

**FIRST AMENDMENT
TO
PROFESSIONAL SERVICES AGREEMENT**

This First Amendment ("Amendment"), dated as of October 28, 2025, is by and between the County of Sonoma, a political subdivision of the State of California ("County"), and M-Group, hereinafter referred to as ("Consultant").

RECITALS

WHEREAS, County and Consultant entered into that certain Agreement, dated December 13, 2023, for services of Consultant for the preparation of the Airport Area Specific Plan and programmatic Environmental Impact Report; and

WHEREAS, County and Consultant desire to amend the Agreement to provide additional services, lengthen the term of the agreement, and to increase the amount not to exceed of the agreement by \$122,689.00 to a total not to exceed amount of \$793,842.00 for additional tasks added to the scope of work,

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 2 Payment, first paragraph is hereby deleted in its entirety and replaced with the following language:

2.1 For all services and incidental costs required hereunder, Consultant shall be paid on a time and material/expense basis in accordance with the budget set forth in Exhibit B2, provided, however, that total payments to Consultant shall not exceed \$793,842.00, 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.

2. Agreement Section 3 Term of Agreement is hereby deleted in its entirety and replaced with the following language:

Term of Agreement. The term of this Agreement shall be from December 13, 2023 to December 31, 2026 unless terminated earlier in accordance with the provisions of Article 4 below.

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:
M-Group**

By: _____

Name: _____

Title: _____

Date: _____

COUNTY OF SONOMA:

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

By: _____
Department Head

Date: _____

APPROVED AS TO FORM FOR
COUNTY:

By: _____
County Counsel

Date: _____

By: _____
Director
Permit Sonoma Department

Date: _____

PROJECT UNDERSTANDING

The Sonoma County Airport Area Specific Plan (Specific Plan or AASP) updates and supersedes the Airport Area Industrial Plan, which was first adopted in 1984 to guide industrial development adjacent to the Sonoma County Airport. The Specific Plan Area (Plan Area) comprises over 800 acres that have since transitioned from primarily grazing lands and orchards into a predominantly industrial and commercial area that provides vital jobs, goods, and services for the region.

ASSUMPTIONS

The scope and budget detailed below includes some key assumptions:

- **Water Supply Assessment.** Permit Sonoma will coordinate with the Town of Windsor to update, as necessary, the existing Water Supply Assessment previously prepared for the AASP Plan Area. [M-Group will provide a Water Demand Estimate \(see Task 3\).](#)
- **Sewage Treatment Plant Capacity.** Presently, the issue of adequate sanitary sewage treatment plant capacity is unresolved. Permit Sonoma anticipates that it will be able to transmit a Capacity Analysis study presently in process by consultants to Sonoma Water. The results of that study may show that Sonoma Water is able to adequately respond to increased demand for plant capacity. However, absent that analysis, the plant capacity issue could be a Significant and Unavoidable Impact.
- **Laughlin Road Bridge Replacement.** Replacement of Laughlin Bridge will be incorporated into the AASP, including planning, circulation, a conceptual cost estimate, and assignment of benefits both within and outside of the AASP Area.
- **Brickway Extension and Pruitt Avenue Extension.** Neither of these circulation improvements will continue to be studied in any way by the Specific Plan.

SCOPE OF WORK

TASK 1: PROJECT INITIATION

M-Group will work with County staff to update the Plan Area baseline conditions. ~~Based on our recent discussions with County staff, we assume~~ These will be minor adjustments and in accordance with directives for residential density and other issues identified in the MTC/ABAG Priority Development Area (PDA) program.

Task 1.1: Kick-Off Meeting and EIR Initiation

M-Group and DJP&A will attend one kick-off meeting with County staff to discuss the project, refine the EIR scope as needed, discuss potential EIR alternatives, and coordinate the scheduling and preparation of the Specific Plan and EIR.

Task 1.2: Refine Engagement Strategy

M-Group will collaborate with County Staff to prepare a tailored outreach strategy for the Specific Plan. The outreach strategy will aim to reach a wide range of residents, property owners, and business owners by facilitating a joint Technical Advisory Committee (TAC)/ Community Advisory Committee (CAC), as well as a community meeting to engage with residents.

M-Group will work with the County to provide updates to the project website within the County's existing website for all relevant project information including updates about upcoming meetings and deliverables. This interactive dialogue will be conducted throughout the planning process.

M-Group will prepare all materials and presentations for the community and committee meetings for approval by County staff. County Staff will provide meeting notifications and logistics for outreach events.

Task 1.2 Deliverables: *Community Engagement Strategy*

Task 1.3: Establish Baseline Conditions

Building on the previous planning effort, M-Group will update the baseline existing conditions for the Specific Plan Area. ~~As noted above, we~~ M-Group does not anticipate ~~this~~ to identify conditions inconsistent with development assumptions contained in the NOP but will allow for an update of minor development conditions that have transpired in the Plan Area during the pause in the planning process. Updated development information would include but not be limited to:

- remove housing overlay west of the railroad ROW
- minimum residential density of 20 DU/acre within ½ mile of the SMART Station
- Laughlin Road Bridge replacement
- road extensions
- intersection improvements
- hotel development
- pipeline projects not previously documented as existing, and
- any other significant changes to the Specific Plan Area

BKF will review and reevaluate the previously data collected to verify base infrastructure maps (sanitary sewer, water, recycled water, storm drainage and dry utility) and capacity studies provided by the County of Sonoma (County), Town of Windsor (Town), Sonoma Water, Pacific Gas and Electric (PG&E), Comcast, AT&T, Federal Emergency Management Association (FEMA) maps and other utility providers. Capacity calculations of the existing systems within and serving the Station Area are not included.

BKF will modify the utility infrastructure overlays that were completed earlier to include the revised AASP scope and limits. This will be done by using existing aerial mapping available from the County of Sonoma. Base maps of the study area showing overlays of zoning and general plan designations, and major planned improvements (e.g. SMART station and other key infrastructure) will be prepared by others. The primary sources of information and background data is to be collected from the utility providers and anecdotal information from those same sources.

The base mapping will be compiled using the existing color aerial imagery available from the County of Sonoma. It will be developed in AutoCAD so that it can be transferred to and used by others. The mapping will be available to plot and display at various scales so that it can be included in a report format and/or large-scale format for public presentations. It will also serve as the base for preliminary and final infrastructure analysis.

