

June 28, 2024

Chris Mifsud  
Barrel Ten Quarter Circle Land Company  
6342 Bystrum Road  
Ceres, CA 95307  
*via email: [chris.mifsud@broncowine.com](mailto:chris.mifsud@broncowine.com)*

**Subject: Proposal for an EIR for Barrel Ten Quarter Circle Land Company's Proposed Logistic Center in Napa County**

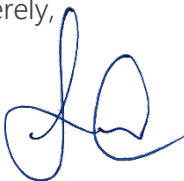
Dear Chris:

Ascent appreciates the opportunity to submit a proposal to prepare an Environmental Impact Report (EIR) for the proposed Logistics Center in Napa County. We understand that as you move forward with this project it is important to thoroughly consider the project's environmental and community impacts, while proceeding as expeditiously as possible toward project approval. No two projects are alike, and our strategy recognizes that every project, including yours, has a context and purpose. The scope that follows outlines our approach to evaluate existing project materials, characterize the environmental context and identify environmental impacts, and recommend next steps.

**A little about us.** Ascent offers expertise in California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance; natural resources management planning; climate change and greenhouse gas (GHG) analyses; air quality, noise, and vibration services; sustainability planning; housing; and regulatory compliance services. We focus on providing personal service, nimble responsiveness, quality outcomes, and a caring and enjoyable workplace. Ascent staff are experts in compliance with the overarching environmental planning laws and regulations used to evaluate projects. Our environmental compliance experience includes a wide range of projects, including projects in Napa County such as the Napa Regional Climate Action and Adaptation Plan and the Inn and the Abbey project. We are more than document preparers; we help devise the most effective and efficient environmental review strategies, and working with our clients as they seek to manage future CEQA compliance is the cornerstone of our practice.

We look forward to working with you on this important project. If you have any questions regarding the enclosed scope of work and cost estimate, please feel free to contact us.

Sincerely,



Greta Brownlow  
Environmental Director  
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**ATTACHMENT A**

**PROPOSED SCOPE OF WORK**

**NAPA VALLY LOGISTICS CENTER**

**ACCESSOR'S PARCEL NUMBERS 057-240-019 TO -029**

**INTRODUCTION**

Barrel Ten Quarter Circle Land Company, Inc. (Applicant) submitted a planning application to Napa County Planning, Building and Environmental Services for the development of the Napa Valley Logistics Center (project) on industrial-zoned parcels located between Devlin Road and Highway 29 in the County of Napa. The approximately 63-acre project site is currently undeveloped and would be developed with two industrial buildings totaling 984,524 square feet.

Based on review of the project details and site conditions, the County has indicated that an environmental impact report (EIR) is the appropriate CEQA document to evaluate the environmental issues associated with the project. As such, the following scope of work outlines the tasks required for preparation of an EIR, from project kick-off through project approval and EIR certification. To ensure that all of the necessary technical studies are available and adequate for the purposes of CEQA, Ascent staff will review conduct a peer review of the documentation provided by the Applicant and make recommendations for any additional required studies concurrent with project initiation.

We are aware of the potential issues of concern on this project, including water supply, the potential presence of species of concern, and VMT and associated greenhouse gas (GHG) emissions associated with truck trips, and have designed our scope of work, including review of background documentation and EIR preparation, such that these issues will be addressed in a thorough and defensible manner. To address potential water supply issues, we have included Balance Hydrologics, Inc. on our team to complete a Water Supply Assessment (WSA) for the project pursuant to Senate Bill 610 (SB 610). WSA preparation is included as an optional task in our scope and cost, as the need for this task will need be confirmed in coordination with the County.

**PROPOSED SCOPE OF WORK**

**Task 1: Project Initiation and Kickoff**

Ascent will attend one project kick-off meeting with the Applicant and County staff to discuss the project history and background, identify/confirm project objectives, discuss areas of controversy and potential strategies, and establish communication/review protocols. The project schedule will also be discussed. Ascent will work with the Applicant and the County to set up the meeting and establish the agenda. The kick-off meeting will provide Ascent with an opportunity to inquire further about the project and receive applicable background documents (in addition to the studies listed above). It is assumed that the County will review this scope of work and provide guidance regarding the EIR approach, outline, format, content, etc. to Ascent at (or shortly thereafter) the kick-off meeting. During project initiation, Ascent will confirm with the County its preferred communication and document sharing protocols.

As part of this task, Ascent will review the project information provided by the Applicant and will prepare a memo for the Applicant documenting additional information needed to prepare the EIR. As described below under Task 2, Ascent will begin review of any technical studies provided by the Applicant during this initial phase to determine their adequacy to support the EIR analysis.

### **Deliverables**

- ▲ Kick-off meeting (includes agenda and noted in electronic format)
- ▲ Information needs list - electronic submittal (MS Word)

## **Task 2: Peer Review Technical Studies**

The Applicant has provided the following technical studies for the project:

- ▲ *Stormwater Control Plan* by Laugenour and Meikle.
- ▲ *Biological Analysis: Special Status Species Assessment and Wetland Report* by Zentner Planning and Ecology.
- ▲ *Phase I Cultural Resources Assessment* by FirstCarbon Solutions.
- ▲ *Project Trip Generation Analysis and CEQA VMT Analysis and Transportation Demand Management Plan* by Fehr & Peers.
- ▲ *Geotechnical Engineering Report* by Universal Engineering Sciences.

