

ATTACHMENT A



Suspension of Competition Acquisition Request

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Double click!

1. Fully describe the product(s) and/or service(s) being requested.
Approve waiver of County Administrative Policy 34 (Competitive Bids and Requests for Proposals) and authorize the Board of Supervisors to execute a Consultant Agreement with Rincon, Inc. for completing work on the preparation of an Environmental Impact Report (EIR) and provide planning consulting services for the General Plan Review and Zoning Ordinance Update.
2. Identify the selected vendor and contact person; include the address, phone number and e-mail address for each.
Rincon Consultants Inc., c/o Richard Daulton, 7080 N. Whitney Avenue Suite 101, Fresno CA 93720;
rdaulton@rinconconsultants.com
3. What is the total cost of the acquisition? If an agreement, state the total cost of the initial term and the amounts for potential renewal terms.
Total agreement amount including contingencies is \$677,058.00.
4. Identify the unique qualities and/or capabilities of the service(s) and/or product(s) that qualify this as a Suspension of Competition acquisition.
Rincon, Inc. had been the primary environmental subconsultant for the General Plan Review and Zoning Ordinance Update's previous land use consultant and is familiar with the project. There is logic in substituting the subconsultant for continuity purposes and Rincon Inc. is already familiar with the General Plan Policy Document, Background Report and the environmental document.
5. Identify from Administrative Policy #34 what circumstances constitute a Suspension of Competition.
 - In an emergency when goods or services are immediately necessary for the preservation of the public health, welfare, or safety, or for the protection of County property.
 - When the contract is with a federal, state, or local governmental agency.
 - When the department head, with the concurrence of the Purchasing Agent, finds that the cost of preparing and administering a competitive bidding process in a particular case will equal or exceed the estimated contract amount or \$2,500 whichever is more.
 - When a contract provides only for payment of per diem and travel expenses and there is to be no payment for services rendered.
 - When obtaining the services of expert witnesses for litigation or special counsel to assist the County.
 - When in unusual or extraordinary circumstances, the Board of Supervisors or the Purchasing Agent/Purchasing Manager determines that the best interests of the County would be served by not securing competitive bids or issuing a request for proposal.
6. Explain why the unique qualities and/or capabilities described above are essential to your department.
Rincon, Inc. is a land use consulting firm with local and state-wide offices that is also most familiar with this County project. They are an environmental consultant in good standing on the Department's environmental consultant list. To re-bid the project will cause the County to expend additional funds and time beyond the project scope amount and anticipated schedule. A new consultant will need additional time, likely months, to become familiar with the project.
7. Provide a comprehensive explanation of the research done to verify that the recommended vendor is the only vendor with the unique qualities and/or capabilities stated above. Include a list of all other vendors contacted, what they were asked, and their responses.
Department staff is familiar with Rincon's work both on this project and with other projects as a consultant in good standing on the Department's environmental consultant list. They are experienced and dedicated to the project. Rincon, Inc. was the primary lead as a subconsultant on the General Plan Review and Zoning Ordinance Update. The new contract is attached.

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Requested By:

Principal Planner, PWP

Title

[\[Sign\]](#) Double click!

I approve this request to suspend competition for the service(s) and/or product(s) identified herein.

stwhite 11/5/2021 1:44:48 PM

Department Head Signature

[\[Sign\]](#) Double click!

gcornuelle 11/5/2021 2:32:14 PM

Purchasing Manager Signature

[\[Sign\]](#) Double click!

ATTACHMENT B

FRESNO COUNTY GENERAL PLAN REVIEW, ZONING ORDINANCE UPDATE, AND PEIR SCOPE OF WORK

Phase 1 General Plan and Zoning Ordinance

Task 1.1 Rincon/County Kick-off Meeting

To ensure the Consultants have all necessary background information and the Consultants, legal counsel, and County staff have a mutual understanding of the project schedule, and scope, and potential challenges, the Consultants will facilitate a meeting to transition the project into the next phase of work. This meeting will include:

- A debrief by County staff on the current state of the General Plan and Zoning Ordinance documents
- An overview of project scope, schedule, and assumptions by the Consultants
- A summary of potential areas of challenge or controversy for the project
- Next steps to be completed

In addition to the overall project kickoff, the Consultants will include a community engagement kick-off session, either as part of the initial kick-off meeting or as a separate meeting. This portion of the kick-off will cover the expectations and challenges of community engagement in Fresno County related to the project, roles and responsibilities for engagement and material creation, and serve as a forum to discuss methods of increasing attendance at and awareness of workshops.

Assumptions:

- Meeting(s) under this task will be conducted virtually
- County staff will prepare a summary of the current status of the General Plan revisions and Zoning Ordinance update and expected changes to occur from comments received to date
- County legal counsel will participate in the overall project kick-off meeting.

Deliverables:

- Kick-off meeting presentation (digital format)
- Kick-off meeting agenda (Word or PDF format)
- Kick-off meeting notes (Word or PDF format)

Task 1.2 Existing Document Review

The Consultants will perform a comprehensive review of the existing General Plan and Zoning Ordinance documents, as well as any other necessary associated memos, background documents, and planning documents necessary to complete the remaining scope of work. This task will involve a review of changes made to the document to date and is intended to familiarize the Consultants with the materials to improve efficiency and depth of knowledge regarding the project and its history.