Task 1.3.1: Updated Market Analysis (LEG)

LEG will update the office market component of the market analysis completed in 2017. The COVID Pandemic altered the office market nationwide as many employees work from home either full or part time. This has caused the effective demand for office space to be reduced in many metropolitan areas. The falloff in office demand and thereby office employee count has implications for infrastructure planning. To update the 2017 market analysis, LEG will:

- Re-examine the Sonoma County office market and update the summary market table (Table 1) in the Executive Summary section of the 2017 report.
- Prepare a concise memorandum that justifies this change in market forecast with supporting statistics.

Task 1.3.1 Deliverables: *Market Analysis Update Memorandum.*

Task 1.3.2: MTC TOC Compliance

For parcels in the Specific Plan Area that are located within ½-mile of the SMART Station, the Metropolitan Transportation Commission (MTC) requires that land use densities conform to the requirements of the MTC's Transit-Oriented Communities Policy (TOC Policy). The TOC Policy requires minimum average Residential and Office densities within the ½-mile TOC area.

M-Group will provide iterative planning and land use analysis in coordination with Permit Sonoma and MTC staff to implement minimum densities in the Plan Area. This includes on-going meetings and revisions to comply with changing direction from MTC on compliance for TOC Policy. This work will be in support of Tasks 1.3, Task 1.5 and Task 3.1.

Task 1.4: Property Owner Meeting

M-Group will attend with County staff a meeting with property owners in the Plan Area to provide an update on the Specific Plan process and changes necessary to be in accordance with the County's direction for Specific Plan requirements.

Task 1.4 Deliverables: *Materials for the Property Owner Meeting, including agenda and presentation.*

Task 1.5: Establish Specific Plan Land Use Plan

Following the meeting with property owners in Task 1.4, M-Group will refine the previously developed preferred alternative and establish a land use plan for the Plan Area, including build-out assumptions and potential circulation improvements. In coordination with County staff, M-Group will make refinements to the land use plan. This will serve as the foundation for the Specific Plan document and preparation of the Notice of Preparation for the CEQA process.

Task 1.5 Deliverables: *Land Use Plan and Build-out Assumptions for the Specific Plan.*

TASK 2: PLAN AREA ASSESSMENT

M-Group, Land Econ Group (LEG), and Fehr & Peers will produce an assessment of the Plan Area, including the current conditions for affordable housing, jobs, mobility, community assets and infrastructure, and resilience and climate adaptation. The assessment will be conducted utilizing data collected from a variety of sources, including an employer survey and a community workshop, to develop policies for inclusion in the Specific Plan.

Task 2.1: Community Assessment

M-Group, in coordination with the County, will utilize available data and community outreach to produce a technical study of the Plan Area and the surrounding community that addresses equity, affordable housing and jobs, mobility, community assets and infrastructure, and resilience & climate adaptation.

The assessment will identify trends that influence the current Plan Area conditions. This process will identify potential policies for inclusion in the Specific Plan. The Community Assessment will be formulated by the research collected and organized into the following components:

2.1.1: Equity

M-Group will assess demographic conditions, considering the economic opportunities, housing stability, and health status of residents and employees in the Plan Area and surrounding communities. This process will identify potential policies to address identified inequities identified through the research. LEG will conduct the following:

- **Establish an Updated Business Profile for the Specific Plan Area.** LEG will compile a list of businesses in the Plan Area, including the names of each company, their industry sector (NAICS code), their website and contact information, the number of employees and their estimated sales. From this research, ~~we~~ [M-Group](#) will be able to determine total Plan Area employment, employment by industry sector and sales by industry sector as well as total sales generated within this Specific Plan Area.
- **Conduct an Updated Employer Survey.** LEG will use websites and contact information from businesses in the Plan Area to design and implement an employer survey to identify their primary business, their number of full and part time employees, the business outlook, and their projected change in employment over the next two to five years. It also will cover the percentage of their employees who are homeowners versus renters and the infrastructure facilities and/or services needed by their employees.

2.1.2: Affordable Housing and Jobs

M-Group will build off the equity research findings and utilize findings in the County's 6th Cycle Housing Element to identify the characteristics of the existing and planned housing stock in the Plan Area and surrounding community, coupled with projected short-and long-term housing needs. This process will also highlight challenges to delivering affordable housing and potential policies to address the identified issues. LEG will accomplish the following steps:

- **Updated Plan Area Analysis.** LEG will update the business profile, forecast housing demand, and conduct a fiscal and implementation analysis for the Sonoma County Airport Specific Plan. LEG will develop an analysis of the Plan Area using the MTC PDA Planning Grant for guidance.
- **Forecast Locally Generated Housing Demand and Compare to Housing Supply Provided in the Local Market.** LEG will estimate employment growth by industry sector over the next eight years. From those employment growth estimates, ~~we~~ [M-Group](#) will estimate a salary distribution and calculate a housing affordability distribution by owner versus rent. This distribution, after adjusting to household income for multiple wage earners in each household, will then be compared to the housing being produced within a reasonable commuting radius. The most glaring shortfalls will be identified with recommended product types/densities/rents or prices ranges for the available residential parcels within the Specific Plan Area.

2.1.3: Mobility

Fehr & Peers will conduct an assessment of the Plan Area to identify policies and infrastructure improvements for inclusion in the Specific Plan. The analysis will be structured along the following components:

- **Trip Patterns.** Fehr & Peers will review available traveler survey information for trips by mode, purpose, and length. Metrics such as commute distance, mode, and travel time for residents and employees of local businesses will be computed. Fehr & Peers will purchase and analyze up to 10 zones of Streetlight Data origin-destination data. This data will provide a better understanding of travel patterns to/from current Airport Specific Plan Area and will be used to supplement the results of the traveler survey review.
- **Vehicle-Miles Traveled.** Fehr & Peers will compute and summarize VMT from the SCTA travel demand model.
- **Safety.** Fehr & Peers will review collision data from the SWITRS and TIMS databases for the last three non-pandemic affected years for the Specific Plan area. The data will be summarized in tabular format with trends identified in a narrative summary.
- **Pedestrian/Bicycle Access and Circulation.** Fehr & Peers will update the recommendations for the bicycle and pedestrian systems in the Specific Plan considering activity centers, public transit options, and vehicle speed/volume characteristics of proposed Specific Plan area roadways.
- **Carshare.** Fehr & Peers will review carshare access and develop a policy related to carshare for the Specific Plan.
- **Transit.** Fehr & Peers will update the summary of transit services in the Specific Plan area. Where available, historical trends in Specific Plan area transit ridership will be summarized.
- **Parking and Curb Use.** Fehr & Peers will develop conceptual parking and curbspace management policies for inclusion into the Specific Plan.
- **Local Policies and Constraints.** Fehr & Peers will propose new Transportation Demand Management strategies on an as-needed basis relative to the VMT analysis in the environmental document.