Additionally, we understand that a Phase I Environmental Assessment has been or will be prepared for the project, and that this will be provided by the Applicant to the EIR team.

Ascent staff will conduct a peer review of these technical studies to identify any gaps, deficiencies, or additional assessments required to achieve regulatory compliance and provide sufficient technical data for the EIR. Ascent will prepare a peer review memo for the Applicant and County to document any comments and questions related to the technical studies provided and recommend any additional technical studies needed to prepare the EIR. If revisions to the studies provided are requested, we assume that the Applicant will work with the preparers to facilitate any such revisions; if additional studies are needed to support the EIR analysis, Ascent will coordinate with the Applicant and the County to complete any additional technical analyses through a contract amendment.

### **Deliverables**

- ▲ Peer review memo of technical studies – electronic submittal (PDF)

## **Task 3: Project Description**

After receipt of all relevant project information and responses to information needs identified in Task 1 are provided, Ascent will prepare a Project Description for review and confirmation that it accurately describes the project. The Project Description will describe the objectives of the project, all project features (on-site and any required off-site improvements), anticipated construction activities, and requested entitlements. The Project Description will include exhibits showing the project's location and proposed development design. Ascent will submit a draft version of the Project Description to the Applicant and the County for review. Based on one set of consolidated comments from the Applicant and the County, Ascent will incorporate comments on the Draft Project Description and produce a Final Project Description.

## Deliverables

- ▲ Draft and Final Project Description – electronic submittal (MS Word)

### **Task 4: Notice of Preparation and Scoping Meeting (if desired)**

Ascent will prepare a draft Notice of Preparation (NOP) for the project. Ascent will use the County's preferred NOP format. Ascent will incorporate any comments from the County on the NOP and will prepare a final version for public distribution. We assume that the County will be responsible for distributing the NOP for public review (production of public mailing notice list, posting at the County Clerk, local distribution of the notice, and sending the notice to the newspaper). Printing and newspaper publication will also be handled by the County. Ascent will submit the NOP with the Notice of Completion (NOC) to the State Clearinghouse on behalf of the County using the State Clearinghouse electronic submittal process. If the County wishes to hold a scoping meeting for the project, Ascent will assist the County in preparing presentation materials for and attend one public scoping meeting, either in person or as part of a video conference meeting (e.g., Zoom).

Ascent will also generate consultation request letters consistent with the County's preferred format to send to California tribes that have requested notice pursuant to Assembly Bill (AB) 52. This scope of work assumes that all required AB 52 consultation meetings will be undertaken by the County and that consultant assistance will not be required. We can amend our scope and budget to provide further assistance on AB 52 consultation if requested by the County.

## Deliverables

- ▲ Draft NOP – electronic submittal (MS Word)
- ▲ Public NOP – electronic submittal (MS Word and PDF)
- ▲ Scoping meeting materials (if applicable)
- ▲ Draft AB 52 consultation request letters – electronic submittal (MS Word)

### **Task 5: Administrative Draft EIR**

Ascent will prepare an Administrative Draft EIR (ADEIR) consistent with the County's preferred format. Ascent prepares its environmental documents with readability in mind. Where highly technical information is needed to support the analysis, this information will be included in a technical appendix and a clear and concise summary of this information will be presented in the EIR. The environmental setting and regulatory setting for each resource area will only focus on the issues of concern for the project. Where the same information is needed for multiple resource areas, this information will be presented once and will be referred to in subsequent sections of the document. The ADEIR will consist of the following chapters:

#### **Executive Summary**

The Executive Summary will provide an overview of the project, alternatives evaluated, areas of controversy, issues to be resolved, and project impacts and mitigation measures. This section will include a summary table of all impacts and mitigation measures identified in the EIR.

## Introduction

The Introduction will describe the purpose of the EIR and its intended uses and will include an outline of its contents. The Introduction would include a summary of the environmental issue areas scoped out of the EIR, which are anticipated to include Agriculture and Forestry Resources<sup>1</sup>, Land Use and Planning, Mineral Resources, and Population and Housing based on the review of existing project information and public available documentation. The Introduction will also include a summary of the comments received on the NOP and where issues raised were addressed in the EIR.

## Project Description

This chapter will include the Project Description prepared under Task 3.

## Environmental Analysis

The following is a discussion describing the methods, technical strategies, and general approach for each of the EIR's anticipated environmental issue areas. Each section will also disclose the environmental setting for that particular resource topic. Mitigation measures will be identified for any potentially significant impacts.

### Aesthetics

The ADEIR will describe the existing visual character of the project site and the surrounding visual conditions. The analysis will evaluate whether the project would have an adverse effect on a scenic vista, substantially damage scenic resources, or create a substantial new source of light and glare. The analysis will also consider the design features consistent with the Napa County General Plan policy provisions and Code provisions for aesthetics. Mitigation measures will be identified for any potentially significant impacts.

### Air Quality

The project site is located in Napa County, which is under the local air quality jurisdiction of the Bay Area Air Quality Management District (BAAQMD). A description of applicable federal, state, and local regulations (e.g., standards and thresholds of significance), regional and local air quality conditions in the vicinity of the project site (e.g., attainment designations, and existing sources) will be included.

