reduce costs, we will transmit project correspondence electronically via e-mail – including this proposal, draft and final reports (including graphics and appendices), and the invoice for professional services rendered. Paper copies of our work products will not automatically be generated. However, if you require a paper copy of any project work product or project-related correspondence, we will gladly provide one upon request. Please partner with us by transmitting all project correspondence to us electronically as well.