In addition, the Consultants will perform a legislative consistency analysis to ensure the draft General Plan amendments and Zoning Ordinance are consistent with changes to State law enacted since January 1, 2020. This analysis will be done in the form of a memorandum, and if inconsistencies with State requirements are found, the memorandum will include recommendations for addressing the inconsistencies, which may include changes to General Plan or Zoning Ordinance language, or actions that may be completed at a later date to bring the County planning documents into compliance.

Assumptions:

- The Consultants will review the revised General Plan, updated Zoning Ordinance, and additional documents as allowed up to the budgeted time.
- County staff will provide all necessary documents and materials for review.
- Legislative requirements for the General Plan enacted prior to 2020 were addressed as part of the existing draft update. However, if the Consultants note any inconsistencies with legislation enacted prior to 2020 as a matter of course during the consistency review, the Consultants will note the inconsistency and discuss approaches with County staff.

Deliverables:

- Legislative Consistency Memorandum

Task 1.3 Revised Draft General Plan and Zoning Ordinance

The General Plan policy document and Zoning Ordinance revisions were posted for public review in July 2021. Following the closure of the public review period, and based on direction from the Board of Supervisors, the Consultants will revise the draft General Plan and Zoning Ordinance consistent with the CEQA compliance process (Phase 2). Revisions may include the additions of targeted policies to address any legislative requirements as identified in Task 1.2, and well as to address comments from State and federal agencies, such as CalFire and the Department of Conservation, as well as to address recent changes in State General Plan law. The Consultants assume only targeted revisions will be necessary to accommodate such required changes. If substantial changes are necessary, the use of contingency funds or a contract amendment may be required.

The Consultants will submit the revised draft General Plan and Zoning Ordinance to County staff for two rounds of review and revision.

Assumptions:

- All County staff comments will be submitted to the Consultants in a single, consolidated Word document using Tracked Changes
- One round of revisions will be completed by the Consultants prior to County review and one round of revisions will be completed after County review. A final round of review will be done to ensure all requested edits have been incorporated to the satisfaction of County staff. These changes are expected to confirm and build on previous changes and shall not require wholesale revision to the plan or entire sections.

Deliverables:

- Revised Draft General Plan (Word format)
- Revised Draft Zoning Ordinance (Word format)

Phase 2 Environmental Review

Task 2.1 Administrative Draft Program PEIR

The Consultants have begun preparation of an Administrative Draft Program EIR (ADPEIR) in accordance with the CEQA Guidelines. Due to changes in the Project Description and the time that has passed since the Consultants began work on the ADPEIR, revisions will need to be made to incorporate these changes into the EIR project description, existing conditions, and analysis. Changes in approach will also need to be made to account for the new impact analysis methodology (switching from a plan-to-plan comparison to a baseline comparison) and changes in baseline and projected buildout source data (switching from Department of Finance to Fresno Council of Governments). The EIR analysis will compare General Plan buildout to the existing environmental baseline, and will use FCOG baseline and projected buildout source data. The Background Report will be updated as necessary to reflect this revised baseline and buildout methodology, to ensure consistency with the EIR.

The ADPEIR will be based on the project description approved by County staff. The description of the environmental and regulatory setting for the General Plan and Zoning Ordinance will be based on the updated draft Background Report. Each topical section will be introduced with a brief statement of its context in the ADPEIR and the development of the draft General Plan and Zoning Ordinance. This effort may include interpretive information for the reader to better understand how the draft General Plan and Zoning Ordinance affect the environment, as well as the source of data used in each environmental section. Thresholds of significance may be presented after the introduction and either list the particular CEQA Guidelines threshold, an existing regulatory standard, or a standard to be adopted by the County.

The setting of the environmental analysis, which will be largely based on the Background Report, will summarize and reference the relevant technical studies to prepare the groundwork for impact analysis and recommended mitigation measures. Impacts will be identified and mitigation measures will be prepared to reduce potentially significant impacts to a less-than-significant level, when feasible. For each potentially significant impact identified in the ADPEIR, the Consultants will identify mitigation measures or policy statements proposed by the County as part of the project to avoid or reduce identified impacts. Mitigation measures will be constructed as policy statements or implementation programs to facilitate incorporation into the General Plan or regulations in the Zoning Ordinance.

In order to prepare an ADPEIR that meets the needs of the County and the requirements of State law, the ADPEIR will comprise the following sections:

Introduction. The ADPEIR will contain an introductory chapter that summarizes CEQA requirements, provides a synopsis of the project description and background for the General Plan project itself, and identifies the County's objectives in undertaking the plan. The introduction of the ADPEIR will describe the purpose of the ADPEIR, identify the scope of issues to be addressed, and present the organization of the report. This chapter will define the technical terms to be used throughout the report.

Executive Summary. This section will provide a summary of the ADPEIR and include the following: a discussion of the project's objectives; a brief description of the project; a summary of the

environmental setting for the Planning Area; a summary of impacts; a summary of mitigation measures (mitigating policies and programs); and a discussion of alternatives considered, areas of controversy, and issues remaining to be resolved.

