

Exhibit A

PEER REVIEW SCOPE

Task 1: County Coordination

MIG will coordinate with County staff (staff) as is necessary to the peer review of technical reports and California Environmental Quality Act (CEQA) documents for the project. MIG's coordination activities will include the following:

1. 30 Minute, bi-weekly check-in calls or virtual meetings with Permit Sonoma management and/or Supervisors on project status, issues, progress. Meetings may be waived if updates are not necessary, but waivers must be confirmed by staff.
2. Biweekly meeting notes outlining progress and action items shall be provided to Permit Sonoma. In the case the meeting is waived notes may still be requested by staff.

This scope of work assumes a maximum of 45 hours for bi-weekly meetings and bi-weekly meeting notes, and 13 bi-weekly meeting summaries provided to the County's project manager and Permit Sonoma management.

The meetings and deliverables for this Task are:

- Bi-weekly meetings (phone or virtual)
- Bi-weekly meeting notes

Staffing Approach:

MIG's environmental services and contract professional services teams will provide the services outlined in the above scope of work. Current planners will provide county coordination and administration services, and CEQA experts will conduct peer review. Shawna Brekke-Read will serve as the overall project coordinator. Debbie Drassler will be senior planner/project manager, with assistance from Gabrielle DeLavallade. Shawna has extensive experience processing development applications, including recently completing a battery storage facility in San Joaquin County.

Task 2: Peer Review

MIG will analyze the Applicant Prepared EIR materials for adequacy using available resource materials and prepare track change edits and/or comments/questions to ensure the EIR analysis and materials meet CEQA requirements. Anticipated deliverables include but are not limited to the following:

1. **Peer Review of Applicant Prepared EIR Analysis:** MIG shall be responsible for reviewing the Draft and Final EIR for accuracy and consistency with CEQA requirements, including follow up iterations addressing questions and comments. MIG shall provide track change edits, questions, and comments on all EIR analysis as necessary. MIG shall work with County staff to ensure that the EIR analysis reflects the independent judgment of the County.

MIG's extended review will include review of the Administrative Draft Environmental Impact Report (ADEIR) for the project plus all other documents related to the EIR including technical

reports, responses to comments received after the close of the public review period, the Final EIR, and the Mitigation Monitoring and Reporting Plan.

Technical Reports. MIG will perform a peer review of technical reports and studies prepared for the EIR by the project applicant. Our subject matter experts will evaluate the suitability of the reports for inclusion in the EIR by checking the three key factors listed below:

- 1) General Accuracy of existing baseline conditions and project characteristics.
- 2) Report Assumptions are predicated upon facts, not opinion, and are consistent with the project description.
- 3) Report Conclusions are based on substantial evidence.

Any significant problems with the studies/reports will be documented in a memorandum. The memorandum will identify key issues and deficiencies, if any, that require revisions in order to meet applicable CEQA standards. Based on our understanding of the project, we have identified those technical studies that we believe will most likely be needed. If additional reports/studies are required to support the EIR, then additional scope and fee authorization will be required to review such reports. We estimate that such additional reviews will require approximately \$5,000 per report/study. This scope of work includes peer review of the following technical reports and studies:

Air Quality, Greenhouse Gas, Energy, and Noise Sections and Technical Studies

MIG will conduct a peer review of the applicant-prepared Air Quality, Greenhouse Gas, Energy, and Noise technical studies before performing peer review of the Air Quality, Greenhouse Gas, Energy, and Noise EIR Chapters, as the EIR Chapters will be based on the content and analysis contained in the technical studies. This scope of work assumes up to three (3) reviews of the Air Quality, Greenhouse Gas, Energy, and Noise Technical Studies (one initial, one revised, and one final)' and up to two (2) reviews of the Air Quality, Greenhouse Gas, Energy, and Noise EIR Chapters (initial and final). This scope of work also assumes the project description will not materially change during the course of our review. Project details related to the footprint of the BESS facility, earthwork volumes, equipment type and runtime, etc. should remain constant across the various iterations of our peer review unless edits are made specifically in response to our comments. This scope of work assumes up to a two-week review period for each technical study/EIR chapter we are to provide comments on. MIG's review timeframe shall not be compressed due to the applicant missing deadlines on their end. Additionally, this scope of work assumes the technical studies and EIR chapters will not be provided in a piecemeal fashion by the Applicant. Revised technical studies and EIR chapters should be transmitted in combined, comprehensive package updates. Finally, this scope of work assumes Air Quality, Greenhouse Gas, Energy, and Noise technical staff attendance at up to two (2) meeting with County Staff and the applicant to work through any comments/issues identified and up to one (1) Public Hearing. After initial review of the proposed project details, MIG assumes the Applicant's house (southeast of the project site) will not be considered a sensitive receptor in the EIR.

