

**SECOND AMENDMENT
TO
PROFESSIONAL SERVICES AGREEMENT**

This Second Amendment ("Amendment"), dated as of November 4, 2025, is by and between the **County of Sonoma**, a political subdivision of the State of California ("County"), and **Rincon Consultants, Inc.**, a Stock Corporation CA - General, hereinafter referred to as ("Consultant").

RECITALS

WHEREAS, County and Consultant entered into that certain Agreement, dated October 29, 2021, for conducting environmental studies and preparation of environmental documents for a new County Government Center; and

WHEREAS, County and Consultant desired to and did amend the Agreement on December 31, 2024 to lengthen the term of the Agreement to December 31, 2029; and

WHEREAS, County and Consultant desire to further amend the Agreement to provide for additional services under the Agreement's scope of work and to increase the contract's original not to exceed amount by \$308,751.00 for a new total not to exceed amount of \$936,520.00 to accommodate these additional services added to the scope of work pursuant to this Second Amendment; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. Agreement Section 1.1 Consultant's Specified Services is hereby deleted in its entirety and replaced with the following language:

“1.1 Consultant's Specified Services.

Consultant shall perform the services described in Exhibit “A2,” attached hereto and incorporated herein by this reference (hereinafter "Scope of Work"), and within the times or by the dates provided for in Exhibit “A2” and pursuant to Article 7, Prosecution of Work. In the event of a conflict between the body of this Agreement and Exhibit “A2”, the provisions in the body of this Agreement shall control.”

2. Agreement Section 2 Payment, First Paragraph is hereby deleted in its entirety and replaced with the following language:

“2. Payment. For all services and incidental costs required hereunder, Consultant shall be paid on a time and material/expense basis in accordance with the budget and rates set forth in Exhibit B2 provided, however, that total payments to Consultant shall not exceed \$936,520.00, without the prior written approval of County. Consultant shall submit its bills in arrears on a monthly basis in a form approved by County's Auditor

and the Head of the County Department receiving the services. The bills shall show or include: (i) the task(s) performed; (ii) the time in quarter hours devoted to the task(s); (iii) the hourly rate or rates of the persons performing the task(s); and (iv) copies of receipts for reimbursable materials/expenses, if any. Expenses not expressly authorized by the Agreement shall not be reimbursed.”

3. Exhibit A is deleted in its entirety and replaced with the attached Exhibit A2.

4. Exhibit B is deleted in its entirety and replaced with the attached Exhibit B2.

5. Except to the extent the Agreement is specifically amended or supplemented hereby, the Agreement, together with exhibits is, and shall continue to be, in full force and effect as originally executed, and nothing contained herein shall, or shall be construed to modify, invalidate or otherwise affect any provision of the Agreement or any right of County arising thereunder.

6. This Amendment shall be governed by and construed under the internal laws of the state of California, and any action to enforce the terms of this Amendment or for the breach thereof shall be brought and tried in the County of Sonoma.

COUNTY AND CONSULTANT HAVE CAREFULLY READ AND REVIEWED THIS AMENDMENT AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS AMENDMENT, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the effective date.

CONSULTANT:

Rincon Consultants, Inc.,
a Stock Corporation CA – General

By: _____

Name: _____

Title: _____

Date: _____

COUNTY OF SONOMA:

CERTIFICATES OF INSURANCE ON
FILE WITH AND APPROVED AS TO
SUBSTANCE FOR COUNTY:

By: _____
Scott Orr, Interim Director
Permit Sonoma

Date: _____

APPROVED AS TO FORM FOR
COUNTY:

By: _____
County Counsel

Date: _____

Exhibit A2

Scope of Work

Project Description

The County occupies numerous County-owned and leased properties and facilities. Most of these locations are underutilized, well past useful life, and suffer from long-term deferred maintenance challenges. County costs to operate its property portfolio have grown as facilities have aged, and deferred maintenance obligations have increased. As County government has grown over the 60 years since the County main campus was built, space needs have driven the County to lease multiple off-campus commercial office spaces. As a result, County service delivery is hampered; County property is underutilized; operations are inefficient; and capital and operational costs—especially for leased space—are excessive.

Multiple studies have concluded that redevelopment of the County’s main campus could provide new office space and services configurations and potential enhancements, such as a parking garage, housing, and revenue-generating mixed-use office and retail spaces. A campus redesign would improve service delivery as well as reduce overall operating and other expenses.

To that end, the County has been studying several locations for its new Government Center. A preferred location has been preliminarily identified subject to future CEQA review: the Sears site downtown, and an alternative location, which would redevelop the existing County administration center. The County will need to undergo CEQA compliance to evaluate and identify the project’s potentially significant effects on the environment, analyze potential alternatives, and determine measures to reduce potentially significant impacts to the degree feasible. The proposed project also includes a 100-unit hotel component located on the “La Plaza” site.

Rincon will prepare an EIR pursuant to *CEQA and the CEQA Guidelines* to analyze the environmental impacts as described below, examining environmental impacts associated with the redevelopment of each site at the same level of detail. Rincon has teamed with **Fehr & Peers** to prepare a transportation analysis and **Environmental Vision** to prepare visual simulations, which are crucial to the Visual Assessment. Additionally, all deliverables for public review will adhere to the County’s accessibility standards and ADA standards. Rincon technical authors and staff are fully trained in this compliance. Each EIR draft deliverable will include five bound and one unbound hard copy, along with electronic Word and PDF formats.

Scope of Work

Task 1 Project Kick off and Environmental Setting

The project kickoff meeting will convene County staff and the Rincon team to introduce the project, clarify the scope of work and process, establish methods of communication, and refine the project schedule. The project kickoff meeting will occur virtually. During the kickoff meeting, details of project schedule and deliverables will be determined, including the timing of the Initial Study's publication.

Task 1 Deliverables

1. Kickoff meeting and a finalized project scope and budget

Task 2 Environmental Review Scoping

Rincon will prepare a preliminary Project Description after receiving all necessary project information. After incorporating County review comments on the preliminary Project Description, Rincon will draft a Notice of Preparation (NOP) in consultation with staff. The NOP is intended to alert other public agencies about the undertaking and to solicit their input on the scope and content of the environmental information to be included in the EIR. The NOP will consist of a one-page form letter with a brief description of the scope of the project, a map of the project area of the land use proposals, the probable environmental effects of the project, and instructions for submitting comments. Rincon will submit a final accessible PDF copy of the NOP to County staff for posting on its website and for distribution to public agencies. The County will distribute the NOP using the County's NOP distribution list. Rincon will review and make suggestions regarding the list. Rincon will file the NOP with the State Clearinghouse/Office of Planning and Research using the online CEQASubmit portal. During the 30-day public review period for the NOP, Rincon will conduct a virtual Public Scoping Meeting for the EIR to introduce the CEQA process and obtain input on the EIR scope. The virtual public scoping meeting will include an informational presentation and allow for public comment and questions. The public scoping meeting will be recorded and made available for posting on the County website or another online platform, with closed captioning for accessibility.

Prior to initiation of work for individual subject areas of the EIR, and following scoping, Rincon will submit an annotated outline of the EIR and a memorandum describing the data sources, methods, and assumptions to be used in the analysis, including software, modeling techniques, significance thresholds, etc. The County will respond with any clarifications, corrections, or direction required. The parties recognize that time may be required at this point to engage with the City of Santa Rosa.