The analysis will include assessment of potential short-term construction source (e.g., use of heavy-duty equipment and demolition) and long-term operational source (e.g., mobile emissions from trip generation, generator use) impacts of the project based on quantitative modeling results (e.g., California Emissions Estimate Model [CaEEMod]). Increases in emissions will be compared to applicable thresholds and mitigation measures prepared, as needed, which clearly identify timing, responsibility, and performance standards. Odors and carbon monoxide emissions will be addressed qualitatively. Exposure to toxic air contaminants (TACs) will be addressed by conducting a health risk assessment (HRA), as described below.

*Health Risk Assessment:* A combined construction and operational HRA to evaluate TAC exposure will be conducted in accordance with BAAQMD's 2022 CEQA Guide. The HRA will evaluate acute and chronic

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<sup>1</sup> The Farmland Mapping and Monitoring Program map shows the site as containing Farmland of Local Importance. However, "agricultural land" that is of concern under CEQA review includes designated Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. Therefore, the project would not convert agricultural land defined under State CEQA Guidelines to non-agricultural use.

non- cancer hazard, cancer risk, and fine particulate matter (PM<sub>2.5</sub>) emissions associated with construction and operational activities (e.g., operations of diesel-powered heavy-duty equipment, operational truck trips). To prepare the HRA, air dispersion modeling will be conducted with the American Meteorological Society/Environmental Protection Agency Regulatory Model Improvement Committee modeling system (AERMOD) and levels of cancer risk will be estimated using the Hotspots Analysis and Reporting Program Version 2 (HARP 2), or proprietary spreadsheet calculators consistent with HARP methods. Modeling parameters will be developed in accordance with BAAQMD and the Office of Environmental Health Hazard Assessment (OEHHA) guidance. One risk scenario will be modeled for nearby residential receptors and nonresidential receptors, using OEHHA and BAAQMD-recommended model inputs. It is assumed that pre-processed AERMOD-ready meteorological data will be available online to be used in the air dispersion model. Mitigation measures will be identified for any potentially significant impacts. This scope includes one mitigated risk scenario based on recommended mitigation measures. The HRA will be presented in electronic memorandum form and will include a brief project description, detailed methodology, AERMOD input parameters, modeled source parameters, emission rates for the modeled source, and risk results in tabular form. All model inputs and outputs will be provided as appendices to the HRA and appended to the EIR.

### Biological Resources

Ascent will review existing documentation pertinent to biological resources on or near the project site. As described above, Task 2 will include review of the technical studies provided by the Applicant, including the *Biological Analysis: Special Status Species Assessment and Wetland Delineation Report* (Biological Analysis) prepared for the project by Zentner Planning and Ecology in 2021. Once the Biological Analysis is deemed adequate to address the potential impacts on biological resources under CEQA, Ascent will use it to characterize the existing conditions and project impacts in the biological resources section of the EIR. Ascent will use exhibits from the Biological Analysis that show the location and extent of sensitive biological resources on the project site, such as wetlands and other sensitive habitats. A brief overview of relevant federal, potentially significant direct and indirect impacts on biological resources that could result from implementation of the project will be described. Based on the recommendations made in the Biological Analysis, mitigation measures will be identified for any potentially significant impacts.

### Cultural and Tribal Cultural Resources

This section of the EIR will address cultural and tribal cultural resources, including a discussion of the applicable federal, state, and local policies and regulations; a summary of the prehistoric, ethnographic, and historic era setting of the project area; a summary of the methods used to evaluate cultural resources; a description of known historic properties or archaeological resources; and a discussion of impacts and mitigation measures as needed. The analysis of cultural resources will be developed based on the cultural resources study, *Phase I Cultural Resources Assessment*, prepared by FirstCarbon Solutions in 2023 to make environmental conclusions once it is determined to be sufficient for use under CEQA during Task 2. This scope of work assumes that Napa County staff will initiate consultation with applicable tribes, per AB 52. Any information pertaining to Native American tribal cultural resources gleaned from consultation will be incorporated into the EIR's analysis.

## Energy

This section will address the issues included in the CEQA Guidelines Appendix G checklist related to energy. The analysis will include calculations of potential energy use in construction and project operation (stationary and mobile sources). Any applicable County or project objectives that relate to energy conservation or renewable energy will also be considered in this analysis. Mitigation measures will be identified for any potentially significant impacts.

## Geology, Soils, and Paleontological Resources

The EIR will identify the geologic and soil conditions of the project site. As described above, Task 2 will include review of the project-specific *Geotechnical Engineering Report* prepared by Universal Engineering Science in 2023. Once the *Geotechnical Engineering Report* is deemed adequate to address the potential geologic and soil impacts under CEQA, Ascent will use it to characterize the existing geologic and soil conditions and project impacts in the geology and soils section of the EIR. This section of the EIR will also identify the potential for the presence of paleontological resources based on geologic formations in the project area and recovered paleontological resources in the area. The section will identify applicable County Code requirements associated with grading, soil stability, and erosion control. Mitigation measures will be identified for any potentially significant impacts.