2.1.4: Community Assets and Infrastructure

M-Group will identify the availability of essential services and infrastructure related to current and potential needs in the Plan Area and surrounding community. In addition, the stability of community assets will be assessed. Policies to address these issues will be developed with the intention of completing further research for inclusion in the final assessment.

2.1.5: Resilience and Climate Adaption

M-Group will assess the vulnerability of the Plan Area and surrounding communities to natural hazards, with consideration towards anticipated climate change and seismic impacts. This research will be used to identify potential policies to adapt the community to these vulnerabilities and community response to future climatic conditions.

Task 2.2: Public Workshop

Utilizing data and Plan Area information identified in the Task 2.1 assessment analysis, M-Group will facilitate an interactive meeting. In addition to an update on the Specific Plan process, M-Group will provide workshop participants with an overview of issues identified in the assessment and potential Specific Plan policies or actions that could mitigate identified conditions. M-Group envisions the meeting as an “open house” format with stations organized by specific topics, such as the topics analyzed in Task 2.1.

***Task 2.2 Deliverables:** Materials for the Public Workshop, including agenda and presentation.*

Task 2.3: Policy Discussion and Development

M-Group will develop a series of policies in response to research collected on the Plan Area and surrounding community and incorporating potential workshop input from community members. Identified policies will align with the research and analysis conducted in the Task 2.1 and organized as follows:

2.3.1: Equity

The findings identified from this process will inform the following components of the policy development. Additional analysis will build off the identified inequities and policies to address the identified inequities.

2.3.2: Affordable Housing and Jobs

Potential policies will be based on issues identified in the Community Assessment and considered for inclusion in Specific Plan Chapter 3: Land Use. Potential policies will focus on a range of topics, such as affordable housing and employment, including eviction protections, housing preservation, affordable housing production, and funding mechanisms for the development of affordable housing.

2.3.3: Mobility

Potential policies will be based on issues identified in the Community Assessment and considered for inclusion in Chapter 6: Circulation and Connectivity. Potential policies will encompass topics including reducing vehicle-miles travelled, encouraging safe pedestrian and bicycle transportation use, improving mass transit access and ridership, addressing parking demand management strategies, and reducing greenhouse gas emissions related to transportation usage.

2.3.4: Community Assets and Infrastructure

Potential policies will be based on issues identified in the Community Assessment for inclusion in Chapter 7: Infrastructure and Community Services. Potential policies will respond

to community needs including funding strategies for essential community services, community asset preservation and enhancement, and placemaking strategies to enhance the built environment within the Plan Area.

2.3.5: Resilience and Climate Adaption

Potential policies will be based on issues identified in the Community Assessment for inclusion in Chapter 7: Infrastructure and Community Services. Potential policies will encompass topics ranging from climate change adaptation strategies, mitigation responses to improve the built environment, and increased disaster preparedness amongst community members.

Task 2.4: Plan Area Assessment Report

M-Group will prepare a Plan Area Assessment Report detailing the analysis conducted in the Task 2.1 Community Assessment and the potential Specific Plan policies and actions derived from that research and analysis, including input from community members at the Public Workshop.

Task 2.4 Deliverables: *Plan Area Assessment Report.*

TASK 3: SPECIFIC PLAN PREPARATION

M-Group will develop an Administrative Draft of the Specific Plan that incorporates previous planning efforts and new Plan Area analysis conducted in Tasks 1 and 2. M-Group will then respond to County comments on the Administrative Draft and prepare a Public Review Draft Specific Plan.

Task 3.1: Administrative Draft Specific Plan

M-Group, Fehr & Peers, BKF, and LEG will develop and prepare the Administrative Draft of the AASP and submit it to County staff for review. Many of the chapters were preliminarily developed for the previous planning effort and will be used as foundational material contributing to the Administrative Draft. Preliminarily, M-Group anticipates the Specific Plan chapters to include:

- **Chapter 1: Introduction.** M-Group anticipates significant updates to this chapter with emphasis on the supplemental outreach and community engagement strategies to enable and benefit from the Task 2 Community Assessment.
- **Chapter 2: Project Background.** M-Group anticipates minor updates to the previously developed material for this chapter.
- **Chapter 3: Land Use.** M-Group anticipates minor updates to this chapter. M-Group will update figures to reflect potential land use and workforce housing overlay

changes. M-Group will update development distribution, land use allocations, and calculate development buildout accordingly.

- **Chapter 4: Community Resiliency.** This chapter will reflect the Plan Area Community Assessment Report prepared in Task 2. The community resiliency chapter will include a summary of baseline conditions provided in the report and connect those conditions to policies and actions provided in the chapter, or other Specific Plan chapters, that respond to those conditions.
- **Chapter 5: Urban Design and Development Standards.** M-Group anticipates substantial revisions to the previously developed chapter, particularly to respond to the requirements of SB 330 and other recent housing legislation that mandate development review limited to object standards. The new standards will be calibrated to the higher residential densities required for the Specific Plan Area. M-Group will develop graphic material, as appropriate, to illustrate design and development standards.
- **Chapter 6: Circulation and Connectivity.** M-Group anticipates targeted updates to the previous version of this chapter. M-Group, in consultation with Fehr & Peers, will incorporate previous comments by County staff and develop the chapter to reflect any potential changes to the existing condition and circulation improvements recommended by the Specific Plan.
- **Chapter 7: Infrastructure and Community Services.** M-Group anticipates minor updates to this chapter, to incorporate updated cost estimates to potable/fire water, recycled water, storm drain infrastructure, and a conceptual cost estimate for the Laughlin Bridge replacement. As necessary, the chapter will include pending studies by Sonoma Water relating to sewage treatment plant capacity for parcels in the Plan Area.

Based on the preferred alternative developed in Task 1.5 and information obtained for Task 1.3, BKF will revise the large format display exhibits and background data that were prepared earlier to illustrate the locations of the infrastructure within and serving the AASP area. BKF will perform an onsite review of the existing conditions and identify visually observable opportunities and challenges posed by the conditions for the expanded residential area and the Laughlin Bridge replacement. This update will be based on GIS mapping and data provided by the M-Group in order to identify potential buildout of the Specific Plan area.