Project Description and Environmental Setting. The ADPEIR Project Description will contain the County’s objectives for the draft General Plan and Zoning Ordinance, a summary of goals, policies, programs, development regulations, boundaries, existing conditions, and proposed land uses, and existing conditions. The information will be described in text, tabular, and graphic forms (maps and diagrams). Information from the background report will be used as the project’s environmental setting.

Analysis, Impacts, and Mitigation Measures. Building on the existing setting information, the Consultants will develop a set of impact criteria and thresholds that will be used to assess impact significance. Analysis of impacts to be potentially significant includes four main components:

- Setting (description of current conditions with respect to the issue in question, including the existing regulatory environment)
- Impact analysis (discussion of potentially significant effects of the proposed project; impacts are typically compared to established “thresholds of significance”)
- Programmatic mitigation measures (methods by which significant effects can be reduced or eliminated)
- Level of significance after mitigation (discussion of whether or not proposed mitigation measures reduce impacts to below the adopted significance threshold)

Alternatives Analysis. Three alternatives will be considered in the ADPEIR. In addition to the “No-Project” Alternative, two other alternatives that consider differing land use patterns or densities in areas of the county will be evaluated to reduce potentially significant environmental impacts of the project. As specified in CEQA, alternatives will be evaluated at a lower level of detail than the proposed project. This section will also identify the “environmentally superior alternative.” If the “no project – no building” alternative is determined to be environmentally superior, the ADPEIR will identify the environmentally superior alternative among the remaining two alternatives.

Cumulative Impacts. The ADPEIR will evaluate cumulative impacts based on planning documents for the Planning Area and other regional documentation as relevant. Given the size of the region being considered and the fact that the impacts of General Plan buildout would be inherently cumulative, this evaluation will be broad and programmatic and will focus on the potential for effects from growth at the edge of the county to combine with the effects of growth outside the county.

Other CEQA Sections. The Consultants will provide, in addition to the sections discussed above, all other required CEQA sections (e.g., growth inducement, significant unavoidable impacts).

The EIR will address all issue topics listed in CEQA Guidelines Appendix G. These issues, which will be analyzed in a programmatic framework, will include:

Aesthetics. The aesthetic analysis will consider impacts from buildout related to alteration of public views, changes in visual character, and increased light and glare. The analysis will focus on maintaining the existing visual character within the county. The analysis will also consider consistency with relevant County thresholds and documents addressing design and development standards.

Agricultural and Forestry Resources. This section will programmatically evaluate the potential for General Plan buildout to convert agricultural resources to non-agricultural use, conflict with a Williamson Act contract, or convert forest land to a non-forest use. The evaluation will utilize existing Farmland Mapping and Monitoring Program, Williamson Act contract land mapping, and forest/timberland mapping to determine the potential for conversion of resources due to buildout. If potentially significant impacts to agricultural or forestry resources are identified, Rincon will identify policy-based avoidance, minimization, and mitigation measures to avoid or minimize impacts.

Air Quality. This section will be prepared in accordance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Guidelines. The section will include a summary of applicable State and federal air pollution regulations and standards and a detailed discussion of the current air quality setting within the local airshed based on local climatic and air pollution data from local air monitoring stations.

Both temporary construction effects and long-term regional effects will be considered. The analysis will be qualitative and programmatic, and will evaluate consistency with clean air plans. The EIR analysis will address the *Sierra Club vs. County of Fresno* State Supreme Court opinion, identifying the public health effects of significant air quality impacts where feasible and explaining that quantifying some health effects, such as those related to ozone formation, is currently infeasible for plan-level analysis. Standard construction emissions reduction measures will be incorporated for future development in the county.

Biological Resources. The biological resources section of the EIR will programmatically identify and evaluate potential short- and long-term direct, indirect and cumulative impacts to biological resources from the General Plan. Rincon will review existing reports and environmental documents, regional planning documents, databases (CNDDDB, CNPS, USFWS IPaC), information from relevant past projects and agency biologists, and literature. The purpose of the analysis will be to identify potential impacts to biological resources that could occur from development under the proposed project, and to develop a suite of measures that would be required to avoid, minimize, and/or mitigate potential impacts. Because this will be a programmatic-level analysis, no project-level analyses of potential impacts will be conducted, and no field surveys or site visits will be performed. However, the proposed measures will outline a project-level process for the analysis and identification of project-specific impacts to biological resources, and a process for selecting appropriate measures that would be applicable for development of specific sites, to reduce the need for additional CEQA-level analysis for individual projects.

Cultural and Tribal Cultural Resources. Rincon cultural resource specialists will oversee the preparation of the cultural and tribal cultural resource analyses. These sections of the EIR will analyze the General Plan's potential impact on historical and archaeological resources located within the county. Rincon will compile a listing of recognized significant historic and prehistoric resources based on readily available information from the State Office of Historic Preservation website and the current General Plan. This work scope assumes that a California Historical Resources Information System records search and/or a field survey of the county will not be necessary. If potentially significant impacts to historical and archaeological resources are identified, Rincon will identify policy-based avoidance, minimization, and mitigation measures to avoid or minimize impacts.