Task 2.1: Notice of Preparation

The County determined in summer 2024 that the recent changes to project description, notably increasing the residential unit county, requires recirculation of an updated Notice of Preparation. Rincon will prepare a Notice of Preparation that describes the proposed project, as it has been modified by recent changes. The Notice of Preparation will include figures or maps that show the new site boundary as well as the new location of the office building and emergency operations building within the project site. Rincon will provide a draft version of the Notice of the Preparation to the County for review and comment.

Rincon will respond to a single set of consolidated County comments and provide the final version of the Notice of Preparation in PDF format. This task also includes filing the Notice of Preparation with the State Clearinghouse on behalf of the County.

Task 2.2: Scoping Meeting

During the minimum 30-day public review period for the Notice of Preparation, Rincon will attend and present at a single public scoping meeting for the EIR to introduce the CEQA process and obtain input on the EIR scope. This scope of work assumes the meeting will be held at the existing County Government Center in Santa Rosa. This scope of work assumes that the presentation previously used in the original scope meeting can be reused with only minor updates to capture the recent changes to the project description.

Task 2 Deliverables

1. Preliminary Project Description
2. Notice of Preparation
3. Public Scoping Meeting facilitation, including meeting materials and handouts
4. Summary report of scoping comments
5. Video recording of scoping meeting with closed captioning
6. Memorandum re Methodology

Task 3 Initial Study and Administrative Draft EIR

Rincon will prepare an Administrative Draft EIR (ADEIR) pursuant to CEQA requirements, comments on the NOP and scoping meeting, comments on the Memorandum of Assumptions, and information from other relevant documents. Rincon will also prepare an Initial Study to be included as an appendix to the EIR that scopes out impacts that will have a less than significant impact.

The setting for each topical section will describe existing conditions relevant to the topic and provide the groundwork for impact analysis. Rincon will clearly state the thresholds used to determine the significance of project impacts and the basis of the thresholds. Rincon will include thresholds in Appendix G of the *CEQA Guidelines*, as well as existing regulatory standards, if applicable. Rincon will identify impacts and prepare mitigation measures to reduce significant impacts to a less-than-significant level, when feasible. For each potentially significant impact identified in the ADEIR, Rincon will identify mitigation measures to avoid or reduce identified impacts. The proposed mitigation measures shall comply with all CEQA requirements, including but not limited to CEQA Guidelines Section 15126.4. If the details of mitigation cannot be identified in the EIR because it is impractical or infeasible, the reasons shall be explained in the impact discussion, performance standards shall be identified, and the means of achieving those performance standards shall be identified in mitigation measures.

To prepare an ADEIR that meets the needs of the County and regulatory requirements of the state, the ADEIR will comprise the following sections:

1. **Executive Summary.** This section will provide a summary of the entire EIR, including a summary of impacts and mitigation measures in matrix format.
2. **Introduction and Environmental Setting.** The introduction will describe the purpose of the EIR, background of the project, the scope of issues to be addressed, and present the organization of the report. This section will include a discussion of areas where the project was found to have no impacts (such as agricultural resources, land use and planning, mineral resources, population and housing, and any other section found to have no impact).
3. **Project Description.** The project description will contain the County's objectives for the project; a summary of goals, policies, programs, and development regulations; and graphical depiction of the proposed project.
4. **Analysis, Impacts, and Mitigation Measures.** Analysis of impacts will include four main components:
 - 4.1. **Setting:** description of current conditions with respect to the issue in question, including the existing regulatory environment
 - 4.2. **Impact analysis:** discussion of potentially significant effects of the proposed project, typically compared to established "thresholds of significance"
 - 4.3. **Mitigation measures:** methods by which significant effects can be reduced or eliminated
 - 4.4. **Level of significance after mitigation:** discussion of whether proposed mitigation measures would reduce impacts to below the adopted significance threshold
5. **Alternatives Analysis.** As required by CEQA, the EIR will consider alternatives to the proposed project. These will likely include additional project scenarios that are oriented around addressing identified significant impacts of the proposed project. Up to three alternatives, including the "no project" alternative will be studied. These will be developed in coordination with County staff. The alternatives analysis may be less detailed than the project analysis but will identify the magnitude of each impact and associated mitigation requirements.
6. **Other CEQA Sections.** The EIR will provide, in addition to the sections discussed above, all other required CEQA sections, including, but not limited to, areas of known controversy, growth inducement effects, and significant unavoidable impacts.

The EIR will address all issue topics listed in Appendix G of the *CEQA Guidelines*. These issues will include, but not be limited to:

1. **Aesthetics.** The aesthetic analysis will consider such issues as alteration of public views, changes in visual character, increased light and glare, and shadowing. The analysis will focus on maintaining the existing visual character of the individual communities surrounding the project sites. Rincon has retained Environmental Vision, described further in Section 5, *Identification of Subcontractors*, to prepare a visual assessment. The Visual Assessment will be prepared pursuant to the County's most recent Visual Assessment Guidelines, as described below under *Visual Assessment Study*. CEQA-compliant mitigation will be identified if the project impact is significant.
2. **Air Quality.** This section will be prepared in accordance with Bay Area Air Quality Management District (BAAQMD) Guidelines. The existing air quality conditions

in the San Francisco Bay Area Air Basin will be summarized. Both temporary construction effects and long-term regional effects will be quantified using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 and compared to BAAQMD thresholds. CalEEMod modeling outputs will be included as an appendix to the EIR. The potential for the project to result in localized air quality impacts to sensitive receptors and to cause odor impacts to off-site uses will be analyzed. In addition, the project will be reviewed for compliance with the BAAQMD Clean Air Plan. CEQA-compliant mitigation will be identified if the project impact is significant.

3. **Biological Resources.** Rincon will conduct a biological resources impact assessment to address potential impacts to special-status biological resources from project development. The assessment will consist of a literature review and site reconnaissance survey to document existing biological conditions and evaluate the sites for the potential to support sensitive biological resources. Rincon will base the analysis on a review of existing reports, project plans, aerial imagery, agency databases (i.e., California Natural Diversity Database and U.S. Fish and Wildlife Service, Information for Planning and Conservation [IPaC] database), available technical reports, and the reconnaissance survey. The results of the analysis will be presented in the biological resources section of the EIR, and a separate technical biological resources report will not be prepared. The biological resources section of the EIR will outline the existing biological conditions at the project sites, document the potential for special-status or sensitive biological resources to occur at the sites, and assess the potential impacts to those sensitive resources (including nesting birds, potentially jurisdictional waters and wetlands, wildlife corridors, sensitive vegetation communities and special-status plant and animal species). The impact assessment will address potential impacts that may be considered significant under CEQA. CEQA-compliant mitigation will be identified if the project impact is significant.
4. **Cultural Resources.** As part of a cultural resources investigation, Rincon will conduct a search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) located at Sonoma State University using a 0.5-mile search radius surrounding the County Administration Center Site and the Sears Site. The records search will reveal the nature and extent of cultural resources work previously conducted within the sites and their adjacent vicinity. Rincon assumes NWIC direct expenses will not exceed \$2,000. Rincon will additionally contact the California Native American Heritage Commission (NAHC) and request a review of the Sacred Lands File (SLF) to determine the presence of known Native American sacred sites in the vicinity of the two above-noted sites. Informal Native American outreach will not be conducted. However, Rincon assumes that the county will require assistance with Assembly Bill (AB) 52 consultation. Rincon will provide the county with support as needed and directed during the AB 52 process by drafting consultation letters and supplying a consultation tracking table that pertain to performing meaningful consultation. County officials will be the lead in all government to government communications with tribes, unless Rincon is otherwise directed by the County. All consultation records shall be kept confidential in segregated files. For the purposes of the project

budget, the scope includes attendance at two virtual meetings in support of AB 52 consultation.