BKF will verify the known capacity of existing infrastructure serving the revised AASP area and develop an assessment of existing conditions that identifies the major utility infrastructure that serves the AASP, their suitability for reuse, and their physical constraints for new development. In particular BKF will evaluate water, recycled

water, storm drainage and dry utilities.

M-Group's and BKF's understanding is that Sonoma Water will provide any required analysis of the Plan Area's sewer capacity and is therefore not included as a part of this scope. M-Group and BKF further understand that capacity and planned improvements for dry utilities will be prepared by the respective providers.

BKF will prepare utility demand forecasts for the AASP area (based on land uses prepared by M-Group). BKF will indicate potential upgrades to the various individual infrastructure systems, or studies required to support future improvements or development. Based on the demand, BKF will suggest recommendations to improve utility systems or identify future studies that may be needed to model, analyze, evaluate, and determine impacts to the systems. BKF will develop preliminary opinions of probable construction costs associated with the suggested infrastructure improvements and modifications. These costs can then be incorporated and considered with the overall financing strategy being prepared by LEG for Chapter 8.

Additionally, policies related to resilience and climatic adaptation will be incorporated into this chapter to respond to issues identified in the Task 2 Community Assessment.

- **Chapter 8: Implementation Plan.** This chapter will reflect improvements identified in Chapter 6 and 7. Additionally, LEG will provide a fiscal and implementation analysis and recommendations for the Specific Plan.
 - **Prepare a Sonoma County General Fund Fiscal Impact Analysis of the Preferred Plan.** LEG will examine the impact on revenue generation and on-going service cost from new development facilitated by the Specific Plan. This fiscal analysis would cover two points in time, ten years into the future and build out.
 - **Prepare an Update to the Implementation Plan and Financing Strategy.** M-Group and BKF provide the infrastructure improvements required and their conceptual level costs, as details in Chapter 7. LEG will review the infrastructure program and its cost estimates. Using that information, LEG will examine the benefits distribution and provide a financing strategy. New State and Federal funding programs initiated during the past two or three years will be taken into consideration.

Task 3.1 Deliverable: *Administrative Draft Specific Plan.*

Task 3.2: Incorporate Staff Review

M-Group will prepare the revised draft of the Administrative Draft Specific Plan based on consolidated comments from County staff in preparing for review by the TAC/CAC and relevant stakeholders.

Task 3.2 Deliverable: *Revised Administrative Draft of the Specific Plan.*

Task 3.3: Property Owner Meeting

The purpose of this meeting will be to discuss and review the revised Administrative Draft Specific Plan, which will incorporate comments by County staff. The meeting will solicit input and direction on potential revisions and/or refinements in preparation of the Public Review Draft Specific Plan.

Task 3.3 Deliverable: *Materials for the Property Owner Meeting, including agenda and presentation.*

Task 3.4: TAC Meeting – Specific Plan Review

The purpose of this joint meeting will be to discuss and review the Public Review Draft Specific Plan.

Task 3.4 Deliverables: *Materials for the TAC Joint Meeting, including agenda, presentation.*

Task 3.5: Prepare Public Review Draft

In consultation with County staff, M-Group will prepare the Public Review Draft of the Specific Plan, incorporating input, as necessary received from property owners and TAC members on the revised Administrative Draft.

Task 3.5 Deliverable: *Public Review Draft Specific Plan*

Task 3.6: Community Workshop – Specific Plan Review

After releasing the Public Review Draft, the M-Group team will facilitate a second workshop with the community to present the Public Review Draft and answer questions. M-Group envisions the meeting format as an “open house,” where the team will display key aspects of the Specific Plan policies and recommendations. Members of the M-Group team and County staff will be available to provide an overview of the Specific Plan and answer questions.

Task 3.6 Deliverable: *Materials for the Community Workshop, including presentation and exhibits.*

Task 3.7: Water Demand Estimate

M-Group will prepare a Water Demand Estimate as Task 4.1.A, to augment the existing Task 4 Environmental Review. The Water Demand Estimate will inform the Water Supply Assessment (WSA) to be prepared by the Town of Windsor Water District (WWD) for the

Airport Area Specific Plan. The WSA will be prepared in accordance with SB 610. The Specific Plan qualifies as a “project” under SB 610 (pursuant to California Water Section 10912) since it occupies more than 40 acres and is expected to generate a water demand equivalent to or in excess of 500 dwelling units. The Town of Windsor is the water purveyor for the Plan Area and therefore is responsible for adopting the WSA. M-Group will provide WWD with an updated Water Demand Estimate. This will consist of four subtasks:

3.7.1: Assumptions Memorandum

M-Group will prepare a Methodology & Assumptions Memorandum to detail how M-Group will prepare the Water Supply Assessment. This will include an initial technical meeting with WWD staff, preparation of a draft M&A Memo for WWD to review and provide feedback, up to 3 additional meetings for coordination, and a final M&A Memo for acceptance.

3.7.2: Update the 2019 Water Demand Factors

M-Group will update the Water Demand Factors in the existing model. The previous model was based on water usage data from 2010-2017. Upon receipt of updated water usage data from the WWD, M-Group will update the water demand factors that are used in the model to determine the amount of water needed to serve future development that would result from full build out of the Specific Plan. This will include potable water and irrigation needs.

3.7.3: Update Water Demand Models

M-Group will update the estimated water demand for the following development that is anticipated to result from the Specific Plan:

<u>Type</u>	<u>Capacity</u>	<u>Market Demand</u>	<u>Anticipated</u>
<u>Office</u>	<u>7,784,172 sf</u>	<u>325,000 sf</u>	<u>390,000 sf</u>
<u>Industrial & Warehousing</u>	<u>1,998,968 sf</u>	<u>695,000 sf</u>	<u>834,000 sf</u>
<u>New Hotel Rooms</u>	<u>917 rooms</u>	<u>185 Rooms</u>	<u>266 Rooms</u>
<u>Market Rate High Density Housing Units</u>	<u>1,091 units</u>	<u>705 Units</u>	<u>1,091 Units</u>
<u>Below Market Rate Housing Units</u>	<u>455 units</u>	<u>194 Units</u>	<u>217 Units</u>
<u>Retail in Mixed Use</u>	<u>57,091 sf</u>	<u>25,000 sf</u>	<u>30,000 sf</u>

This will include the demand for potable water as well as landscaping. In order to quantify the additional water demand that will be generated in the planning area, M-Group will use the same methodology that was previously utilized to calculate the current water demand and the projected water demand at buildout of the Specific Plan.