Assembly Bill 52 requires the inclusion of tribal cultural resources in CEQA analyses and consultation with local Native Americans to identify potential tribal cultural resources. The tribal cultural resources section of the PEIR will analyze the project's impact on potential tribal cultural resources based on the results of AB 52 and SB 18 consultation. Rincon staff will prepare the tribal cultural resources analyses based on information obtained through the County's tribal consultation. If potentially significant impacts to tribal cultural resources are identified, Rincon will develop policy-based mitigation measures to avoid or reduce impacts to tribal cultural resources based on the results of consultation conducted by the county.

Under AB 52 (California Government Code Section 21080.3.1 (a)), County of Fresno, as the CEQA lead agency, is required to begin consultation with California Native American Tribes that are traditionally and culturally affiliated with the project site prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report. After receipt of letters, Native American Tribes have 30 days to reply to a request for consultation under AB 52. This task does not include meetings, outreach, consultation, or the Consultants mailing letters to Tribal governments. The Consultants assume the County will officially contact all applicable Tribes. Additionally, this assistance does not include Tribal consultation. The Consultants can assist with these tasks for an additional cost on an hourly basis.

Energy. The assessment of energy consumption will be prepared consistent with the recently updated State CEQA Guidelines and will be closely coordinated with the Greenhouse Gas Emissions/Climate Change section of the EIR. To support this analysis, Rincon will:

- Identify policies and development standards in the General Plan that would promote energy conservation (such as energy efficient buildings, and the use of alternative modes of travel);
- Review and discuss existing regulations and policies (e.g., California Building Structure Code, Title 21);
- Discuss how energy demands in the county could be reduced; and
- Identify and discuss policy-based mitigation measures which could be included in the General Plan to reduce energy consumption and promote energy conservation to the extent feasible.

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 information from the Fresno County Multi-Hazard Mitigation Plan and General Plan Health and Safety Element. Other sources that may be consulted include the California Geologic Survey and the Department of Conservation, both of which maintain web-based geologic mapping data. In addition, analysis will include evaluation of the potential of erosion and loss of topsoil from construction of new development under General Plan buildout.

To address potential impacts to paleontological resources, Rincon will conduct a paleontological resources assessment to identify the geologic units in the County that may be impacted by future development, determine the paleontological sensitivity of geologic unit(s), assess potential for impacts to paleontological resources from future development, and recommend mitigation measures to avoid or mitigate potential impacts to scientifically significant paleontological resources. Given the size of the County, the assessment will focus primarily on the geologic units that are most prevalent in the County.

Minor or rarely occurring geologic units will not be the focus of the assessment. The paleontological resource assessment will consist of an online database search, review of existing geologic maps, and a review of primary literature regarding fossiliferous geologic units within the County. Rincon assumes that no field survey will be required.

Greenhouse Gas Emissions. The Greenhouse Gas Emissions/Climate Change section of the EIR will include an overview of the current regulatory framework regarding GHGs and climate change, including SB 32, SB 97, SB 375, and applicable Executive Orders, a discussion of the potential environmental effects of GHGs and climate change, and a discussion of applicable regional GHG emissions thresholds. The analysis of GHGs will rely on traffic modeling data provided by GHD (see Transportation/Traffic section described below) to estimate GHG emissions using the EMFAC 2014 model and will use the CalEEMod land use emissions forecast tool to estimate non-mobile emissions associated with growth accommodated by the General Plan. Rincon will describe any applicable emissions-reducing components of the General Plan and will compare forecast GHG emissions to applicable GHG guidelines for plan-level documents, including the General Plan policy framework, to applicable statewide emissions goals and policies. If required, Rincon will identify additional feasible policies and/or implementation measures to meet State and local emission reduction targets.

Hazards and Hazardous Materials. This section will discuss the potential for impacts relating to hazardous materials transport, storage, and use, as well as hazards involving airports. The analysis will rely on data collected in support of the General Plan's Safety Element and other readily available information sources, including online hazardous material databases, cleanup records, the Regional Water Quality Control Board concerning past contaminant spills and/or cleanup activities within the county, and other environmental documents prepared for projects in the county. The hazardous materials analysis will involve qualitative discussions of the possibility that new development will either create the potential for hazardous conditions or be adversely affected by existing hazards. If required, Rincon will identify mitigation measures in the form of new hazard protection policies that can be incorporated into the General Plan. This scope of work does not include preparing a Phase I or Phase II Environmental Site Assessment.

Hydrology and Water Quality. This section will evaluate potential impacts relating to hydrological conditions and flooding as well as potential impacts to surface and groundwater quality. The existing hydrology, drainage, and flooding conditions in the county will be described generally and potential impacts relating to new development will be discussed conceptually. Information sources will include data collected in support of the Safety Element and Conservation Element as well as readily available data from such agencies as the Regional Water Quality Control Board.

The hydrology/water quality section of the EIR will address temporary hydrological changes during construction and long-term changes in hydrology/drainage due to the operation of uses within the County. The analysis will be qualitative, relying both on proposed General Plan policies and existing regulations (in particular, the National Pollutant Discharge Elimination System [NPDES] and related State and County requirements) to address potential impacts. As appropriate, additional policies to address hydrological or water quality impacts will be recommended as EIR mitigation.