Rincon will conduct a pedestrian cultural resources field survey of the County Administration Center Site and the Sears Site. In accordance with California Office of Historic Preservation (OHP) guidance, built environment properties within the chosen site that are over 45 years of age will be recorded and evaluated for historical significance on California Department of Parks and Recreation 523 Series forms (DPR forms). Rincon understands that the proposed site options encompass portions of the existing County Administration Center and Santa Rosa Plaza. The number of buildings that will be recorded and evaluated will vary depending on the final conceptual design for each of the sites. This scope therefore includes the recordation and evaluation of one existing civic development (County Administration Center, which consists of up to 10 buildings with an associated use and developmental history) and up to four individual properties for historical resources eligibility. The new city hall development is outside the scope of the current project at that the City of Santa Rosa Civic Center will not need to be recorded and evaluated. A maximum of five sets of DPR forms will be prepared. Rincon will prepare a cultural resources technical report summarizing the results of the efforts described above and presenting findings and recommendations as needed. The report will be used to inform the CEQA analysis presented in the EIR and will include the development of mitigation measures as necessary. The report and DPR forms will be submitted to the NWIC in accordance with Rincon's CHRIS access agreement.

5. **Energy.** Rincon will evaluate the potential of the project to result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources or obstruction of a state or local plan for renewable energy or energy efficiency. The analysis will include a background discussion of state and regional energy consumption and will consider both construction-related and operational energy demand from the new Government Center. Anticipated construction energy demand will be based on equipment fuel consumption, as modeled in CalEEMod for the project, which the County Board of Supervisors has directed be Net Zero in terms of energy consumption. Operational energy demand will also be obtained from CalEEMod, which provides natural gas and electricity demand for the project. Finally, Rincon will assess project consistency with applicable state or local renewable energy or energy efficiency plans. CEQA-compliant mitigation will be identified if the project impact is significant.
6. **Geology and Soils.** This section will discuss the potential for geologic hazards, including fault rupture, ground shaking, landslides, liquefaction/slope stability, erosion, and subsidence. It will rely on existing information, including the County of Sonoma Hazard Mitigation Plan and General Plan Public Safety Element.

This section will also discuss impacts to potential paleontological resources on the project sites. Rincon will conduct a paleontological resources study to identify the geologic units that may be impacted by project development, determine the paleontological sensitivity of geologic unit(s) within the project sites, assess

potential for impacts to paleontological resources from development of the proposed project, and recommend mitigation measures to avoid or mitigate impacts to scientifically significant paleontological resources. The study will be designed to support applicable environmental review and will include a museum locality search and review of existing geologic maps, online museum databases, and primary literature regarding fossiliferous geologic units in the project vicinity and region.

Rincon will summarize the results of the literature review and locality search, provide a discussion of the regional geology and the geologic unit(s) present within the project sites, characterize the paleontological sensitivity of the geologic units present within the project site using the Society of Vertebrate Paleontology's paleontological sensitivity classification system, assess the potential for significant impacts to scientifically important paleontological resources under state and federal guidelines, and provide management recommendations for avoiding or reducing impacts to paleontological resources from project development as necessary.

CEQA-compliant mitigation will be identified if the project impact is significant.

7. **Greenhouse Gas Emissions.** This analysis will consider the proposed project's potential contribution to cumulative impacts related to greenhouse gas (GHG) emissions and climate change. An overview of the current regulatory framework regarding GHGs/climate change including Senate Bill (SB) 32, Assembly Bill (AB) 32, SB 97, Executive Order B-55-18, and SB 375, as well as adopted amendments to the *CEQA Guidelines*, will be described. GHG emissions from both construction and operations will be calculated using CalEEMod Version 2020.4.0 and compared to GHG thresholds to be identified in consultation with the County. The VMT assumptions in the EIR's traffic discussion and GHG discussion shall be consistent. The derivation of thresholds will be described in light of state and local targets (including those established in Resolution 18-0166 of the Board of Supervisors). Modeling outputs will be included as an appendix to the EIR. CEQA-compliant mitigation will be identified if the project impact is significant.
8. **Hazards and Hazardous Materials.** This section will discuss the potential for impacts relating to hazardous materials transport, storage, and use, as well as hazards such as contaminated sites. It will rely on information from the County of Sonoma Hazard Mitigation Plan and the Public Safety Element of the General Plan, in addition to data available from the State Water Resources Control Board, California Environmental Protection Agency, and California Department of Toxic Substances Control. The hazards and hazardous materials assessment is described below under *Hazardous Materials Study*. CEQA-compliant mitigation will be identified if the project impact is significant.
9. **Hydrology and Water Quality.** The hydrology and water quality analysis will evaluate potential impacts relating to hydrological conditions and flooding as well as potential impacts to surface and groundwater quality. The section will rely on locally available information from Sonoma County Water Agency, North Coast Regional Water Quality Control Board, and other local agencies. Analysis will

identify if the project sites are at risk from flooding and potential impacts to existing drainage patterns and groundwater supply from development projected under the project. CEQA-compliant mitigation will be identified if the project impact is significant.

10. **Noise.** The noise analysis will examine both construction noise and long-term operational noise pursuant to the County's Guidelines for Preparation of Noise Analysis, and any other direction from the County. The noise analysis will include conducting a field survey to measure ambient noise levels at adequate representative locations within and near the project sites. An analysis of construction activities will be conducted to assess noise and vibration levels at adjacent properties, based on equipment types and operations provided by the applicant. Vibration levels will be calculated in terms of peak particle velocity for structural evaluations and for human annoyance evaluations. Vehicular traffic noise levels from project-generated traffic will be estimated using the Federal Highway Administration Traffic Noise Model acoustic algorithms. Noise levels will be calculated from on-site stationary sources (e.g., HVAC units) to off-site receivers. A programmatic-level noise analysis will be prepared for the housing component of the project.

CEQA-compliant mitigation will be identified if the project impact is significant.

11. **Public Services and Recreation.** This section will address potential impacts relating to police protection and fire protection services, schools, and parks and recreational facilities. This section will use existing information and information from service providers to determine service levels and existing and projected gaps in service that may result from anticipated development of the proposed project. CEQA-compliant mitigation will be identified if the project impact is significant.
12. **Transportation and Circulation.** Rincon has retained Fehr & Peers, described further in Section 5, *Identification of Subcontractors*, to assist with this analysis. Fehr & Peers will prepare a transportation impact analysis (TIA) to inform and the Transportation and Circulation section of the EIR. The TIA is described below under *Transportation Impact Assessment*. Level of Service analysis will not be included in the EIR. CEQA-compliant mitigation will be identified if the project impact is significant.
13. **Tribal Cultural Resources.** Under AB 52, the County, as the lead agency, is required to begin consultation with California Native American tribes that are traditionally and culturally affiliated with the project area prior to the release of the EIR. As described under Cultural Resources, above, Rincon will assist the County with consultation for AB 52 by requesting a consultation list from the NAHC and providing other support if necessary. County officials will be the lead in all government to government communications with tribes, unless Rincon is otherwise directed by the County. All consultation records shall be kept confidential in segregated files. This task includes time for participation by Rincon in two consultation meetings with the County and a consulting tribe, if necessary. Upon completion of AB 52 consultation, Rincon will complete the tribal cultural resources section of the EIR, which will include collection of regional background

information on tribal cultural resources that could be affected by the project. The collected information will include a NAHC Sacred Lands File search, reviews of regional ethnographic information, information from relevant past projects, and information provided through government-to-government tribal consultation AB 52.