Biological Resources Section and Technical Studies

MIG biologists will conduct a thorough background review of relevant information for the project. As part of this task, we will first review any technical biological reports prepared for the project, and review of the Biological Resources section of the DEIR. We will also review other information on biotic resources in the site vicinity available through the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation, USFWS National

Wetland Inventory Maps, California Natural Diversity Database (CNDDDB), species data compiled by the California Native Plant Society (CNPS), resource agency data (USFWS, California Department of Fish and Wildlife [CDFW], etc.), eBird, Bumble Bee Watch, and other relevant environmental documents prepared for other projects in the region.

Following the background review, we will conduct a reconnaissance-level survey of the project site in support of the Biological Resources section peer review. A botanist/wetlands ecologist will visit the site and review the general site conditions and habitats on site. A general wildlife ecologist will also visit the site to review the potential for occurrence of special-status animals. This task does not include any focused/protocol-level surveys. Upon completion of the background review and site visit, we will compare the results and conclusions presented within the biological resources section of the DEIR with information in the technical reports and information that we collect during our review of other background information and our reconnaissance-level surveys (described above), as well as with information we have gathered through our experience working on similar projects in Sonoma County. During the course MIG's review, MIG will insert track change edits, questions, and comments throughout the Technical Reports and the DEIR Biological Resources section. The review will contain any corrections, clarifications, or suggested augmentation of the information presented in the section, as needed. The review will focus on substantive issues that require correction or clarification and will describe if any details necessary for the Environmental Impact Report's (EIR's) impact analysis are not included in the applicant's information. This task also includes time for a review of the FEIR, including responses to comments.

Transportation Study

W-Trans will perform a peer review of the applicant-prepared draft transportation study submitted by the applicant. Following the peer review, W-Trans will coordinate with MIG and County staff to confirm the areas where updates or additional clarification may be needed. WTrans will then prepare a letter detailing the findings of the draft report's peer review. Following submittal of the applicant's final transportation analysis, W-Trans will complete a second focused peer review to ensure that comments provided in the draft have been adequately addressed. At that time, a brief letter or memorandum confirming concurrence with the final transportation analysis will be submitted. During the course of the project, W-Trans will participate in up to two additional coordination meetings with MIG and County Staff. These may include, for example, an initial meeting to provide review and feedback of the proposed work scope prepared by the applicant's transportation consultant and a meeting to discuss the adequacy of the applicant's submitted final report. This scope of services does not include in-person attendance at meetings outside of Santa Rosa, extensive coordination with the applicant, follow-up peer reviews related to changes in the project description or site plan, attendance at hearings, or responding to multiple rounds of comments. Such services, if needed, would be provided after receiving authorization for the extra work.

Administrative Draft EIR. MIG will provide a comprehensive review and analysis of the entire ADEIR to ensure that it is factual, technically accurate, internally consistent, legible, and complies with the requirements of CEQA and the CEQA Guidelines. This scope of work assumes one round of review and comment by MIG. Our review will focus on the items listed below:

Review of the Project Description to make sure it is complete and accurate and reflects project plans and application materials. The Project Description will also be cross referenced against the descriptions used in the supporting technical studies for consistency.

- Review of the Environmental Setting and existing conditions described in the ADEIR to ensure that current on-the-ground conditions are accurately represented.
- Review of the content of all ADEIR topical chapters to ensure that they adequately analyze and describe potential changes to the environment caused by the project and that levels of impact have been properly categorized, including cumulative impacts.
- Carefully analyze mitigation measures proposed to make sure that they are effective, practical, implementable, and enforceable.
- Review explanations for why some impacts, which are adverse and unavoidable with no additional mitigation available, are thorough, reasoned, and logical.
- Review proposed alternatives to ensure CEQA compliance, and that a full range of alternatives have been considered to reduce potentially significant impacts and still attain project objectives.
- Review of the entire document for internal consistency.

Draft (Public Review) EIR. MIG will review the revised DEIR to verify that all revisions identified under Task 2 have been incorporated into the public review draft DEIR. Once revisions have been made the DEIR will be cleared for the CEQA-required 45-day public review period. This task assumes that comments on the Administrative Draft are addressed in a clear and straightforward manner and that multiple rounds of review/revision are not necessary.

Project Management. MIG recognizes that frequent, immediate, and clear communication with the project team is essential to keep the project on track. This task includes coordination with County staff, telephone calls, preparation of monthly progress reports and invoices, quality control, and other project management and administrative tasks to ensure that the project stays within budget and schedule.

2. **Letters and Correspondence:** MIG shall be responsible for all letters, and correspondence (as directed and in coordination with staff) related to the development and review of the EIR including responses to staff, public inquiry, correspondence with applicants, responsible agencies, District offices, community organizations, and other County departments.
3. **Environmental Review:** MIG shall be responsible for the review of the applicant-prepared Environmental Impact Report on behalf of the lead agency (County of Sonoma). The applicant-prepared Environmental Impact Report (EIR) will be supported by numerous professional studies.
 - a. Preparation responsibilities of MIG include drafts provided to County staff of the Notice of Preparation, Draft EIR, response to comments and compilation of the Final EIR.
 - b. Tribal Consultation as needed to complete the EIR and legislative requirements in processing is to be conducted by Permit Sonoma with MIG present and available for support unless otherwise directed by staff.