## Greenhouse Gas Emissions and Climate Change

The discussion will include a description of applicable federal, state, and local regulations (e.g., standards and thresholds of significance), regional and local conditions, and the current state of climate change science (e.g., Intergovernmental Panel on Climate Change's [IPCC] Fifth Assessment Report) will be included. In addition, while not yet complete, Napa County is in the process of preparing of the Napa County Regional Climate Action and Adaptation Plan (RCAAP); this document is being prepared by Ascent on behalf of the County. Any applicable and publicly available data relating to this effort will be summarized in this section.

The GHG analysis will include a quantitative assessment of potential short-term construction source (e.g., use of heavy-duty equipment) and long-term operational source (e.g., mobile emissions from trip generation, on-site equipment use, building energy) emissions of the project based on modeling results (e.g., CaEEMod). Development of the methodology for quantifying GHG emissions will include careful consideration of, and adjustments as necessary to, default model assumptions. While BAAQMD has released the 2022 CEQA Guide, which includes guidance for conducting GHG analyses, no specific threshold is available for the proposed project type. Therefore, Ascent will summarize available GHG guidance and thresholds from local air districts, and well as guidance in the California Air Resources Board's 2022 Scoping Plan and Napa County policies relating to GHGs, to determine the most appropriate threshold to apply. The threshold will be developed specifically for this project, based on substantial evidence and available guidance in California, and with recent, relevant case law in mind, to satisfy CEQA. Increases in GHG emissions will be compared to applicable thresholds and mitigation measures prepared, as needed, which clearly identify timing, responsibility, and performance standards

## Hazards and Hazardous Materials

As noted above, it is assumed that a project-specific Phase I Environmental Site Assessment (ESA) will be provided to Ascent. The EIR will describe existing conditions regarding the presence of hazardous

materials on or near the project site based on the Phase I ESA and will include a description of the regulatory environment for the treatment of past hazardous material usage on the site and the use and transport of hazardous materials as part of project construction and implementation. Ascent will review site investigation documents available for review from the State Water Resources Control Board's GeoTracker database. Ascent will also conduct a search of the U.S. Environmental Protection Agency's EnviroStor database to determine whether the project site is located on or near any known hazardous materials sites. Mitigation measures will be identified for any significant impacts.

## Hydrology and Water Quality

The analysis will describe the existing hydrologic setting and local flood hazard potential and will evaluate the project's potential to result in localized flooding and any potential water quality impacts resulting from construction and operation of the project. Ascent will utilize the information included in the *Stormwater Control Plan* prepared by Laugenour and Meikle in 2022 to provide drainage details and aid in the analysis. Mitigation measures will be identified for any potentially significant impacts.

## Noise and Vibration

The noise and vibration section will include a discussion of noise fundamentals and descriptors; identification of applicable federal, state, and local regulations; and a description of existing noise and vibration conditions on the project site and in the surrounding area (e.g., location of existing sensitive receptors and predominant noise sources). An Ascent noise specialist will perform one 24-hour outdoor sound level measurement and up to four short-term (i.e., 15-minute) measurements to establish ambient noise levels near the project site. To the extent practical, Ascent will locate the sound level meter in a secure location near the side of the project site that is closest to the nearest off-site, noise-sensitive land use.

Construction-related noise and ground vibration will be analyzed using published reference noise and vibration levels for typical construction equipment. Anticipated project-generated levels of noise and ground vibration will be estimated based on standard attenuation rates using calculation methods recommended by California Department of Transportation and the Federal Transit Administration, where appropriate. Long-term operational noise sources, including traffic noise and on-site stationary sources (e.g., mechanical equipment) at the project site will be analyzed.

An Ascent noise specialist will calculate the combined noise level generated by on-site activity during project operation. Ascent will also estimate the level of noise exposure at the outdoor activity areas of the nearest off-site, noise-sensitive receptors using standard attenuation rates to determine whether any applicable noise exposure standards will be exceeded. Additionally, using the collected noise measurement as the baseline noise condition, Ascent will analyze if a substantial temporary and/or permanent increase in ambient noise levels at sensitive receptors above levels existing without the project would occur. A standard published exterior-to-interior attenuation rate will be used to estimate the interior noise levels at the nearest, off-site residential building.

Vibration levels during construction will be estimated to determine potential effects on nearby structures. The significance of short-term and long-term noise impacts will be determined based on comparison to applicable regulations, and mitigation measures will be prepared as needed that clearly identify timing, responsibility, and performance standards. Mitigation measures will be identified for any potentially significant impacts.



## Public Services and Recreation

The conversion of the previously undeveloped project site to industrial uses would result in an increased demand for emergency services (law enforcement and fire) and other services (e.g., public schools, parks, and recreation). The EIR section will discuss the anticipated demand for services and analyze the capacity of the existing services to serve the project, based on review of available information and/or communication with service providers. The potential to result in increased demand for public services will be described. However, the impact analysis significance determination will be based on whether the project would trigger the need for new or expanded public facilities, the construction of which could result in significant impacts on the environment. Mitigation measures will be identified for any potentially significant impacts.

## Transportation and Circulation

Ascent will prepare the transportation and circulation section of the EIR based primarily on the *Project Trip Generation Analysis* and *CEQA VMT Analysis and Transportation Demand Management Plan* memorandum prepared by Fehr & Peers in December 2023. Under Task 2 of this scope of work, Ascent will review this memorandum, along with the *Napa Valley Logistics Center – Project Trip Generation Analysis* memorandum prepared by Fehr & Peers in May 2023, assess whether the approach meets the needs of the project, and in particular the analyses that rely on the transportation data, and identify any additional transportation related data needed for the EIR analysis.