14. **Utilities and Service Systems.** This section will discuss potential impacts to water supply and service systems, wastewater conveyance and treatment systems, and solid waste collection and disposal systems. The evaluations of service systems will utilize the existing information from the Sonoma County Water Agency and City of Santa Rosa. Rincon will review the pertinent water and sewer planning documents for each Agency, including Master Plans, Urban Water Management Plans and Water Supply Assessments. Water and wastewater service demand from the proposed project will be compared to available water supply and wastewater treatment capacity. Project demand for solid waste disposal will also be evaluated in comparison to available capacity. CEQA-compliant mitigation will be identified if the project impact is significant.
15. **Wildfire.** This section will discuss potential impacts relating to development in urbanized areas and associated fire risk using information from the California Department of Forestry and Fire Protection and the County of Sonoma Hazard Mitigation Plan, the Public Safety Element of the General Plan, and City of Santa Rosa fire planning documents to the extent applicable, with consideration of wildfires in the past few years throughout the County. CEQA-compliant mitigation will be identified if the project impact is significant.

Approaches to the impact analysis for the EIR will be discussed with County staff and involve issues raised by responsible and trustee agencies and will be consistent with the assumptions and methodologies used in recent EIRs in the County to the extent appropriate. In general, the impact analysis will focus on the issues present in the County and likely to be affected or impacted by the proposed project. The level of detail in the analysis shall be appropriate relative to the comments raised in the CEQA process and relevance of the impact to the project.

A Mitigation Monitoring and Reporting Program (MMRP), consisting of a separate list of all proposed mitigation measures, will also be developed. The MMRP will be provided in a format designed for use by planners, environmental monitors, or code enforcement officers. Essentially, this plan will take the form of a detailed table that describes:

1. Persons/agencies responsible for monitoring compliance with each condition
2. Timing when monitoring must occur
3. Frequency of monitoring
4. Criteria to be used to determine compliance with conditions

Technical Studies

1. Visual Assessment

Environmental Vision will prepare an analysis of the proposed project's visual impacts. Using advanced computer modeling and rendering techniques, Environmental Vision will produce accurate, photo-based conceptual simulations to illustrate future building massing associated with the Sonoma County Government Center as seen from representative public viewpoints. Environmental Vision will collect and review pertinent information including current project maps and drawings and additional information outlined below. Environmental Vision will confer with project team regarding location of preferred viewpoint locations for visual simulation.

Environmental Vision will conduct a visit to each site to photograph the site and surroundings. Using a digital single lens reflex (SLR) camera, photograph the sites from key public viewpoints. Basemap annotation, photo log sheet and GPS recording will be employed to document viewpoint locations. Prior to conducting site photography, consult with project team regarding location of potentially sensitive viewing locations. For cost estimating purposes, one site photography trip and up to 8 candidate review photographs are included per site. Photographs will be taken during daylight hours.

Environmental Vision will submit a set of review photographs with a viewpoint location map for review and approval. Environmental Vision will coordinate with project team to select a total of three simulation photographs. Using advanced computer modeling and rendering techniques, Environmental Vision will produce conceptual visual simulations to portray the massing or general appearance of the proposed Sonoma County Government Center. The simulation images will be presented as "before" and "after" views showing the appearance of future development superimposed on selected photographic views. The simulation images will portray proposed building massing and may include proposed landscaping. The graphic style of the conceptual simulations will be coordinated with the building team and may include floor level demarcation or window openings. Example renderings can be presented to the team for discussion. The visual simulations will be based on project data provided to Environmental Vision. The simulation viewpoints and photographs will be approved by the project team and incorporated into the EIR.

Additionally, Environmental Vision will produce a shadow analysis of the proposed project based on computer modeling of shadow effects associated with the proposed building massing using project design assumptions developed for the visual simulations. Times of day and sensitive locations for the analysis will be confirmed with the project team. Shadows for three times of day (9 am, 12 noon, and 3 pm) will be shown at three times of year: winter and summer solstices (December 21 and June 21), when the sun is at its lowest and highest, and spring and fall equinoxes (March 21 or September 21), when day and night are of equal length. A total of nine black and white diagrams showing existing and net new project shadow patterns will be produced. The diagrams will be based on computer modeling of shadow effects associated with the proposed building massing. A brief written summary of technical methodology and assumptions will also be prepared if requested.

2. Health Risk Assessment

Construction Health Risk Assessment

Particulate emissions from off-road diesel equipment and other air toxics associated with site construction could temporarily impact nearby sensitive receptors. Given the project's proximity to sensitive receptors, Rincon will prepare two construction Health Risk Assessments (HRA) quantifying potential health impacts associated with temporary construction activities from both potential project sites (i.e., County Administration Center site and the Downtown Santa Rosa sites).

The construction HRAs will rely upon the California Emissions Estimator Model (CalEEMod) run prepared in support of the Air Quality and Greenhouse Gas sections, as well as site-specific dispersion modeling, which will be prepared in compliance with the Bay Area Air Quality Management District's (BAAQMD) *Health Risk Assessment Modeling Protocol* (2020) and other applicable guidance as appropriate. The construction HRA will consider emission of diesel particulate matter and fugitive particulate matter (PM_{2.5}) associated with both on-site emissions from construction equipment and off-site hauling emissions, as appropriate. Rincon will determine average annual concentrations during the construction period at the nearest sensitive receptors.

Chronic and carcinogenic health risk calculations will be based on standardized equations from contained in the State Office of Environmental Health Hazard Assessment Guidance (OEHHA) (2015) using either in-house spreadsheets or the revised Hotspots Analysis and Reporting Program Version 2 (HARP 2) available from California Air Resources Board. If health risks are found to exceed BAAQMD significance criteria, Rincon will identify any feasible construction mitigation measures to reduce the severity of health risk impacts to off-site receptors and proposed on-site residences. Additionally, Rincon will use BAAQMD screening tools to evaluate cumulative health risk at the maximally exposed individual receptor, in accordance with BAAQMD health risk guidelines. The methodology and results of the construction HRA would be included in the Air Quality EIR section.

Roadway Health Risk Assessment

Although not required by CEQA, a health risk assessment (HRA) will be prepared to analyze the potential health risks associated with exposure to diesel particulate matter, a toxic air contaminant, from vehicles traveling on United States Route 101 (Highway 101, Redwood Highway) at the location of Housing Complex A at the existing County administration center site. The mainline center line of Highway 101 is approximately 180 feet west of the Housing Complex A project site boundaries. Note that the nearest project site boundary from Housing Complex B is approximately 1,500 feet from Highway 101, thus, based on the adequate distance between the source and the proposed housing, a roadway HRA is not proposed for this complex.

Readily available data, such as Caltrans truck traffic data for highways or provided volumes from a project-specific traffic assessment, will be used in the analysis. The dispersion of toxic air contaminants will be determined through the use of Hotspots Analysis and Reporting Program Version 2 (HARP 2) software developed by the California Air

Resources Board and the United States Environmental Protection Agency's air dispersion model, the AMS/EPA Regulatory Model (AERMOD). Chronic and carcinogenic health risk calculations will be based on the Office of Environmental Health Hazard Assessment's 2015 Risk Assessment Guidelines using either in-house spreadsheets or the revised HARP 2 available from the California Air Resources Board. If health risk exceeds from Highway 101 exceed the BAAQMD significance criteria, Rincon will recommend feasible mitigation measures, such as heating, ventilation, and air conditioning (HVAC) filters, to reduce exposure of proposed residents.