Land Use and Planning. Rincon will prepare an objective discussion of whether and how the proposed General Plan is consistent with both existing county policy documents and regional planning policies, including those of the local air quality plan and the Fresno Council of Governments Regional

Transportation Plan and Sustainable Communities Strategy. This work scope anticipates that proposed policies will generally be consistent with those of other adopted policy documents. However, as appropriate, Rincon may recommend new or revised policies to address identified inconsistencies.

Noise. The noise analysis will programmatically examine temporary construction noise, traffic noise impacts to new receptors, and long-term operational noise.

Temporary construction noise will be assessed in a conceptual manner based on noise levels reported in the USEPA document Noise from Construction Equipment and Operations, standard noise attenuation rates, and proximity of existing development to areas where new construction activity could be likely to occur under the General Plan.

Long-term noise increases would occur primarily due to increased traffic on the area roadway system. Rincon will estimate future traffic noise based on the noise contour maps developed as part of the General Plan and data from the traffic analysis. The analysis will rely on available data from the General Plan to streamline the analytical effort. This work scope assumes that field noise measurements will not be required.

Using the existing and future traffic data from the traffic analysis prepared by GHD, Rincon will perform noise modeling using the Federal Highway Administration's Traffic Noise Model and prepare updated noise contours for existing and buildout conditions. The analysis will focus on street segments anticipated to experience substantial traffic increases and that are adjacent to sensitive noise receptors. Up to 12 road segments will be evaluated.

Noise from rail lines and airports will also be discussed. Information from these sources will come from background data collected in support of the proposed General Plan Noise Element.

As appropriate, Rincon will identify amendments to the proposed Noise Element policies or additional Noise Element policies to address any identified significant noise impacts.

Population and Housing. It is not anticipated that the proposed project would displace people or housing. Therefore, this section will focus on a comparison of existing baseline population and housing to regional growth forecasts for the area to determine the potential for the General Plan to induce substantial unplanned growth.

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 buildout of the General Plan. The determination of impacts will focus primarily on whether gaps in service would require the construction of new or expanded facilities, which in themselves would have physical environmental impacts.

The recreational analysis will evaluate potential impacts to county parks and recreational facilities. It is not anticipated that existing parks would be directly affected by potential new development; therefore, the analysis will focus on potential indirect effects related to increased demand for parks and recreational facilities. Demand will be forecast based on projected population growth and county estimates of per capita park demand. This analysis will rely on existing county data, planned improvements identified in

the General Plan, and policies in the Conservation and Open Space Elements. As necessary, proposed policies will be augmented with additional policies to be incorporated into the General Plan.

Transportation and Traffic. GHD will prepare a transportation and circulation assessment for the project as a subconsultant to Rincon. The transportation and circulation assessment, which will be used to inform and populate the transportation section of the EIR, will evaluate the following topics:

- Travel changes measured by VMT
- Roadway segment level of service relative to Congestion Management Program standards
- Air traffic levels and safety
- Hazards due to design features or incompatible uses
- Emergency access
- Conflicts with adopted policies, plans, or programs supporting alternative transportation, including transit service, bicycle travel, and pedestrian travel

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 involve contact with the service providers. Other information sources will include data on water, wastewater, and solid waste systems collected in support of the proposed General Plan.

While it is not anticipated that a formal Water Supply Assessment would be required for the General Plan process, the EIR will estimate and compare existing and projected future water supply associated with General Plan implementation to the capacities of existing and planned resources and facilities. Water supply information will be based on existing readily available information sources, such as Urban Water Management Plans or basin plans.

The analysis will rely on proposed General Plan policies and existing regulations and related county requirements to address potential impacts. If necessary, additional or revised policies to address utilities and service system impacts will be recommended as EIR mitigation.

Wildfire. This section will discuss the project's potential impacts related to wildfire risk, including the impact to emergency plans, exposure to wildfire risk, impacts of required infrastructure improvements, and exposure to other hazards associated with wildfire, using information from the California Department of Forestry and Fire Protection, the County's Multi-Hazard Mitigation Plan, and the Health and Safety Element of the General Plan.

Task 2.2 Draft Program EIR

Following one round of internal County staff comments on the ADPEIR, the Consultants will incorporate appropriate revisions to the ADPEIR and prepare a Screencheck Draft PEIR for one round of final internal and legal counsel review. The Consultants will prepare the Public Review Draft PEIR (DPEIR) for public circulation. The County will be responsible for submission of the DPEIR to the State Clearinghouse and

circulation to responsible agencies, and interested agencies, organizations, and persons. The DPEIR will be circulated for at least a 60-day public review period as per State legal requirements. The Consultants assume the County will be responsible for sending the DPEIR to the County Clerk and for all necessary noticing.