3.7.4: Water Demand Estimate Report

M-Group will provide the County with a final report that summarizes the methodology used to calculate the Water Demand Factors and the Water Demand Estimates.

Task 3.7 Deliverables: Assumptions Memorandum; Water Demand Estimate Report.

TASK 4: ENVIRONMENTAL REVIEW

David J. Powers & Associates, Inc. (DJP&A) will prepare an Environmental Impact Report (EIR) for the Sonoma County Airport Area Specific Plan project. ~~Our~~ M-Group's tasks include: 1) preparation of the Administrative Draft EIR and Notice of Preparation (NOP); 2) preparation of the Draft EIR and Notice of Completion (NOC); 3) preparation of the Final EIR, Mitigation Monitoring and Reporting Program (MMRP), and other related items; and 4) meeting and hearing attendance and project management. These tasks are described below.

Task 4.0 Initial Project Phase Services (2020-2022)

DJP&A has spent over the last several years a substantial amount of effort working with the project team and County on previous EIR drafts and out of scope of services. DJP&A's scope of services includes previously completed coordination and meetings related to major issues affecting the AASP, primarily inadequate wastewater treatment. DJP&A reviewed multiple rounds of assumptions related to the wastewater treatment analysis, provided input, and met with the project team. Delays in providing the complete Specific Plan and extended duration of the ADEIR review by County staff also contributed to the increased cost of the EIR preparation for the AASP. These services are identified separately in ~~our~~ the cost estimate.

Task 4.1: Administrative Draft EIR and Notice of Preparation

Task 4.1.1: Kick-Off Meeting and EIR Initiation

DJP&A will attend one EIR kick-off meeting with the County and the project team to discuss the project, further refine the EIR scope as needed, identify alternatives, and coordinate the scheduling and preparation of the EIR.

Task 4.1.2: Project Description and Notice of Preparation

DJP&A will draft a project description and provide it to the County/M-Group to review for accuracy. The project description will be based on project information to be provided by the County and M-Group. Once the project description is finalized, DJP&A will prepare the EIR NOP.

DJP&A will prepare the NOP for circulation by the County. The NOP will include a brief project description, project location map, and discussion of potential environmental effects of the

project. This scope includes DJP&A attendance at one public EIR scoping meeting for the project. The text of the EIR will incorporate relevant issues raised in the responses to the NOP received during the 30-day NOP circulation period. This scope does not include any hard copies of the NOP. DJP&A will submit the NOP to the State Clearinghouse electronically via the Governor's Office of Planning and Research CEQAnet Web Portal on behalf of the County.

Task 4.1.3: Preparation of Administrative Draft EIR

DJP&A will prepare an EIR consistent with the requirements of the CEQA and the County of Sonoma. The EIR will include an introduction, summary, project description, environmental setting, discussion of environmental impacts, and mitigation measures to reduce significant impacts. Upon completion of the Administrative Draft EIR (ADEIR), DJP&A will submit up to five (5) hard copies of the document to the County for review and comment.

The main sections of the EIR are described below.

Introduction

The introduction to the EIR will describe the purpose of the EIR, provide a general overview of the CEQA process, and describe the public participation process and opportunities for input.

EIR Summary

A summary of the EIR will include a brief description of the proposed project and identify the impacts of the project and proposed mitigation measures in tabular format. The summary will also briefly describe the project alternatives and address any known areas of public controversy.

Project Description

The project description prepared as part of the NOP will be included in the EIR. The project description will also include a list of project objectives, necessary discretionary actions, and decision-making agencies. Maps and graphics will be provided to illustrate the text.

Existing Environmental Setting, Impacts, and Mitigation Measures

The EIR will provide: 1) a detailed description of the existing environmental setting, based on the conditions that exist at the time the NOP is released; 2) impacts that may result from the proposed project; and 3) feasible mitigation measures to avoid or reduce impacts to a less than significant level. A discussion of the project's consistency with applicable plans and policies will be included with particular attention given to inconsistencies, if any are identified.

Based upon [the](#) current understanding of the project, ~~we~~ [M-Group](#) anticipates the key environmental issues for the project will include the following resources:

- **Air Quality.** The EIR will evaluate construction and operational air quality impacts of the project in conformance with the Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines. Illingworth & Rodkin, under contract to DJP&A, will update the existing air quality report (date September 30, 2020). Illingworth & Rodkin will evaluate impacts to regional air quality by evaluating the consistency of the Specific Plan's latest population and traffic assumptions with BAAQMD's 2017 Clean Air Plan. As part of the analysis, a qualitative assessment of changes to local air quality in terms of carbon monoxide will be made using screening criteria recommended by BAAQMD. These criteria are based on updated project traffic volumes. The CalEEMod model, along with the latest version of the EMFAC model, would be used to compute air pollutant emissions from changes in land use and traffic associated with the Specific Plan.¹ The analysis would evaluate existing, future no-project, and future plan scenarios. The toxic air contaminant (TAC) screening analysis would be updated using the latest set of assumptions at the time the NOP is published. TAC sources include US 101, roadways, stationary sources permitted by BAAQMD, and SMART/freight trains. Mitigation measures for potential impacts will be identified, as appropriate.
- **Biological Resources.** The EIR will evaluate the project's potential to impact biological resources based on a Biological Resources Technical Report (BRTR) prepared by WRA, Inc., under contract to DJP&A. WRA prepared a biological resources report for the project in 2020, which was referenced and incorporated into the ADEIR (2020). Since the ADEIR was released, the County provided comments on the ADEIR. The updated BRTR will address County comments to the ADEIR and will account for any change within the Plan Area from what WRA surveyed during the 2020 site visits based on an updated site visit to be completed by WRA biologists. WRA will review existing species databases (e.g., California Natural Diversity Database) to determine if any new special-status species are or may be present since the previous database searches were conducted. Mitigation measures for potential impacts will be identified, as appropriate.
- **Cultural and Tribal Resources.** Archaeological/Historical Consultants (A/HC), under contract to DJP&A, will complete a record search for the project at the California Historical Resources Information System, Northwest Information Center at Sonoma

¹ Specific inputs to the model would include daily trip generation, with adjustments for mixed uses, transit use and other factors identified in the traffic study (e.g., passby or diverted trips). If available, trip characteristics, such as trip lengths, would be input to the model. Plan features to reduce emissions, such as energy efficient building construction, would be incorporated into the modeling.