3. Hazardous Materials Study

Rincon will perform a Preliminary Hazardous Materials Study to identify potential impacts from hazardous materials and wastes associated with both sites. This study will include a site reconnaissance and a preliminary review of potential hazards associated with both sites that may affect the environment and demolition/construction of the project, including:

- identification of known on-site and adjacent releases (including Cortese sites) through a review on online resources (DTSC-Envirostor and RWQCB-Geotracker)
- solid waste landfills
- California Geologic Energy Management Division wells
- buried hazardous material pipelines
- perfluorooctanoic acid/perfluorooctanesulfonic acid investigations.

As available, historical fire insurance maps (if available), or historical city directories, provided by Environmental Data Resources/Lightbox will be reviewed to identify areas of past industrial or hazardous material land uses.

Based on Rincon's preliminary review of the downtown subject parcels, several buildings appear to have been constructed between 1968-1982; therefore, hazardous building materials may be present including, but not limited to, asbestos containing materials, lead based paint, and polychlorinated bi-phenyls in oils and light ballasts.

Interviews and other historical records (aerial photographs, topographic maps, building permits) will not be reviewed as part of this research effort. Our report will provide a general summary of the hazardous materials that might be encountered during project demolition and/or construction and recommendations for further assessment, if necessary. Rincon will provide an electronic version of the Preliminary Hazardous Materials Study and attachments in PDF format; paper copies of these documents will not be submitted.

4. Transportation Impact Analysis

A CEQA VMT analysis that is consistent with the State Office of Planning and Research's (OPR) Technical Advisory on Evaluation Transportation Impacts in CEQA generally requires that each part of the project be analyzed by its constituent land uses; this analysis will include the reduction in VMT from compatible land uses. As a regional serving use, the Sonoma County services component of the project may be broken down into an

employment-based analysis and a regional service-based analysis. The employment-based analysis would be completed on the basis of total home-based-work “commute” VMT per worker, and the regional service-based analysis would be completed on the basis of net change in VMT. An alternative analysis method could include an assessment of total VMT – this method would be particularly streamlined in the case of a downtown Santa Rosa preferred alternative. If the County includes residential uses in the project, the addition of residential or other uses on-site would be analyzed using the relevant metrics, methods and thresholds using the SCTA model (similar to other projects throughout the County). While combined metrics (e.g., VMT per service population) may be feasible for use in this application, consistency with the Technical Advisory approach provides additional environmental sensitivity to the analysis and will provide additional defensibility by directly leveraging the substantial evidence provided as part of OPR’s efforts in the development of the Technical Advisory.

Because of the unique nature of County government services, the SCTA model may not precisely predict the regional pull of travel demand associated with the concentration of County government services. Fehr & Peers will supplement the SCTA model with location-based services “Big Data” to help the model reflect the unique trip making characteristics of the SCTA model. Because the SCTA model was built with Big Data in mind, this approach will enhance the predictive power of the SCTA model relative to the need to produce defensible VMT estimates for the CEQA Transportation, Greenhouse Gas, and Air Quality sections.

Fehr & Peers will prepare base year (2019) and Cumulative year (2040) No Project and Plus Project estimates of CEQA VMT efficiency metrics. The estimates will be prepared using model runs from the newest version of the Sonoma County Transportation Authority (SCTA) travel demand model. The Plus Project model runs will include modifications to the land use and transportation system to reflect the project description for each of the project sites.

In recognition of the unique travel demand characteristics of the County Government Center, Fehr & Peers will purchase and analyze up to 50 zones of StreetLight Data origin-destination data. This data will provide a better understanding of travel patterns to/from the County Government Center and will be used as a check for the SCTA origin-destination pattern for the proposed project.

The relevant VMT per capita and/or total VMT metrics results for the project will be compared to CEQA thresholds of significance developed using guidance from the OPR Technical Advisory. (The “regional” average used shall be based on the MPO, not the county.) If significant CEQA impacts are found, Fehr & Peers will propose a VMT mitigation measure consisting of transportation demand management (TDM) strategies that could be applied to the program. The efficacy of these strategies will be based, in part, on Fehr & Peers’ recent research conducted in conjunction with the California Air Resources Board (CARB) which supplements the TDM effectiveness data published by CAPCOA.

Using the data described above, Fehr & Peers will quantitatively analyze both the existing County Government Center complex and the Sears site and will qualitatively analyze up to three project alternatives. The analysis will include a qualitative discussion of how differences in location or project elements may affect the outcomes of the CEQA VMT analysis. If a quantitative analysis is required, a scope and budget amendment will be required.

The proposed site plans will be reviewed to evaluate multimodal site access and on-site circulation. Specifically, Fehr & Peers will review the project site plan in terms of:

- Site access and interface with public roadway network including adequacy of turn-pocket lengths, driveway throat lengths, sight distance and operations
- Emergency vehicle access and circulation
- Vehicular circulation within the site
- Public parking layout within the site
- Public parking supply adequacy to accommodate projected demand
- Pedestrian access and circulation within and adjacent to the site
- Bicycle access and circulation within and adjacent to the site

Fehr & Peers will also qualitatively evaluate the off-site pedestrian, bicycle and transit network to determine if the proposed project would result in CEQA impacts to these facilities. Fehr & Peers will prepare a transportation impact analysis (TIA) report that will document the data, analysis, calculations and results of the work described in this task. The TIA will be summarized in the EIR and included as an appendix.

Fehr & Peers will complete a separate and informational only, non-CEQA circulation system analysis per the County's Guidelines for Traffic Studies and/or City of Santa Rosa Guidelines. The circulation system analysis will be in a separate report from the CEQA report. It is assumed that ten study intersections would be included in the analysis for each of the two sites. Traffic volume data will be requested from the County of Sonoma and City of Santa Rosa, but for the purposes of this scope it is assumed that Fehr & Peers would need to collect 20 total traffic counts for the circulation system analysis.

Intersection operations Levels of Service (LOS) will be calculated for the study intersections for the weekday AM peak hour, weekday PM peak hour and Saturday midday peak hour using methodologies from the Highway Capacity Manual, 6th Edition as applied in the Synchro software analysis package. The circulation analysis will include an analysis of Existing, Existing plus Project, Cumulative (Year 2040) and Cumulative plus Project Conditions. Cumulative conditions volumes will be based on information from the SCTA travel demand model. Plus Project scenario traffic volumes will be based on trip generation calculations (using data from the ITE Trip Generation Manual, 10th Edition); these estimated project trips will be distributed through the roadway system and assigned to turning movements at the study intersections. Plus Project scenario operations will be compared against the relevant No Project scenario to assess if the project results in new deficiencies using criteria identified in the Guidelines for Traffic Impact Studies and/or

City of Santa Rosa Guidelines; if new deficiencies are found to occur, improvement measures will be identified to remedy the deficiencies.

The VMT discussion and findings will be included in the EIR. The LOS discussion will not be incorporated into the EIR. A stand-alone technical memorandum will be prepared to document the data, analysis, calculations, and results of the informational (non-CEQA) circulation system analysis. This scope includes one draft memo and one final memo responding to one round of consolidated comments (up to 8 hours of staff time to respond to comments).