It is assumed that the Applicant will coordinate with Fehr & Peers to provide any additional data needed to support the EIR. It is further assumed that the Applicant will work with Fehr & Peers and the County to identify Transportation Demand Management strategies to reduce total project VMT by 15 percent to the extent feasible. In addition to VMT impacts, Ascent will also evaluate the impacts to bicycle, pedestrian, and transit facilities; roadway hazards and obstructions; and emergency access, based on input from Fehr & Peers. Mitigation measures will be identified for any potentially significant impacts.

## Utilities and Service Systems

The EIR section will discuss the potential demand and impacts relative to water supply, recycled water, water treatment, wastewater treatment, and solid waste. In particular, the analysis will consider the potential for impacts related to new or expanded utility connections. Conclusions will be supported by documentation provided by the Applicant regarding the ability of service providers to serve the proposed project. Mitigation will be recommended to reduce significant impacts, if needed. This will include consideration of any required off-site infrastructure improvements needed to serve the project.

## Wildfire

The EIR section will discuss the potential for the project to increase wildfire risk in the area as well as impacts to evacuation and emergency response. Wildfire hazards on the project site and in the vicinity will be documented, including wildfire history, surrounding land use, fire hazard severity designations, vegetation, proximity to fire stations, and project site and area access. The impact analysis will evaluate whether the project could exacerbate the extent of wildfire hazards in the project area. Mitigation will be recommended to reduce significant impacts, if needed.

## Cumulative Impacts

The Ascent team will evaluate the impacts of cumulative development on the resource issues evaluated in the EIR. Ascent will work closely with the Applicant and County staff to establish the cumulative setting, which involves identification of a reasonably foreseeable related development based on existing land use diagrams and an accurate list of projects that are proposed, approved, and under construction.

## Alternatives

CEQA requires that an EIR describe a range of reasonable alternatives to a project (or project location) that feasibly attain most of the objectives but could avoid or reduce at least one environmental impact (Section 15126.6). Ascent assumes that up to three (3) alternatives (including the no project alternative) to the project will be analyzed in the EIR, and we will work closely with the Applicant and County to identify these alternatives.

The alternatives section will provide sufficient detail to compare the impacts of the project against the alternatives. A qualitative (quantitative where practical) discussion of each of the EIR's issue areas will be presented for each alternative. If during preparation of the EIR it becomes apparent that minor variations or changes to the project could be implemented to reduce or eliminate the environmental impacts or concerns of the project, these changes will be described and evaluated.

## Growth Inducing Impacts

This section will qualitatively evaluate the project's potential to induce growth and any subsequent environmental impacts that would occur (pursuant to State CEQA Guidelines Section 15126[d]). Projects generally induce growth by removal of an existing obstacle to growth (e.g., expanding roadway capacity, extending infrastructure to new areas).

## Other Required CEQA Sections

CEQA provides specific requirements for the contents of an EIR. Ascent will provide the County with a complete EIR, containing all sections required by CEQA. Sections required by CEQA not mentioned above include a table of contents, significant irreversible commitment of resources, effects not found to be significant, references, and a list of individuals and agencies consulted. This section will also clearly and succinctly summarize any significant and unavoidable environmental effects of the project and alternatives, if applicable, as evaluated in the EIR.

## Deliverables

- ▲ ADEIR – electronic submittal (MS Word)

## Task 6: Screencheck Draft EIR

Based on one set of consolidated comments from the County (and the Applicant, if allowable by the County), Ascent will incorporate comments on the ADEIR to produce a Screencheck Draft EIR for review. Ascent will submit an electronic version (Word) of the Screencheck Draft EIR. At this time, Ascent will also submit draft versions of NOC and Notice of Availability (NOA) for County review. The NOA will be prepared consistent with the County's preferred format.

## Deliverables

- ▲ Screencheck Draft EIR – electronic submittal (MS Word)
- ▲ Draft NOC – electronic submittal (PDF)
- ▲ Draft NOA – electronic submittal (MS Word)

## Task 7: Public Draft EIR

Once one set of consolidated Screencheck Draft EIR comments are received, Ascent will incorporate those comments and produce a Draft EIR suitable for public distribution. Ascent will also prepare final NOC and NOA documents. It is assumed that the County will transmit the NOA to the County Clerk for posting, arrange for publication in local newspapers, and distribute to agencies and any parties having requested such materials. If desired by the County, Ascent will provide up to five hard copies of the Draft EIR which may be mailed directly to the County or to other recipients (e.g., local libraries). Ascent will provide the County with MS Word and PDF versions of the complete Draft EIR and all appendices. Ascent will submit the Draft EIR, NOC, and NOA to the State Clearinghouse on behalf of the County using the State Clearinghouse electronic submittal process.

## Deliverables

- ▲ Draft EIR – electronic submittal (MS Word and PDF)
- ▲ Draft EIR – five hard copies (if desired)
- ▲ Final NOC and NOA – electronic submittal (PDF)

## TASK 8: ADMINISTRATIVE FINAL EIR

The Administrative Final EIR (AFEIR) will consist of three major sections: 1) an “introduction” section which will include a matrix of comment letters received and a summary of the environmental issues raised by each letter; 2) the “response to comments section,” which will include individually bracketed and numbered comments with the corresponding responses, as well as master responses; and 3) the “changes to the Draft EIR” section, which will include the specific text changes for those instances in which the Draft EIR requires revision.