State University. A/HC will use historic ecological data, historic-era topographic and other maps, and other reference material on the history of Sonoma County to analyze the sensitivity of the project area for prehistoric or historic-era archaeological resources.

A/HC will assist the County with SB 18 and AB 52 consultation with Native American tribes. A/HC will contact the Native American Heritage Commission (NAHC) in Sacramento and persons and/or tribes on its consultants list for Sonoma County will be contacted and invited to consult on the project within the statutory 30-day period. A/HC will summarize the findings from their records search, sensitivity analysis, and Native American consultation in a memorandum.

The Plan includes replacement of the Laughlin Road Bridge over Mark West Creek. The bridge was constructed in 1916 and was previously found ineligible by Caltrans for the National Register of Historic Place. A/HC will record and evaluate the bridge under the criteria of the California Register of Historical Resources using DPR 523 forms.

- **Greenhouse Gas Emissions** – The EIR will assess the project's potential GHG impacts based on an updated GHG Assessment prepared by Illingworth & Rodkin, under contract to DJP&A. GHG emissions would be computed using the CalEEMod model, including traffic and indirect sources such as natural gas, electricity use, water usage, and generation of solid waste that is stored in landfills. GHG impacts from land use plans are evaluated based on emissions per capita. Therefore, project emission rates would be updated along with the estimated number of residents and workers to develop an annual GHG emissions rate per capita. Mitigation measures will be identified, as appropriate.
- **Noise.** The EIR will assess potential noise impacts based on an updated report prepared by Illingworth & Rodkin, Inc., under contract to DJP&A. A noise monitoring survey will be completed to quantify ambient noise levels in the Plan area. This scope assumes four long-term and six to eight short-term noise measurements will be collected at representative sites to establish the baseline noise environment. Future noise levels affecting the planning area will be calculated based on future traffic volumes to be provided by Fehr & Peers. Future noise levels affecting the Plan area including SMART/railroad projections contained in the SMART EIR or other current data, aircraft noise projections contained in the Charles M. Schulz Sonoma County Airport Master Plan Implementation Project EIR, and any other local noise sources identified during the survey will also be evaluated in order to calculate overall future noise levels. Noise generated by the construction activities and project-generated traffic would be calculated at nearby sensitive land uses.

The noise and land use compatibility of sensitive uses proposed as part the Specific Plan will be assessed using adjustments to existing noise data based on future projections. The impact assessment will also evaluate the potential noise impacts resulting from the Specific Plan project on a temporary and permanent basis. Additionally, the potential for any offsite noise impacts associated with the project (for example, construction noise impacts on existing residences or the potential for increased traffic noise levels along the common streets serving the plan area) will be evaluated. Noise levels will be compared to applicable State and local noise thresholds to identify any potential noise impacts resulting from the proposed project. Mitigation measures will be identified for significant noise impacts, as appropriate.

- **Transportation.** Fehr & Peers, under contract to DJP&A, will prepare a Transportation Analysis pursuant to CEQA and the County's *Guidelines for Traffic Impact Studies*. As part of the Transportation Analysis, the following tasks would be completed by Fehr & Peers:
 - Review of Background Data, including the previous Traffic Impact Study prepared for the project.
 - Assist M-Group with recommendations for the Circulation Element to consider the Recommended Assessment items from the MTC PDA Planning Grant mobility section.
 - Calibration of the latest SCTA model to validate land use, transportation network, and origin-destination pattern for the Plan area. As part of this task, Fehr & Peers will analyze up to 10 zones of StreetLight Data origin-destination data. In addition to verifying the origin-destination pattern for the proposed project, Fehr & Peers will collect up to 10 midweek, 72-hour roadway counts along key roadways in the study area. The model run will include the base year (2019) and future year (2040) to prepare VMT estimates and future year forecasts.
 - CEQA VMT Analysis.
 - Review of the Specific Plan with respect to planned pedestrian and bicycle facilities, transit ridership, and circulation.

In addition to the above tasks, Fehr & Peers will complete a Non-CEQA Circulation System Analysis per the County's *Guidelines for Traffic Studies*. This scope includes an assessment of up to 10 intersections, to be selected in coordination with County Transportation and Public Works staff. Traffic volume data will be requested from the County of Sonoma, but for the purposes of this scope it is assumed that Fehr & Peers would need to collect 10 traffic counts for the circulation system analysis based on the effects of the COVID-19 pandemic. Intersection operations Levels of Service (LOS) will be calculated for the study intersections for the weekday AM peak hour and

weekday PM peak hour using methodologies from the *Highway Capacity Manual, 6th Edition* as applied in the Synchro software analysis package. In addition to LOS, 95th percentile queues and Peak Hour Signal Warrants at unsignalized intersections not meeting the County's LOS standards will be documented. The circulation analysis will include an analysis of Existing, Existing Plus Project, Cumulative (Year 2040), and Cumulative Plus Project. The results of the transportation analyses will be completed in one technical report to document the data, analysis, calculations, and results of the informational (non-CEQA) circulation system analysis, VMT analysis, and evacuation analysis.

This scope includes Fehr & Peers' attendance at three team conference calls and up to two four-hour hearings or community meetings. This scope also assumes up to 16 hours of Fehr & Peers' staff time to assist the project team in responses to public comments on the Draft EIR.

- **Utilities.** Sonoma Water (formerly known as Sonoma County Water Agency) owns and operates the sanitary sewer system in the Plan Area as part of the Airport/Larkfield/Wikiup Sanitation Zone. During preparation of the 2020 ADEIR, it was determined that wastewater flows from the Plan Area would exceed the remaining 150,000 gallons per day capacity of the Airport/Larkfield/Wikiup Sanitation Zone. The EIR will evaluate whether there is adequate capacity to serve the Plan Area based upon an analysis to be provided by Sonoma Water. Based on discussions with County staff, this scope assumes that adequate capacity exists to serve the Plan. The EIR will identify whether any improvements may be needed to the wastewater treatment facility. The EIR will also identify at a program level any potential impacts related to improvements required for wastewater treatment.