Task 3.1: Air Quality

Both temporary construction effects and long-term regional effects will be quantified using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 and compared to BAAQMD thresholds. The CalEEMod tool uses project-specific inputs, such as demolition volume, size of new buildings, and number of residential units to estimate the project emissions. Because the project changes include reducing the new building size and increasing the number of residential units, Rincon must produce a new model input for CalEEMod. The CalEEMod outputs will be used to support the Air Quality section of the EIR, such as comparing estimated emissions to significance thresholds published by the BAAQMD.

Task 3.2: Energy

The Energy section of the EIR utilizes CalEEMod outputs to population energy consumption formulates which provide estimates of project energy use. Because the recent changes to the project require an updated CalEEMod, the energy consumption calculations must be updated for accuracy. This task consists of updating the energy calculations and Energy section of the EIR accordingly.

Task 3.3: Public Services and Recreation

This task includes updating the Public Services and Recreation section of the EIR to account for recent changes to the project description, notably increasing the residential unit count to 1,500 units. Updates will primarily be to calculations used in analysis that are based on a per capita or per unit basis, such as number of police officers per 1,000 residents.

Task 3.4: Utilities and Service Systems

This task includes updating the Utilities and Service Systems section of the EIR to account for recent changes to the project description, notably increasing the residential unit count to 1,500 units. This section incorporates numerous formulas based on unit count to determine utility demand, such as amount of solid waste generated and analysis if the landfill has capacity. Rincon will update each formula and calculation and then revise the Utilities and Service System section accordingly.

Water Supply Assessment

Under this proposed add services, Rincon will prepare a WSA for the proposed project, for compliance with California Water Code (Sections 10910-10912 and 10915) as

amended by Senate Bill 610. The WSA will assess water demands of the proposed project in comparison to existing and planned water demands in the project planning area. Water supply for the project would be provided by the City of Santa Rosa and Sonoma County Water Agency (“Sonoma Water”), consistent with existing conditions. Thus, the WSA will be informed by the City of Santa Rosa’s and Sonoma Water’s 2020 Urban Water Management Plans (UWMPs). The UWMPs are currently being updated for 2025; however, the 2025 documents are not due to the Department of Water Resources until July 1, 2026. Therefore, the WSA will consider whether the Santa Rosa and Sonoma Water 2020 UWMPs reflect the County’s current Regional Housing Needs Allocation (RHNA) projections and will evaluate whether the water supply availability projections account for growth that would be accommodated by the project’s new residential units. Rincon may contact the City of Santa Rosa Water Department and/or Sonoma Water to confirm how the County’s RHNA projections will be accounted for in the updated 2025 UWMPs, if necessary to substantiate conclusions for the WSA. In accordance with Senate Bill 610, the WSA will assess the availability and reliability of the project’s proposed water supply over a 20-year planning horizon, and with consideration to varying drought conditions.

The WSA will be prepared using a series of assumptions. These assumptions include:

- Water supply for the proposed project will be provided by the City of Santa Rosa and Sonoma Water, and would include water sourced from the Santa Rosa Plain Subbasin of the Santa Rosa Valley Groundwater Basin, the Russian River, and the Regional Water Reuse System; no other water supply sources would be used to support the project.
- All project activities or features requiring a temporary or permanent water supply will be identified prior to initiation of the WSA. Below is an overview of Rincon’s assumptions regarding water demands for project components as proposed.
 - Construction water use will be for dust suppression. If construction water demands are not known, Rincon will develop estimates using construction duration and disturbance area.
 - The office building component of the project would increase the number of full-time staff at the County Administration Center site by approximately 18 individuals.
 - Of the 1,500 new residential units, 200 would accommodate future housing needs defined by Sonoma County’s RHNA and 1,300 would be in addition to RHNA needs.
 - The new Emergency Coordination Center (ECC) would not increase the existing number of full- or part-time employees present at the County Administration Center. ECC features and activities that may require water use will be identified prior to initiation of the WSA, and Rincon will estimate water demands for those project components, if not known.
- Rincon will respond to one round of comments on the Draft WSA and will provide responses to all comments and associated revisions as necessary in the Revised Draft WSA.
- No field work or hydrologic modeling is necessary to support the WSA.
- No hard copies will be produced; the Final WSA will be provided in PDF format.

Task 3.5: Alternatives

The recent changes to the project description do not require modifications to the Alternatives section of the EIR. However, as described in the Traffic Impact Analysis task below, this add services proposal includes an analysis of wildfire evacuation for up to three alternatives to the project, which will be conducted by Fehr & Peers, as a subconsultant to Rincon. This task includes incorporating the results of the alternatives wildfire evacuation into the Alternatives section of the EIR.

Transportation Impact Analysis

This proposal to add services would change the current scope of work for the Transportation Impact Analysis, which Fehr & Peers is preparing for the project as a subconsultant to Rincon. This add service would change the number of study intersections for the level-of-service (LOS) analysis from 12 intersections to 15 intersections. However, the most substantial add service to the Transportation Impact Analysis is an evacuation time analysis, described below.

CEQA Evacuation Time Analysis

Recent court decisions in Lake, Placer, Sonoma, Contra Costa, and San Diego Counties have established a clear need to quantitatively evaluate the Project's effect on evacuation travel times for the surrounding area. This need has been affirmed by the Attorney General's office in its recently published guidance on the topic; the Attorney General's office was a party to several lawsuits in the State regarding deficiencies in CEQA documents related to evacuation travel time estimate analysis.

Accordingly, the County has requested that Fehr & Peers include a CEQA evacuation time effect analysis in the Transportation Impact Analysis. The following tasks describe preparation of the evacuation time effect analysis. Please note that the tasks included below do not provide guarantees as to the adequacy of the multimodal circulation system nor can it guarantee that the findings are applicable to any or all situations. Moreover, as emergency evacuation assessment is an emerging field (both as a standalone field and in CEQA), there is no established Statewide standard methodology. Fehr & Peers have adopted existing methodologies used in transportation planning that, in their knowledge and experience, believe are the most appropriate. Nevertheless, such methodologies are limited by the tools and data available, as well as the budgetary and time constraints in the scope of work, and by the current knowledge and state of the practice.

Emergency Event Identification and Evacuation Response Due Diligence

Rincon (and Fehr & Peers) understands that the County has not undertaken the establishment of evacuation time standards and thus the project team (in coordination with County staff) will need to develop CEQA thresholds of significance related to a project's effect on emergency evacuation time.

Fehr & Peers will review the County's General Plan Circulation and Safety Elements, and other relevant evacuation planning documents to identify emergency events that have the most realistic chance of requiring an evacuation of the Study Area. These potential emergency events could include natural events, such as fires, flooding, and earthquakes,

as well as person-made events, like chemical accidents, toxic gas releases, and fire from industrial accidents. Rincon understands that the event of greatest concern in the study area is wildfire.

It is understood that due to the complexities and unique challenges of the study area, and the lack of codified standards and/or formal design guidance for evacuation studies (i.e., required evacuation times), the project team will provide recommendations on the emergency event(s) that have the most realistic chance of requiring an evacuation of the study area as well as the appropriate response for each emergency event (e.g., shelter in place, evacuate only the building/facility, evacuate to a specified distance, or evacuate study area immediately). The project team (Rincon and Fehr & Peers) will coordinate with County staff and local emergency response personnel to make a value judgement on what is considered the appropriate emergency/hazard as the basis for design. After completion of the previously described work, Fehr & Peers will propose CEQA standards of significance related to the project's effect on evacuation times. It is anticipated that these proposed standards of significance will be presented to County staff for review and comment prior to undertaking Task 1b, below. The draft CEQA standards of significance and other high-level findings will be summarized in a brief technical memorandum.