Task 2.3 Response to Comments

The Consultants will prepare draft Responses to Comments. The Consultants assume a total of 200 hours for preparation of the Responses to Comments. Additional time required due to a substantial number of comment letters, or comments that require significant coordination, will require additional funds beyond the proposed budget. As part of preparing the responses, the Consultants will conduct two internal County staff meetings of up to four hours in length, or four meetings of two hours each, to discuss comment responses. If additional time is required to discuss comment responses, further meetings can be scheduled and billed on a time and materials basis. Following receipt of consolidated internal comments on the draft responses, the Consultants will prepare the final Responses to Comments. The Consultants will conduct up to three rounds of review and revisions to the Responses to Comments.

Task 2.4 Mitigation, Monitoring, and Reporting Program

Concurrent with the Responses to Comments report, the Consultants will prepare a Mitigation Monitoring and Reporting Plan (MMRP), which will be included in the Final PEIR. The Consultants will conduct three rounds of review and revision to the MMRP per consolidated comments from County staff.

Assumptions:

- For all deliverables, all County staff comments will be submitted to the Consultants in a single, consolidated Word document using Tracked Changes
- The County will submit all necessary documents and noticing to the County Clerk and State Clearinghouse
- The County will be responsible for securing venues for all in-person engagement and meeting activities, unless otherwise agreed and recorded by the Consultants
- County staff will be the point of contact for all comments received from the public
- The Consultants will have access to and coordinate with County legal counsel through the County project contact
- The Consultants will have the ADPEIR reviewed by their internal legal counsel
- The Consultants anticipate 200 hours to prepare Responses to Comments
- All deliverables of the EIR document (e.g., administrative draft, final, etc.) will be provided in English only

Deliverables:

- Administrative Draft PEIR (Word format)
- Screencheck ADPEIR (Word format)
- Revised ADPEIR (10 print and 10 USB format)
- Responses to Comments (Word format)
- Revised Responses to Comments (Word format)
- Mitigation, Monitoring, and Reporting Program (Word format)

- Revised MMRP (Word format)

Phase 3 Final Documents and Adoption

Task 3.1 Final PEIR

The Consultants will prepare the Final PEIR after receipt of all written comments received during the review period. The Final PEIR will consist of the comments, responses, and corrections to the Draft PEIR, if any are warranted. The Consultants will prepare a screencheck Final PEIR and draft Notice of Determination (NOD) for internal County staff review and confirmation. County staff will provide a single set of consolidated comments to the Consultants, who will revise the Final PEIR and format the document for certification.

The Consultants will prepare CEQA Findings, including any statement of overriding consideration for unavoidable significant impacts (if necessary). The draft findings would comply with Section 15091 and 15093 of the CEQA Guidelines and will be submitted in the County's preferred format.

Within five business days of PEIR certification and project approval, the County will submit the final NOD, as prepared and provided by the Consultants, to the County Clerk and/or State Clearinghouse. The Consultants assume the County will be responsible for payment of any required fees, including California Department of Fish and Wildlife fees.

Task 3.2 Screencheck and Final General Plan and Zoning Ordinance

Based on the results of the CEQA analysis, the Consultants will make final revisions to the draft General Plan and draft Zoning Ordinance and prepare the final screencheck General Plan and final screencheck Zoning Ordinance. The Consultants will submit the final screencheck documents to County staff for one round of review. The Consultants assume this review will not include any substantive comments or changes. Based on consolidated County staff comments, the Consultants will prepare the final General Plan and final Zoning Ordinance for adoption.

Assumptions:

- All County staff comments will be submitted to the Consultants in a single, consolidated Word document using Tracked Changes
- One round of revisions will be completed by the Consultants prior to County review and one round of revisions will be completed after County review.
- County staff will provide a preferred example for the CEQA Findings and Statement of Overriding Considerations

Deliverables:

- Screencheck Draft General Plan (Word and PDF format)
- Screencheck Draft Zoning Ordinance (Word and PDF format)
- Final General Plan and Background Report (Word and PDF format)
- Final Zoning Ordinance (Word and PDF format)
- Final PEIR (Word format)
- Revised Final PEIR (10 print and 10 USB format)

- Draft Notice of Determination (Word format)
- Notice of Determination (Word format)

Phase 4 Community Engagement and Meetings

Task 4.1 Project Coordination

To ensure the project is completed on time and on budget, the Consultants will hold project coordination calls with County staff on a bi-weekly basis. These calls will be 30 minutes in length and will include the Consultant project manager each week, with additional staff included as needed. Additional time has been included for weekly coordination meetings and/or extended calls during key points in the project process, such as during document reviews, preparation of Responses to Comments on the PEIR, and planning for community engagement activities.

The Consultants will conduct weekly internal project reviews, and provide written project updates on a monthly basis, sent with each invoice to the County. This update will be in memo format with a breakdown of work completed under each task, progress made toward task completion, and total budget spent and remaining under each task.

Task 4.2 Community Engagement

The Consultants will facilitate a community workshop series designed to collect meaningful public feedback on the revised Public Draft General Plan. This community engagement will include up to five (5) locations on five (5) separate evenings or weekends. Each workshop will be facilitated by the Consultants and County staff. The Consultants assume the workshops will be held over the course of a two-week period. If found to be favorable for attendance, one or more of the workshops may be conducted virtually or in pop-up format at an existing event location. Following the conclusion of all five workshops, the Consultants will provide a summary of the workshop results and utilize the summary when revising the General Plan as part of Task 1.1.