The EIR will also be based on an updated SB 610-compliant Water Supply Assessment (WSA) that accounts for any modifications to the available water supply as documented in the Town of Windsor's 2020 Urban Water Management Plan (UWMP). The WSA will be prepared by the Town of Windsor as the water supplier for the Airport area. Mitigation measures will be identified, as appropriate.

- **Wildfire.** The California Department of Forestry and Fire Protection (CAL FIRE) has classified lands based on fire hazard, the highest being those classified as high or very high fire hazard severity zones (FHSZ). The Plan Area is in a Local Responsibility Area (LRA) and is not located in a designated FHSZ. However, there are moderate FHSZ areas located approximately three miles to the east and west of the Plan Area.

Consistent with the guidance issued by the California Attorney General's Office, the EIR will include an evaluation of the project's impacts on wildfire ignition risk, emergency access, and evacuation. The Specific Plan area will contribute additional

traffic to the Airport Boulevard, Fulton Road, Old Redwood Highway and US 101 corridors that have historically served as evacuation routes for residential areas east of US 101 that burned in the 2017 Tubbs Fire. As part of this task, Fehr & Peers will work with the County 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, Safety Elements, and other relevant evacuation planning documents to confirm emergency events that have the most realistic chance of requiring an evacuation of the study area.

~~Once appropriate thresholds have been established, Fehr & Peers will complete a quantitative analysis (using the Fehr & Peers EVAC+ tool) of evacuation times for three evacuation sub-scenarios. The purpose of the analysis is to assess for one 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. The findings will be documented in a technical memorandum.~~ Based on feedback and guidance from Sonoma County fire officials, Sheriff's Office, and the Department of Emergency Management (DEM) through discussions and email correspondences in June and July 2025, Fehr & Peers will complete CEQA evacuation time estimate analysis for a total of three scenarios, based on the following existing assumptions:

- The study area is generally bounded by the Charles Schulz-Sonoma County Airport on the west, Porter Creek Road/Petrified Forest Road-Calistoga Road to the east, Shiloh Road on the north, and Mark West Springs/River Road on the south. The study area is bisected by the US 101 freeway corridor, with the primary evacuation area being located to the east of US 101 where a fire is assumed to originate.
- The evacuation analysis will consider three evacuation scenarios:
 - Evacuation event takes place at 4:30 PM on a Friday before Labor Day
 - Evacuation event takes place at 4:30 PM on a Friday before Labor Day; US 101 is closed
 - Evacuation event takes place at 2:30 AM on a Saturday; US 101 is closed
- It is assumed that for all three scenarios, the fire would originate to the east of the Plan. The analysis will be performed for the following conditions:
 - Baseline 2025 No Project Conditions
 - Baseline 2025 Plus Project Conditions
 - Future Year 2040 No Project Conditions
 - Future Year 2040 Plus Project Conditions
- The assessment of the project's impact on evacuation times will be based on data from the future year 2025 and year 2040 versions of the SCTA model.

[Fehr & Peers will complete a quantitative analysis \(using the Fehr & Peers EVAC+ tool\) of evacuation times for the three evacuation sub-scenarios. The draft of the memorandum will be submitted to County staff and the project team for one round of consolidated review and comment.](#)

[In addition, this request includes additional project management and meeting attendance time for the DJP&A Project Manager related to the evacuation assumptions and scenarios.](#)

Pursuant to CEQA, the EIR will also include a discussion of cumulative impacts; alternatives; growth inducing impacts; significant, unavoidable impacts; significant irreversible environmental changes; references; and lead agency and consultants.

Task 4.2: Draft EIR and Notice of Completion

Task 4.2.1: Revision of Administrative Draft EIR/Preparation of Draft EIR

Once the County provides DJP&A with comments on the ADEIR, DJP&A will revise the document and submit an electronic copy to the County for final review and comment. This scope of work assumes two rounds of review by the County. DJP&A will provide the County with up to 30 hard copies of the Draft EIR for public distribution and an ADA-compliant PDF of the document for posting on the County's website. The Draft PEIR would be submitted to the State Clearinghouse electronically via the Governor's Office of Planning and Research CEQAnet Web Portal.

Task 4.2.2: Notice of Completion

DJP&A will prepare the Notice of Completion (NOC), in accordance with the CEQA and Sonoma County requirements. The NOC will include a brief description of the project, the project location, and will state where copies of the Draft EIR are available for review. DJP&A will submit an electronic draft of the NOC to the County for review and comment. DJP&A will revise and finalize the NOC based on County comments. DJP&A will transmit the NOC and copies of the EIR to the State Clearinghouse on behalf of the County.

Task 4.3: Final EIR, Mitigation Monitoring and Reporting Program, and Other Related Items

Task 4.3.1: Preparation of Final EIR

Upon completion of the 45-day Draft EIR circulation period, DJP&A will prepare an Administrative Draft Final EIR. The Final EIR will contain the following:

- List of persons and agencies who commented on the Draft EIR;
- Responses to comments on the Draft EIR;

- Revisions to the EIR text, as necessary; and
- Copies of letters received on the Draft EIR.

This scope of work assumes approximately 16 hours of Principal Project Manager time and 24 hours of Senior Project Manager time to respond to comments. If additional effort is required to respond to the comments, it can be completed on a time and materials basis.

Up to 10 copies of the Administrative Draft Final EIR will be submitted to County Staff for review. The document will be revised per the comments received, and DJP&A will provide up to 10 copies of the Final EIR to the County for public distribution. DJP&A will also provide the County with an ADA-compliant PDF of the document for posting on the County's website.

Task 4.3.2: Preparation of Mitigation Monitoring and Reporting Program

DJP&A will prepare a draft MMRP for the project. The MMRP will summarize the mitigation measures identified, when mitigation measures will be implemented, who will be responsible for implementation, and who will provide oversight. DJP&A will submit a draft of the MMRP along with the Screencheck EIR.

Task 4.3.3: Findings

~~Although we are not attorneys and do not prepare legal findings~~ [M-Group will not prepare legal findings](#). DJP&A will assist County Staff and County Counsel in compiling information from the EIR for findings required under CEQA Guidelines Section 15091, if requested to do so.

Task 4.4.4: Notice of Determination

Following certification of the EIR, DJP&A will prepare a Notice of Determination (NOD), in accordance with CEQA and Sonoma County requirements. The NOD will include a brief project description, date of project approval, determination of the project's environmental effects, mitigation measures and conditions of approval, statement whether overriding considerations were adopted, and the location where the Final EIR and record of project approval may be examined.