Establishing Project Effect on Evacuation Times

This scope item makes the following assumptions:

- Study area defined as the area generally bounded by Range Avenue and US 101 in the west, College Avenue-4th Street-SR 12 in the south, Mission Boulevard-Wallace Road in the east, and Mark West Springs Road – Riebli Road in the north. These general boundaries will be refined based on discussions with County staff.
- The evacuation analysis will consider two evacuation sub-scenarios (time of day, evacuation pattern, road closures, wildfire direction, type of emergency event, etc.). These sub-scenarios will be analyzed for the No Project condition and Plus Project condition. Up to three project alternatives will be considered for the Plus Project condition.
- The assessment of the Project's impact on evacuation times will be based on data from the 2019 base year and Year 2040 (cumulative) versions of the Sonoma County Transportation Authority (SCTA) travel demand model.

Fehr & Peers will complete a quantitative analysis (using Fehr & Peers EVAC+ tool) of evacuation patterns for two evacuation sub-scenarios. It is anticipated that these scenarios would include different wildfire approach patterns resulting in two different evacuation demand loading patterns. Up to three project alternatives will be considered for the Plus Project condition.

Based on the defined evacuation scenarios, the first step in the operations analysis will focus on estimating the number of vehicle trips during each evacuation event. Fehr & Peers will utilize the SCTA travel demand model socio-economic data and trip generation information for the evacuation zone to estimate travel demand. This data includes a

variety of information based on Census. The travel demand will also consider time of day.

The during-evacuation traffic operations analysis will utilize Fehr & Peers' EVAC+ tool. This tool will be customized to reflect the County's evacuation roadway network and traffic demand data extracted from the SCTA travel demand forecasting model. The tool references trip tables for areas outside of the study area to form the "background" traffic estimates on the roadways not affected during an evacuation event. Areas affected by the evacuation event are processed through the EVAC+ tool trip estimator to estimate the number and sequencing of trips that occur due to the event.

The sub-area extracted network and new trip tables are input into a Dynamic Traffic Assignment (DTA) model. A DTA model estimates traffic and levels of congestion in 15-minute intervals and, as link congestion builds (roads fill with cars), the model dynamically reassigns traffic to less-congested routes, if available. This is a more accurate way of estimating trip assignment and identifying congested locations on the network that should be considered during an evacuation event. The results of this modeling effort will be used to identify bottlenecks in the County's roadway network during each evacuation sub-scenario.

The results of the traffic operations analysis will be illustrated in figures and metrics will be summarized in tables to highlight the key findings, including evacuation travel times and congestion bottlenecks. Rincon anticipates two meetings with the project team as part of this task.

The change in evacuation patterns and times would be compared against a threshold of significance to be derived as part of Task 1. If significant impacts are identified, mitigation measures will be developed to alleviate the impact. Recommendations will also be developed to aid egress from the Project site onto the local roadway network. The quantitative evaluation described in this task is conceptual in nature as the historical wildfire pattern in Sonoma County shows that wildfires are unpredictable in nature and can be sparked by any number of causes. The purpose of the analysis is to assess for a given set of assumptions (which may not reflect an actual fire event in the future) how evacuation times could potentially change after completion of the proposed Project. As such, the County should take care in planning and implementing any potential evacuation strategy.

Site Plan Development Support

Fehr & Peers will support the project site development team by participating in up to two in-person meetings and reviewing the plans for the proposed site (both the County facilities and the proposed residential development). We have allocated up to 20 hours of staff time to support this task.

Task 3 Deliverables

1. Annotated ADEIR outline

2. ADEIR (ten bound and one unbound hard copy, Word, and PDF)
3. Draft MMRP
4. Visual Assessment
5. Health Risk Assessment
6. Transportation Impact Analysis
7. Hazardous Materials Study (Word and PDF)

Task 4 Screen Check Draft EIR

Rincon will incorporate Permit Sonoma staff input into the ADEIR. County will provide consolidated, non-contradictory comments. After addressing County comments, Rincon will prepare a clean copy of the Screen Check Draft EIR. Rincon will provide the Screen Check version in digital format and one hard copy.

Task 4 Deliverable

1. Screen Check Draft EIR (PDF format)

Task 5 Public Draft EIR

Rincon will prepare and distribute the required copies of the Draft EIR to the State Clearinghouse via CEQASubmit, including all required accompanying forms, such as the Notice of Completion. Rincon will also file the Notice of Availability (NOA) of the Draft EIR with the Sonoma County Clerk. County staff will distribute the NOA of the Draft EIR to responsible agencies, trustee agencies, and interested organizations, and persons. County will be responsible for required newspaper ads and other public noticing of the document's availability, such as radius-label mailing or on site posting. As required by California law, the Draft EIR will be circulated for public review for a minimum of 45 days. Rincon will provide County staff with digital copies of the Draft EIR to be made available on the Permit Sonoma website to facilitate public access. Comments received during the public review period will be compiled for later responses. Rincon will attend and can present at up to three public meeting/hearings on the Draft EIR. For purposes of this scope, we have assumed five bound and one unbound hard copy of the Public Draft EIR, along with electronic Word and PDF formats.

Task 5 Deliverables

1. Draft EIR (five bound and one unbound hard copy, Word, and PDF)
2. List of comment letters and commenting entities (digital format)
3. Compilation of comments received (digital format)
4. Hearing materials, slides, handouts, diagrams, etc.

Task 6 Final EIR

Rincon will complete the Final EIR after the review period has closed and all comments submitted during that period have been received. Comments will be numbered and

responded to pursuant to *CEQA Guidelines*. The Final EIR will include corrections to the Draft EIR, response to comments, and the MMRP.

The parties agree that if more than 120 hours of Rincon professional staff time is required, and if there is insufficient funding to complete the required work under the contract, that the parties will agree to a contract amendment utilizing the existing rate structure.

Rincon will prepare a Screen Check Final EIR incorporating, where appropriate, edits/errata to the Draft EIR based on the response to comments, as well as edits to the MMRP for County staff review and confirmation followed by a Final EIR after incorporating direction from County staff. If requested, Rincon will provide all findings and statements of overriding consideration. Rincon will provide ten bound and one unbound hard copy of the Final EIR, along with electronic copies of the document in Word and Adobe PDF format.

Task 6 Deliverables

1. Administrative Draft Final EIR (includes response to comments)
2. Screen Check Final EIR
3. Final EIR
4. MMRP

Task 7 Final EIR Presentation

Rincon will attend three public hearings total to consider the certification of the Final EIR and adoption of the project. Rincon will prepare a presentation summarizing the findings of the EIR to present to the Planning Commission and/or Board of Supervisors and the public to complement the staff report. The Planning Commission will consider the comments made during the public hearings and, at the conclusion of the second hearing, will make recommendations to the Board of Supervisors regarding the Final EIR. The Board of Supervisors will consider the Planning Commission's recommendations and the comments made at the public hearings. At the conclusion of the hearings, the Board of Supervisors will determine whether to certify the Final EIR and adopt/approve the project. Within 1 day of Final EIR certification and project approval, Rincon will submit the draft Notice of Determination to County staff for delivery to the County Clerk and/or State Clearinghouse.