The Consultants will provide one promotional flyer design in postcard mailer or 8.5 x 11 format, one social media graphic, and language for up to eight social media pushes to facilitate attendance at the workshops. The consultants will coordinate printing of promotional materials, and the County will be responsible for any mailing or distribution. The Consultants understand the County has in-house marketing staff who may be able to assist with the above tasks. The Consultants will coordinate with staff on the information needed. .

The workshops will include an informational component, featuring large-format informational displays on the General Plan developed by the Consultants, and a PowerPoint presentation to welcome workshop attendees, describe the General Plan Update, and answer questions on the process. Written materials will be provided in English. This scope of work assumes that translation of materials, or any in-person translation, will be provided by County staff resources. An interactive open house component will be provided featuring activities designed to gather public feedback.

The Consultants assume two members of the Consultant team will attend each workshop.

Task 4.3 Disadvantaged Community Engagement

The Consultants will assist the County staff to facilitate engagement with residents of disadvantaged communities to get feedback on the Draft Environmental Justice goals, policies, and programs. We will work with the County staff to organize and facilitate up to two community workshops to present the Environmental Justice goals, policies, and programs; discuss the County's overall planning efforts; and

identify ways residents can more effectively participate in the planning process. The County will work with community groups as necessary to coordinate the workshops. Written materials will be provided in English. This scope of work assumes that any additional translation of materials, or any in-person translation, will be provided by County staff resources. The Consultants will provide a summary of the workshop results and utilize the summary when revising the Environmental Justice Element as part of Task 1.1.

The Consultants will provide one promotional flyer design in postcard mailer or 8.5 x 11 format, one social media graphic, and language for up to six social media pushes to facilitate attendance at the workshops. The consultants will coordinate printing of promotional materials, and the County will be responsible for any mailing or distribution. The Consultants understand the County has in-house marketing staff who may be able to assist with the above tasks. The Consultants will coordinate with staff on the information needed.

The Consultants assume two members of the Consultant team will attend each workshop.

Task 4.4 Planning Commission Public Hearings (3)

The Consultants will attend and participate in up to three (3) Planning Commission hearings to solicit comments and recommendations on the draft General Plan and Zoning Ordinance and certification of the PEIR. The Consultants will draft the staff reports for each hearing and provide support at the Planning Commission hearings by being available to answer questions about proposed provisions and discuss possible changes for consideration by the Board of Supervisors. The Consultants assume County staff will support the Consultants on answering questions specific to project occurrences prior to the start date of the most recently executed contract. The Consultants will work with the County staff to prepare a list of Planning Commission comments and recommendations to present to the Board of Supervisors.

The Consultants assume one round of revisions for each staff report, and that two Consultant team members will attend each of the Planning Commission hearings.

Task 4.5 Board of Supervisors Public Hearings (3)

The Consultants will attend and participate in up to three (3) Board of Supervisors hearings to review Planning Commission comments and recommendations; solicit final comments and recommendations; certify the PEIR, and adopt the General Plan and Zoning Ordinance. The Consultants will draft the staff reports for each hearing and provide support at the Board of Supervisors hearings by being available to answer questions about proposed provisions and discuss possible changes. The Consultants assume County staff will support the Consultants on answering questions specific to project occurrences prior to the start date of the most recently executed contract. The Consultants will work with County staff to prepare revised language based on the Board of Supervisors comments and recommendations for consideration at later hearings as needed.

The Consultants assume one round of revisions for each staff report, and that two Consultant team members will attend each of the Board of Supervisors hearings.

Assumptions:

- Mailing or distribution of promotional materials will be handled by County staff
- Social media posting and email notification for engagement will be handled by County staff
- Up to five (5) total posters will be created for the Community Workshops
- Posters will be reused for each Community Workshop
- Up to three (3) total posters will be created for the Disadvantaged Community Workshops

- County staff will provide written translation of materials into other desired languages
- In-person translation will be provided by County staff
- At least two members of the Consultant team will attend each workshop
- County staff will arrange venues and assist facilitating each workshop

Deliverables:

- Monthly project update memos (Word format)
- Up to two (2) 3.5 x 5 or 8.5 x 11 promotional flyer designs (digital format)
- Up to two (2) social media promotional designs (digital format)
- Language for up to fourteen (14) social media pushes (Word format)
- Up to eight (8) poster designs (digital format)
- Sign-up sheets for each in-person event (digital format)
- One Community Workshop presentation (digital format)
- One Disadvantaged Community Workshop presentation (digital format)
- One set of consolidated Community Workshop summary notes (Word format)
- One set of consolidated Disadvantaged Community Workshop summary notes (Word format)
- Up to six (6) public hearing presentations (digital format)



RINCON CONSULTANTS, INC.