Ascent’s team will closely review comments received during the Draft EIR public review period, as well as late comments that require a response. Ascent will thoughtfully respond to the comments received and will provide thorough, well-substantiated responses for comments that raise issues with the Draft EIR’s environmental analysis. The number and complexity of the comments that would be received cannot be determined with specificity at this time. For purposes of this scope of work, Ascent assumes that approximately 120 hours of technical staff time will be adequate to respond to comments. However, if a larger volume of comments is received, Ascent will coordinate with the Applicant and County regarding schedule and budget implications. If responses to comments on the Draft EIR exceed the level of effort assumed in this scope or require additional technical analysis, Ascent will discuss potential budget implications with the Applicant and County. The AFEIR will also include text changes made in response to public comments.

## Deliverables

- ▲ AFEIR - electronic submittal (MS Word)

## Task 9: Screencheck Final EIR

The AFEIR will be revised based on one set of consolidated comments from the County (and Applicant, as determined by the County), and Ascent will prepare a Screencheck Final EIR. At this time, Ascent will also submit a draft Mitigation Monitoring and Reporting Program (MMRP) based on mitigation measures developed during the EIR process.

## Deliverables

- ▲ Screencheck Final EIR - electronic submittal (MS Word)
- ▲ Draft MMRP – electronic submittal (MS Word)

## Task 10: Final EIR

Following receipt of one set of comments from the Applicant and County on the Screencheck Final EIR and draft MMRP, Ascent will prepare a Final EIR suitable for public distribution. Ascent will provide the County with up to five hard copies of the Final EIR, if desired by the County, which may be mailed directly to the County or to other recipients (e.g., local libraries). Ascent will provide the County with Word and PDF versions of the complete Final EIR and any appendices. Based on our experience with the Oak Knoll Hotel Project, it is assumed that County staff would prepare the CEQA Findings.

## Deliverables

- ▲ Final EIR - electronic submittal (MS Word and PDF)
- ▲ Final EIR – five hard copies with CDs (if desired)
- ▲ MMRP - electronic submittal (MS Word and PDF)

## Task 11: Project Management and Meetings

Ascent’s management team will devote effort on a weekly and monthly basis to ensure an efficient and timely process for project execution. This includes close coordination with the Applicant and County staff about project issues, as they arise. Ascent will maintain close communication with the Applicant and County staff to ensure the County’s objectives are met, the schedule is maintained, and the project is implemented within established budget parameters.

The Ascent management team will participate in up to 30 project team virtual meetings, in addition to the kick-off meeting with the Applicant and/or County. The Ascent management team will attend up to three (3) public meetings/hearings, in addition to the NOP scoping meeting. The three anticipated public meetings/hearings include a public meeting for the purpose of receiving public comments on the Draft EIR during the public comment period, and up to two public meetings/hearings with the Planning Commission and Board of Supervisors to consider certification of the EIR. Ascent will attend additional meetings, subject to a budget modification, if requested.

Our management team is proactive in project execution, and we look for opportunities to streamline the environmental process. We also have substantial experience conducting public outreach. Ascent will

ensure that adequate resources are applied, technical information is sufficiently and quickly reviewed for quality and completeness, and issues that are important to the community are well represented in the EIR.

In advance of a public hearing to consider certification of the EIR, Ascent will provide the County with a draft of the Notice of Determination (NOD). After incorporating any revisions to the NOD requested by the County, Ascent will finalize the NOD and provide the County with a final version that can be filed with the County Clerk/Recorder within five days following project approval. It is assumed that the County will submit the NOD to the Clerk/Recorder and that the Applicant will provide a check to the County to cover applicable recording and California Department of Fish and Wildlife (CDFW) fees. When the County provides Ascent with a copy of the receipt for payment of the CDFW fees, Ascent will deliver the NOD and a copy of the receipt to the State Clearinghouse on behalf of the County using the State Clearinghouse electronic submittal process.

### **Deliverables**

- ▲ Draft and Final NOD - electronic submittal (PDF)

## **OPTIONAL TASK 1: WATER SUPPLY ASSESSMENT**

Ascent will retain Balance Hydrologics, Inc. (Balance) to conduct a Water Supply Assessment (WSA) for the project. The WSA will follow the requirements outlined in Senate Bill (SB) 610. Work on WSA will focus on assessing possible effects of the project relative to other water users within the project area. For this assessment, Balance will rely on a number of other documents, including the American Canyon Urban Water Management Plan (UWMP) and recently completed WSAs for a several neighboring projects. Balance's scope is summarized below.

### **Project Planning and Review of Background Materials**

Balance will review regional and local materials relevant to this project, with primary emphasis on the American Canyon Integrated Water Management Plan (IWMP) and 2020 UWMP documents, and coordinate with the City of American Canyon to compile relevant data being used in preparation of the 2025 UWMP (if this effort has begun). In addition, Balance will review a recently approved WSA for a neighboring site with equivalent zoning and demand rates to gather relevant information from that document as well, along with the project description and site plans for the proposed project. Balance understands that various legal complaints and actions have been taken between the City of American Canyon and the City of Vallejo related to water supply and water rights. As such Balance will also review documents related to these actions, as well as the most recent City of Vallejo UWMP, to make sure that the WSA developed for this project is not in conflict with those documents.