Task 7 Deliverables

1. Hearing materials, slides, handouts, diagrams, etc.
2. Final EIR and MMRP (hearing copies)
3. Certified EIR and MMRP
4. Notice of Determination (PDF format)

Task 8 Project Management

Throughout the EIR process, Rincon will proactively identify issues, immediately bring any such issues to the attention of County staff, identify potential solutions, and coordinate with County staff as to the best course of action. Rincon will participate in regular project management conference calls or virtual meetings with the project team to ensure that all tasks get completed on time to adhere to the schedule. Rincon will use email communications and have telephone conversations with County staff, as needed, during the course of the project to ensure clear communication. Rincon will prepare monthly invoices with status reports documenting the progress made each month on completing the project, and review and update the schedule when necessary.

This task involves continued management of the project, including managing the internal Rincon team and our subconsultants as they continue preparation of the EIR and supporting technical studies. It also covers project management task exceedances due to the prolonged schedule of the project compared to original assumptions.

Task 8.1: Biweekly Project Team Meetings

This new subtask breaks out budget earmarked for biweekly project team meetings for easier tracking. It includes an hour-long meeting with the County, attended by both Rincon's project manager and assistant project manager. For cost estimation purposed, it assumes a 15 month remaining project duration or approximately 30 meetings, whichever occurs first.

Optional Service: NEPA Compliance

If the County determines federal funding will be provided for the new Government Center, once the County identifies the funding source Rincon will provide support, to the extent requested, in achieving NEPA compliance. Once funding is known and after initial discussions with the federal agency, Rincon will prepare an additional scope and budget for County review and approval related to NEPA's requirements.

Work Schedule

The Rincon team is prepared to begin the work program described in this proposal immediately upon authorization to proceed. As depicted on the chart located on the following page, Rincon will adhere to a schedule that allows the Draft EIR to be circulated within about 6 months from the kickoff meeting and finalized project details and the EIR process to be concluded within approximately 12 months.

Sonoma County Administration Center Redevelopment Project

Tentative CEQA Schedule (Subject to updates, such as if scoping identifies new environmental issues)

TASK	END DATE
NOP	
Recirculation NOP Public Comment Period	7/21/25
Recirculation Public Scoping Meeting	6/24/25
EIR	
F&P Report	12/20/25
Admin Draft EIR	1/5/26
<i>County Review</i>	1/20/26
Screencheck Draft EIR	2/4/26
<i>County Review</i>	2/18/26
Public Review Draft EIR and NOC	2/25/26
Submit DEIR to SCH and County	2/24/26
Public Review Period	4/11/26
Response to Comments	6/10/26
<i>County Review</i>	6/24/26
Final Response to Comments	7/8/26

Draft MMRP and Findings/SOC	7/15/26
<i>County Review</i>	7/29/26
Final MMRP and Findings/SOC	8/12/26
Admin Draft Final EIR	8/26/26
<i>County Review</i>	9/9/26
Final EIR	9/23/26

Exhibit B2

Budget and Rates

Rincon can complete the EIR for a cost not to exceed **\$800,907.00**. The consultant has included a 20 percent contingency based on County input, only to be used upon County authorization, which will bring the total budget to **\$936,520.00**. A breakdown of the cost by task is summarized in the table below. All services would be provided on a time and expense reimbursement basis and will be billed in accordance with the vendor's standard fee schedule for professional services as outlined on the following pages.

Sonoma County Administration Center Redevelopment Project Updated Total Cost Estimate Table

Professional Fees Cost Details		
Task number	Task name	Labor Cost (\$)
Task 1: Project Kick Off		
1.1	Kick Off Meeting	1,000
1.2	Memorandum of Data Sources and Annotated Outline	2,980
Task Subtotal		3,980
Task 2: Environmental Review Scoping		
2.1	Preliminary Project Description	4,504
2.2	Notice of Preparation	6,094
2.3	Scoping Meeting (includes materials and prep)	8,486
2.4	Summary of Comments	1,216
Task Subtotal		20,300
Task 3: Administrative Draft EIR		
3.1	Executive Summary, Intro, Other CEQA	7,028
3.2	Aesthetics (Rincon labor only)	8,642
3.3	Air Quality	28,046
3.4	Biological Resources	12,790
3.5	Cultural Resources	52,905
3.6	Energy	5,016
3.7	Geology & Soils (includes paleo)	10,413
3.8	Greenhouse Gas Emissions	8,512
3.9	Hazards and Hazardous Materials	25,852
3.1	Hydrology and Water Quality	9,044
3.11	Noise	10,661
3.12	Public Services and Recreation	9,224
3.13	Transportation (Rincon labor only)	2,844
3.14	Tribal Cultural Resources	2,410
3.15	Utilities and Service Systems	33,273
3.16	Wildfire	5,445
3.17	Alternatives	13,722
Task Subtotal		245,827
Task 4: Screen Check Draft EIR		
4.1	Screen Check Draft EIR	16,008
Task Subtotal		16,008
Task 5: Public Draft EIR		
5.1	Public Draft EIR	9,226
Task Subtotal		9,226
Task 6: Final EIR		
6.1	ADFEIR	17,584
6.2	MMM RP	3,042
Task Subtotal		20,626
Task 7: Presentations		
7.1	Meeting Materials, Hearing Copies, and Certified EIR	6,978
Task Subtotal		6,978
Task 8: Project Management		
8.1	Project Management	69,888
8.2	Biweekly Project Meetings	11,000
Task Subtotal		80,888
Subtotal Professional Fees Costs		403,833

Direct Cost Details	
Vehicle Costs	475
Photocopies Double-Sided BW	600
Colored Copies Double-Sided or 11x17	450
Reproduction CDs	75
Sound Level Metering Field Package: anemo meter, tripod and digital camera	103
GPS (sub meter accuracy)	60
Standard Field Equipment Package	190
NWIC	1,000
Historical Documents: Aerials, Topos, CDs, Sanborns	250
Environmental Vision	35,475
Transportation Impact Analysis (Fehr & Peers)	235,555
Subtotal Direct Costs	274,233
Summary	
Professional Fees Subtotal	403,833
Direct Costs Subtotal	274,233
Total Project Budget	678,066
Summary with Contingency	
Total Project Budget	678,066
Applying Existing Contingency (20%)	104,628
Rate Escalation	122,841
Contingency (20% of updated total project cost)	135,613
TOTAL PROJECT BUDGET WITH CONTINGENCY	936,520

Cost Estimate

The estimated cost for the additional services described above is shown in the table below.

Task	Estimated Cost
Task 2.2: Notice of Preparation	\$3,472
Task 2.3: Scoping Meeting	\$3,614
Task 3.3: Air Quality	\$4,546
Task 3.5: Energy	\$1,780
Task 3.12: Public Services and Recreation	\$2,626
Task 3.15: Utilities and Service Systems	\$27,503
Task 3.17: Alternatives	\$3,560
Transportation Impact Analysis (Fehr & Peers)	\$57,316
Task 8.1: Project Management	\$39,508
Task 8.2: Biweekly Project Meetings	\$11,000
Applying Existing Contingency	-\$104,628
Rate Escalation	\$122,841
Contingency (20% of total project cost)	\$135,613
Total	\$308,751

The estimated cost for the additional services described above is **\$308,751**, which includes a new 20% contingency of \$135,613, and factors in a reduction based on using the existing contingency. When added to the current authorized budget of \$627,769, the total revised budget would be \$936,520. We have also applied cost savings from the hazardous materials technical report to this budget augmentation request, as a Phase I ESA is now expected.