DJP&A will submit an electronic copy of the draft NOD for the County's review. Based on comments received from the County, DJP&A will revise and finalize the NOD. An electronic copy of the finalized NOD will be submitted to the County. DJP&A will transmit the NOD to the State Clearinghouse on behalf of the County.

Task 4.4: Meetings and Hearings

This scope of work includes DJP&A attendance at one public scoping meeting during circulation of the NOP, and three public hearings (e.g., one Planning Commission Hearing during circulation of the Draft EIR, and one Planning Commission Hearing and one Board of

Supervisors hearing to consider approval of the project). DJP&A and/or ~~our~~ [the](#) technical subconsultants can attend additional public hearings or meetings requested on a time and materials basis.

Task 4.5: Project Management and Contract Administration

DJP&A will provide general EIR project management, contract administration, and coordination with the County and project team throughout the EIR process. The DJP&A Project Manager will coordinate with the County on a regular basis using email and telephone communications.

TASK 5: PRESENTATION AND ADOPTION OF SPECIFIC PLAN AND EIR

M-Group will prepare the Specific Plan for adoption hearings and attend the associated public meetings. This task includes Planning Commission Meeting(s), Board of Supervisor adoption hearing(s), and preparation of the Final Specific Plan and EIR. DJP&A will attend the public hearings as detailed in Task 4.2.4.

Task 5.1: Planning Commission Meeting(s) on Specific Plan and EIR

The M-Group team will work with County staff to present the Draft Specific Plan and Draft EIR at up to two Planning Commission meetings for recommendation to the Board of Supervisors for approval.

Task 5.2: Board of Supervisors Hearing(s) on Specific Plan and EIR

M-Group will work with County staff to present the Draft Specific Plan and Draft EIR and the Planning Commission's recommendations at up to two Board of Supervisors hearings for adoption.

Task 5.3: Final Adopted Specific Plan

M-Group will review with County staff the comments and recommendations received at the Planning Commission and Board of Supervisors hearings. M-Group will revise and prepare the Final Adopted Airport Area Specific Plan document.

TASK 6: ON-GOING PROJECT MANAGEMENT

M-Group's Project Manager, Tom Ford, will be the point of contact for the M-Group team and will provide project management for the project. Project management for the AASP includes a weekly check-in call; one agenda item shall be a check-in by meeting attendees on the project schedule and anticipated completion of Specific Plan tasks and associated public and plan-related meetings.

[M-Group will attend additional meetings with Sonoma County agencies, such as Sonoma Water and other service providers. These meetings will provide for additional M-Group](#)

coordination with Permit Sonoma in advance of the delivery of the administrative draft EIR as well as discussions with Sonoma County service providers as part of the analysis for the infrastructure and community services chapter of the Specific Plan.

BUDGET

Based on ~~our~~ [M-Group's](#) understanding of the project and the technical reports required, the cost to complete the scope of work detailed above is not-to-exceed ~~\$671,153~~ [793,842](#). This includes budgeting for Reimbursable Expenses of \$16,345 and 10 percent Contingencies for M-Group and DJP&A totaling \$56,192. A summary of costs is shown below. A detailed cost breakdown is attached as Appendix 1. A breakdown of all consultants is shown in Appendix 2.

Table 1: Cost Summary

TASK	ADDED TASK	COST	AMENDED COST
Task 1: Project Initiation		\$19,306	\$55,006
Task 1.3.1 Updated Market Analysis	\$5,000		
Task 1.3.2 MTC TOC Compliance	\$30,700		
Task 2: Plan Area Assessment		\$64,442	\$64,442
Task 3: Specific Plan Preparation		\$98,299	\$137,249
Task 3.7 Water Demand Estimate	\$38,950		
Task 4: Environmental Review		\$372,209	\$404,048
Task 4.1.3 (Wildfire)	\$31,839		
Task 5: Presentation and Adoption		\$17,460	\$17,460
Task 6: On-Going Project Management		\$26,900	\$43,100
Additional meetings and coordination	\$16,200		
Subtotal		\$598,616	\$721,305
Direct Costs (reimbursable)		\$16,345	\$16,345
Contingency (10% of original contract)		\$56,192	\$56,192
TOTAL		\$671,153	\$793,842

SCHEDULE

~~We M-Group have has~~ developed a critical path schedule as shown below to develop a reasonably accurate estimate for the project duration from Authorization to Initiation of Adoption Hearings. ~~We M-group will be happy to continue to~~ work with Permit Sonoma to refine this schedule. That refinement could take place in advance of the kick-off meeting in Task 1.1 or shortly thereafter based on discussion at that meeting.

Table 2: Project Timeline

TASK ACTIVITY	DURATION (weeks)	TIME ELAPSED (weeks)
M-Group Task 1.1: Kick-Off Meeting and EIR Initiation	0	0
M-Group Task 1.5: Establish Specific Plan and Land Use Plan	4	4
DJP&A Receives Updated Specific Plan	---	4
DJP&A Prepares Admin Draft NOP	2	6
County Completes Review of Administrative Draft NOP	1	7
DJP&A Prepares Final NOP; County Circulates NOP	1	8
Public Scoping Meeting	2	10
M-Group Task 3.1: Administrative Draft Specific Plan	---	12
30-Day NOP Circulation Complete	4	12
County Completes Review of Admin Draft Specific Plan	3	15
M-Group Task 3.2: Incorporate Staff Review of Admin Draft	3	18
M-Group Tasks 3.3/3.4: Property Owner/TAC Review Meeting	2	20
M-Group Task 3.5: Public Review Draft Specific Plan	4	24
M-Group Task 3.6: Public Workshop	2	26
DJP&A Submits ADEIR	---	28
County Review of ADIER	3	30
DJP&A Prepares Screencheck DEIR	1	31
County Review of Screencheck DEIR	1	32
DJP&A Finalizes DEIR for Public Circulation	1	33
DEIR Circulates for 45-Day Public Review	6.5	39.5
DJP&A Prepares ADFEIR	4.5	44
County Review of ADFEIR	2	46
DJP&A Revises ADEIR and Submits Screencheck	2	48
County Review of Screencheck FEIR	1	49
DJP&A Finalizes FEIR for Public Circulation	1	50
Final EIR 10-Day Circulation Period	1.5	51.5
INITIATE ADOPTION HEARINGS		