### **Compile Water Supply and Demand Numbers**

Balance will compare anticipated post-project water use to existing conditions and use this as the basis for long-range demand estimates for the City of American Canyon. For this analysis, Balance will work with the Applicant to estimate potable and non-potable water usage for the site at build-out, supplementing where needed with information from past and present records of water use in the area, estimates from other WSAs in American Canyon, and/or projected water use as outlined in or consistent with the City's UWMP.

Balance will prepare water budgets for normal, dry and critically-dry years under existing and proposed conditions, and if appropriate, identify suitable mitigation measures to minimize potential impacts on the local water supply.

### **Prepare Draft WSA**

Balance will prepare the WSA in accordance with the guidelines set up in SB 610. The WSA will describe the water budget analysis and conclusions, and present recommendations for meeting the water use goals outlined in the analysis and in the American Canyon's UWMP and other pertinent documents. Ascent will review the draft WSA before submitting it to the County.

### **Response to Comments and Prepare Final WSA**

Balance will respond to comments provided on the draft WSA and prepare a final version of the WSA for submittal with the EIR. It is assumed that a limited effort will be required to address comments, and that there will be no substantive changes requested to analyses or wholesale changes to the discussion within the document.

### **Deliverables**

- ▲ Draft and Final WSA - electronic submittal (PDF)

## **SCHEDULE**

Ascent can begin work immediately after receipt of notice to proceed (NTP). The following table presents a preliminary schedule for the project. This schedule is subject to review by the County and will be revised during Task 1 and as needed throughout the course of the project to accommodate any unanticipated delays resulting from projects changes, extended review times, and the like.

The Ascent team will manage the project so that the schedule established at the beginning is maintained to the degree it is under our control.

<b>Work Product/Milestone</b>	<b>Weeks from NTP</b>
Receipt of NTP	-
<b>Task 1: Project Initiation and Kickoff</b>	
Project Initiation Meeting	1
Information Needs Request	2
Information Needs Response	4
<b>Task 2: Peer Review of Technical Studies</b>	
Submit peer review memo	6
<b>Task 3: Project Description</b>	
Draft Project Description submitted to Applicant and County	8
Draft Project Description review complete, and Project Description finalized	10
<b>Task 4: NOP and Scoping Meeting</b>	

<b>Work Product/Milestone</b>	<b>Weeks from NTP</b>
Draft NOP submitted to Applicant and County	10
Draft NOP review complete, and NOP finalized	12
Public Release of NOP	13
End of 30-day NOP public review	18
<b>Task 5: Administrative Draft EIR</b>	
ADEIR submitted to Applicant and County	24
ADEIR review complete	28
<b>Task 6: Screencheck Draft EIR</b>	
Screencheck Draft EIR submitted to Applicant and County	31
Screencheck Draft EIR review complete	34
<b>Task 7: Public Draft EIR</b>	
Public release of Draft EIR	35
End of 45-day public review	42
<b>Task 8: Administrative Final EIR</b>	
AFEIR submitted to Applicant and County	48 <sup>1</sup>
AFEIR review complete	52
<b>Task 9: Screencheck Final EIR</b>	
Screencheck Final EIR and MMRP submitted to Applicant and County	55
Screencheck Final EIR and MMRP review complete	58
<b>Task 10: Final EIR</b>	
Public Final EIR and MMRP finalized	60 weeks
<b>Task 11: Project Management and Meetings</b>	
Project management and attend meetings as needed	Ongoing
<b>Optional Task 1: Water Supply Assessment</b>	
Draft WSA	6
Final WSA	8
Note:	
1. The AFEIR submittal schedule assumes that a minor to moderate level of public comments is received, and no additional technical analysis would be required to respond to comments.	

**ATTACHMENT B**  
**PRICE PROPOSAL**  
**NAPA VALLEY LOGISTICS CENTER**  
**ACCESSOR'S PARCEL NUMBERS 057-240-019 TO -029**

The proposed price for the **Napa Valley Logistics Center** is presented on the attached spreadsheet.

Please note that the price is estimated based on a good faith effort and current understanding of the project. Variations in approach, issues, and deliverables can adjust the contract price. If selected, Ascent is very interested in listening to the Applicant's and County's needs and willing to revise the scope of work and price to meet their expectations.

### **ASSUMPTIONS**

1. **Lump-Sum Price.** The proposal is a lump-sum price to perform the proposed scope of work. Monthly invoices will be submitted based on percentage of progress toward completion occurring in each billing period. If desired, work can instead be authorized on a time-and-materials basis, with work billed monthly.
2. **Price and Staff Allocation to Tasks.** Labor, subconsultant, and other direct costs have been allocated to tasks to determine the total budget. Ascent may reallocate costs and labor resources, as needed, as long as the total contract price is not exceeded.
3. **Billing Rates.** Costs were determined based on the proposed scope of work and Ascent's current billing rates. Any budget augmentations or contract amendments in subsequent years will be calculated using updated billing rates, unless precluded by contract terms.
4. The Applicant will work with the prepares of existing technical studies to revise the studies if required.
5. The County will be responsible for the production of public mailing list, posting notices (including, NOP, NOA, and NOD) at the County Clerk Office, posting notices to the newspaper, and local distribution of the notices.
6. The Applicant will be responsible for issuing a check to the County to cover applicable recording and CDFW fees.
7. The County will be responsible for conducting all required AB 52 consultation meetings.
8. The Applicant will work with Fehr & Peers and the County to identify Transportation Demand Management strategies to reduce total project VMT impact.
9. The Applicant will provide a project-specific Phase I ESA.
10. Pre-processed AERMOD-ready meteorological data will be available online to be used in the air dispersion model for HRA.