Fresno County General Plan Review, Zoning Ordinance Update, and PEIR

Cost Estimate

Tasks	Rincon Labor Classification →			Principal II	Principal I	Supervisor I	Senior Professional I	Professional IV	Professional III	Technical Editor	Production Specialist	Senior GIS Specialist	Clerical
	Labor Cost	Direct Expense	Hours	\$270	\$250	\$215	\$179	\$164	\$135	\$120	\$98	\$155	\$85
Phase 1: General Plan and Zoning Ordinance													
Task 1.1 Rincon/County Kick-off Meeting	\$4,452		24	2	4	2	6	2	8				
Task 1.2 Existing Document Review	\$8,202		50		4	4	10	8	24				
Task 1.3 Revised Draft General Plan and Zoning Ordinance	\$24,280		136		16		40	80					
<i>Task Subtotal</i>	\$36,934		210	2	24	6	56	90	32				
Phase 2: Environmental Review													
Task 2.1 Administrative Draft Program EIR	\$5,232		42	1	1		8			16			16
Executive Summary	\$1,638		10		2			2	6				
Introduction	\$3,248		19		1	6	2		10				
Project Description and Environmental Setting Analysis, Impacts, and Mitigation Measures	\$5,038		31	1	2	4	2		18			4	
Aesthetics	\$2,725		18		1	2			14			1	
Agricultural and Forestry Resources	\$2,750		18			4			14				
Air Quality	\$3,806		24		2	2	4		16				
Biological Resources (No Field Surveys)	\$4,896		30		2	4	4		14			6	
Cultural Resources (No Field Surveys)	\$4,786		29		1	8		4	16				
Energy	\$2,030		13		1	2			10				
Geology and Soils	\$2,400		15		1	3			10			1	
Greenhouse Gas Emissions	\$5,492		34		2	4	8		20				
Hazards and Hazardous Materials	\$2,300		15		1	2			12				
Hydrology and Water Quality	\$5,683		36		1	2	12		20			1	
Land Use and Planning	\$5,356		31		1	4		24				2	
Mineral Resources	\$1,490		9		1	2			6				
Noise	\$3,424		19		1		16					2	
Population and Housing	\$2,300		15		1	2			12				
Public Services	\$1,490		9		1	2			6				
Recreation	\$1,490		9		1	2			6				
Transportation and Traffic	\$2,010	\$36,800	12		2	2			8				
Tribal Resources	\$5,850		33		1	16			16				
Utilities and Service Systems	\$3,630		21		1	8			10			2	
Wildfire	\$2,460		19		1	4			10				
Other CEQA Required Sections and Discussions Alternatives (3)	\$3,160		19		1	6			12				
Task 2.2 Draft Program EIR	\$11,700		66	2	8	16			24			16	
Task 2.3 Response to Comments	\$29,820	\$4,253	188	4	12	24	12	32	68	8	8	8	12
Task 2.4 Mitigation Monitoring and Reporting Program	\$38,946		240	6	10	28	26	50	114		4		2
Task 2.4 Mitigation Monitoring and Reporting Program	\$15,538		94		4	16	12	20	42				
<i>Task Subtotal</i>	\$180,688	\$41,053	1099	14	64	175	106	132	514	24	12	43	30
Phase 3: Final Documents and Adoption													
Task 3.1 Final PEIR	\$10,026	\$4,253	60	4	6	10			36	2	2		
Findings and Statement of Overriding Considerations	\$11,154		64	4	4	16	6		32	2			
Task 3.2 Screencheck and Final GP and ZO	\$29,448		168		8	8	68	80		2	2		
<i>Task Subtotal</i>	\$50,628	\$4,253	292	8	18	34	74	80	68	6	4		
Phase 4: Community Engagement and Meetings													
Task 4.1 Project Coordination	\$61,500		318	18	40	80	100	60					20
Task 4.2 Community Engagement (5)	\$50,520	\$5,261	294		12		104	146				32	
Task 4.3 Disadvantaged Community Engagement (2)	\$29,816	\$2,761	172		6	8	60	74				24	
Task 4.4 Planning Commission Public Hearings (3) (includes Staff Reports)	\$38,472	\$790	204		60		88		48			8	
Task 4.5 Board of Supervisors Public Hearings (3) (includes Staff Reports)	\$38,472	\$790	204		60		88		48			8	
<i>Task Subtotal</i>	\$218,780	\$9,602	1192	18		88	440	280	96			72	20
SUBTOTAL COST	\$ 487,030	\$ 54,908	2793	42	284	303	676	582	710	30	16	115	50

Direct Cost Detail

Vehicle Costs	\$ 1,170
Photocopies Double-Sided BW	\$ 8,000
Colored Copies Double-Sided or 11x17	\$ 238
Per Diem, Workshop Materials	\$ 8,300
USB Flash Drive	\$ 400
GHD	\$ 36,800
Subtotal Additional Costs:	\$ 54,908

Summary

Professional Fees Subtotal	\$487,030
Direct Costs Subtotal	\$54,908
TOTAL PROJECT BUDGET	\$ 541,938
Services Completed, Still to be Billed	\$ 86,840
Contingency	\$50,000
TOTAL WITH CONTINGENCY	\$ 678,778

Professional Services - are based on Rincon's standard fee schedule and labor classifications. The above is provided as an estimate of Rincon's effort per task. Rincon may reallocate budget between staff and tasks, as long as the total contract price is not exceeded.