



May 25, 2021

Francisco Avila
Department of Conservation and Development
Contra Costa County
30 Muir Road
Martinez, CA 94533

Subject: Requested Augment #2 for the CenterPoint Properties EIR

Dear Francisco:

FirstCarbon Solutions is requesting an augment to our Scope of Work to cover additional tasks related to the CenterPoint Properties EIR.

The additional tasks included meetings, calls, coordination, and additional peer reviews related to the Air Quality, Greenhouse Gas, and Operational Health Risk Assessment analyses.

We also spent additional time to confirm and update the footnotes and text within the EIR, as some of the information had become outdated since project initiation in August 2019. Similarly, the cumulative projects list and dates for the exhibits were updated to reflect current (April 2021) information.

To address the analysis of a Single Warehouse Alternative in the EIR, FCS attended coordination meetings, participated in coordination calls, conducted additional peer reviews of technical studies related to Air Quality, Greenhouse Gas, and Noise analyses, and prepared a robust analysis for the Single Warehouse Building Alternative, including the preparation of additional supporting exhibits. We have included time for Fehr & Peers to conduct a peer review of the of VMT and LOS Technical Memoranda prepared by Kittelson for the Single Warehouse Alternative.

If you have any questions, I can be reached at 415.713.5223, or by email at mbean@fcs-intl.com.

Sincerely,

Mary Bean, Vice President
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597



CENTERPOINT PROPERTIES EIR

Additional Scope of Work

Task 1: Additional Tasks Related to the Air Quality, Greenhouse Gas Emissions, and Operational Health Risk Assessment Analyses

FCS spent additional time to support the preparation of the Air Quality, Greenhouse Gas Emissions, and Operational Health Risk Assessment analyses for the CenterPoint Properties EIR. The additional tasks included meetings, calls, coordination, and additional peer reviews related to the Air Quality, Greenhouse Gas, and Operational Health Risk Assessment analyses. FCS attended additional coordination meetings with the applicant team and County and engaged in additional coordination (via email and phone conversations) with the County and applicant team's Air Quality consultants regarding the methodology and approach to the Air Quality, Greenhouse Gas Emissions, and Operational Health Risk Assessment analyses.

Task 2: Updates to EIR to Reflect Current (April 2021) Information

FCS spent additional time to confirm and update the footnotes and text within the EIR, as some of the information had become outdated since project initiation in August 2019. Similarly, the cumulative projects list and dates for the exhibits were updated to reflect current (April 2021) information.

Task 3: Analysis of Single Warehouse Alternative in the EIR

To address the analysis of a Single Warehouse Alternative in the Alternatives Analysis section of the EIR, FCS attended coordination meetings, participated in coordination calls, and engaged in additional coordination via email to discuss approach and methodologies for the analysis. FCS conducted additional peer reviews of technical studies related to Air Quality, Greenhouse Gas, and Noise analyses. Lastly, FCS prepared a robust analysis for the Single Warehouse Building Alternative, incorporating the results of the technical studies prepared by PlaceWorks and Kittelson. This task includes the preparation of supporting exhibits for the Single Warehouse Alternative and additional coordination time with the County, Fehr & Peers, PlaceWorks, Kittelson, and the applicant team.

Task 4: Additional Tasks Related to Transportation Engineering Services (Fehr & Peers)

Task 4A: Peer Review of VMT Analysis

Fehr & Peers will conduct a peer review of Kittelson's VMT analysis, including relevant back-up data and technical appendices, to assess the appropriateness and accuracy of the information, as well as to assess whether the scope of the impact analysis is adequate based on the size of the project, typical Contra Costa County transportation impact study scoping practices, and new CEQA analysis requirements posed by Senate Bill 743. Specifically, Fehr & Peers will review and assess the following items:

- Adequacy of the VMT analysis to meet CEQA needs based on published guidance from state and local agencies (e.g., OPR's Technical Advisory, guidance from the CCTA Working Group).



- Consistency with other VMT analyses in the North Richmond area for similar projects.
- Identification of project impacts in relation to significance criteria, and use of appropriate significance criteria for Contra Costa County.
- Adequacy and feasibility of the proposed mitigation measures, including physical and operational characteristics.

Task 4B: Peer Review of LOS Analysis

Fehr & Peers will conduct a peer review of Kittelson’s intersection Level of Service analysis, including relevant back-up data and technical appendices, to assess the appropriateness and accuracy of the information, as well as to assess whether the scope of the LOS analysis is adequate based on the size of the project, level of trip generation, and typical Contra Costa County transportation impact study scoping practices. Specifically, Fehr & Peers will review and assess the following items:

- Adequacy of the existing conditions data.
- Accuracy of the existing roadway network information, including intersection geometries.
- Daily and peak hour trip generation estimates, and trip distribution assumptions.
- Adequacy of the intersection analysis study area and analysis time periods.
- Accuracy of intersection level of service calculations.

Task 4C: Documentation

Fehr & Peers will prepare a brief technical memorandum summarizing the results of the peer review. They will respond to one round of editorial comments prior to finalizing the document.

Task 4D: Meetings

Fehr & Peers will be available to participate in two conference calls with County staff and the project team to discuss the results of our peer review and recommendations. Additional meetings or calls can be attended on a time and materials basis.

BUDGET FOR ADDITIONAL TASKS

Task	Fee
Task 1: Additional Tasks Related to the Air Quality, Greenhouse Gas Emissions, and Operational Health Risk Assessment Analyses	\$17,040
Task 2: Updates to EIR to Reflect Current (April 2021) Information	\$7,670
Task 3: Analysis of Single Warehouse Alternative in the EIR	\$27,750
Task 4: Additional Tasks Related to Transportation Engineering Services (Fehr & Peers)	\$16,434
TOTAL	\$68,894