MIG will prepare drafts of the CEQA notices for County staff review, including the Notice of Preparation, Notice of Availability, Notice of Completion, and Notice of Determination, and

will assist the County as necessary in submitting the required notices and Draft EIR to the State Clearinghouse. MIG staff. MIG staff will only attend tribal consultation meetings upon request by County Staff, and will be considered additional meetings (see Hearing and Public Meeting Materials, below).

Response to Comments/Final EIR/MMRP. MIG will review the draft Response to Comments/Final EIR (RTC/FEIR) to ensure that it complies with CEQA requirements, provides a reasoned analysis of issues raised, and is thorough and accurate. Under this task, the Mitigation Monitoring Reporting Program (MMRP) will also be peer-reviewed.

MIG has budgeted approximately 20 staff hours for responding to comments on the Draft EIR. In the event that the allocated budget is exceeded due to the number and/or complexity of the comments received, or the quality of the responses prepared, an additional budget authorization may be needed.

Findings of Fact and Statement of Overriding Considerations. Pursuant to Section 15091 of the State CEQA Guidelines, the County must make specific findings regarding project impacts. MIG will peer-review the Findings of Fact and/or Statement of Overriding Considerations.

4. **Hearing and Public Meeting Materials:** MIG is responsible for the development of all hearing and public meeting materials related to the development of the EIR utilizing Permit Sonoma templates. MIG is expected to attend and support all public hearings for the project wherein there are anticipated questions or public comment on the EIR including but not limited to the Planning Commission and Board of Supervisors. Additional hearing bodies may be required for the project to be determined during processing.

MIG assumes MIG staff will attend up to one (1) internal meeting with staff and the applicant and up to three (3) public meetings or hearings related to the EIR. Meetings and hearings will be attended by a senior MIG staff member, and include but are not limited to Planning Commission and Board of Supervisors. If additional meeting attendance by MIG staff is required, it can be provided at the rate of \$1,100 per meeting.

Staffing Approach

Mike Campbell, AICP will serve as the overall project coordinator for Task 2. Cameron Hile (Senior Project Manager) will be senior planner/project manager, with assistance from Kent Norton (Senior Project Manager), Kevin Shannon (Senior Planner), Phillip Gleason (AQ/GHG, Noise & Energy Analyst), Kim Briones (Senior Biologist), David Gallagher (Senior Biologist), and Alex Broskoff (biologist). Full resumes for these MIG staff members are available upon request.

Task 3: Administration

MIG will use Permit Sonoma templates for all reports and required legal notices. MIG will complete the following administrative tasks associated with managing the project and processing the development application:

1. Managing all project files electronically, accessible to County staff.
2. Responses to Public Records Act requests.
3. Drafts of all reports and required legal notices are to be developed by MIG using Permit Sonoma templates. Final documents and studies shall be provided fully accessible.

4. Preparing and submitting detailed monthly invoices related to MIG Scope that clearly identify tasks performed and billed to the approved Scope of Work task.
5. Time and task management to ensure that all tasks are completed on time and in accordance with the approved Scope of Work.
6. Coordination with staff of the Supervisorial Districts and partner agencies as directed by Permit Sonoma.
7. Coordinating with the Permit Sonoma communications team for media inquiries related to the project.
8. Producing content, memos, reports, and other communiques as needed for the EIR. This may include staff report sections, environmental reports, explanatory material for the Permit Sonoma website, and responses to public inquiries (in coordination with staff).
9. Coordinate, schedule, and lead meetings with applicants, stakeholders, and staff as needed in the course of Environmental Review.

This scope of work assumes the following:

- Maximum of eight hours to respond to and/or address Public Records Act requests. If more time is needed, a budget amendment will be necessary.
- County Counsel coordination and/or facilitation of PRA requests, including any necessary or appropriate redaction. MIG will provide the raw emails or other correspondence or materials subject to the PRA request.
- If there is significant public input or comment, a budget adjustment will be required.
- MIG staff will visit the property; public hearings will occur in person; all other meetings will occur by phone or virtually.
- Direct expenses, such as for any significant copying costs, will be billed at cost, and will be in addition to the above total; this would first be discussed with the County.
- Notice and agenda preparation and similar administrative tasks would be the responsibility of County.
- MIG will attend one Planning Commission meeting and one Board of Supervisors meeting.
- Attendance at any additional meetings, changes to the project description, or expansion of this scope of work or level of analysis required would require additional fees.

The deliverables for this Task are:

- Public Records Act responses (up to 8 hours)
- Detailed Monthly Invoices
- Media Inquiries (up to 4 hours)
- Content, memos, reports, and other communiques