11. Up to 80 hours of technical staff time are adequate to respond to public comments on the Draft EIR. The AFEIR submittal schedule assumes that a minor to moderate level of public comments are received, and no additional technical analysis would be required to respond to comments. A budget modification may be required if responses to comments exceed the level of effort assumed in this scope.
12. The County will prepare the CEQA Findings document.
13. In addition to the kick-off meeting, the Ascent management team will attend up to 30 project team virtual meetings and attend up to three public meetings/hearings. A budget modification may be required if additional meetings are requested.
14. Estimates of water demand for various aspects of the project (consumptive use, irrigation, etc.) will be provided to Balance by the Applicant, the County, or other source.
15. Long-term water supply and municipal demand for the area will be based on information in the City of American Canyon's UWMP.
16. A limited effort will be required to address comments on the draft WSA. A budget modification may be required if extensive comments are received that require detailed response or adaptation of the analysis.

**PRICE PROPOSAL**  
Napa Valley Logistics Center

28-Jun-24

hourly rate:

			Parker Principal \$280	Brownlow Director \$290	Cai Project Manager \$195	Cunningham Architectural Historian \$200	Mora Archaeologist \$150	Antoniou Sr AQ/GHG/Noise \$235	Amini Sr Transportation \$150	Gian/Wilson AQ/GHG/Energy \$175	Savignano Transportation/ Noise \$135	Fuller Sr Biologist \$185	Leeman Sr Biologist \$320	Bottomley Env Planner \$140	Hakanson Tech Review \$130	Graphics/ GIS \$130	WP \$125	Administrative \$150	
<b>Task 1: Project Initiation and Kickoff</b>																			
	<b>Price</b>	<b>Hours</b>																	
Kickoff Meeting	\$ 2,950	14	2	2	8													2	
Information Needs List	\$ 8,320	43	2	4	8	5		2	2	2	4	2	2	8				2	
<b>Subtotal, Task 1</b>	<b>\$ 11,270</b>	<b>57</b>	<b>4</b>	<b>6</b>	<b>16</b>	<b>5</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	
<b>Task 2: Peer Review Technical Studies</b>																			
	<b>Price</b>	<b>Hours</b>																	
Peer review memo	\$ 16,865	87	2	4	16	16		4	16			16	4	8				1	
<b>Subtotal, Task 2</b>	<b>\$ 16,865</b>	<b>87</b>	<b>2</b>	<b>4</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>4</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	
<b>Task 3: Project Description</b>																			
	<b>Price</b>	<b>Hours</b>																	
Draft Project Description	\$ 9,180	54	2	4	16									20	4	4	4		
Final Project Description	\$ 3,620	20	1	2	8									4	1	2	2		
<b>Subtotal, Task 3</b>	<b>\$ 12,800</b>	<b>74</b>	<b>3</b>	<b>6</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>0</b>	
<b>Task 4: Notice of Preparation and Scoping Meeting</b>																			
	<b>Price</b>	<b>Hours</b>																	
Notice of Preparation	\$ 3,515	21		2	6									8			4	1	
Scoping Meeting Preparation	\$ 6,170	32	2	4	16									4		4	2		
<b>Subtotal, Task 4</b>	<b>\$ 9,685</b>	<b>53</b>	<b>2</b>	<b>6</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>8</b>	<b>3</b>	<b>0</b>	
<b>Task 5: Administrative Draft EIR</b>																			
	<b>Price</b>	<b>Hours</b>																	
Executive Summary	\$ 5,360	31	1	4	6									16	2		2		
1 - Introduction	\$ 3,405	19	1	2	6									8	1		1		
2 - Project Description	\$ 890	4	1	1	1												1		
3 - Environmental Analysis Introduction	\$ 1,775	10	1	1	2									4	1		1		
3.1 Aesthetics	\$ 6,860	46	1	1	4									32	2	4	2		
3.2 Air Quality	\$ 30,950	170	2	2	4			16		140					2	2	2		
3.3 Biological Resources	\$ 8,480	46	2	2	2							32			4	2	2		
3.4 Cultural and Tribal Cultural Resources	\$ 8,095	49	2	2	3	4	32								2	2	2		
3.5 Energy	\$ 7,925	43	1	1	4			4		30					2		1		
3.6 Geology, Soils, and Paleontological Resources	\$ 6,630	43	1	2	4									32	2		2		
3.7 Greenhouse Gas Emissions and Climate Change	\$ 11,375	59	2	2	4			12		35					2		2		
3.8 Hazards and Hazardous Materials	\$ 5,510	35	1	2	4									24	2		2		
3.9 Hydrology and Water Quality	\$ 6,630	43	1	2	4									32	2		2		
3.10 Noise and Vibration	\$ 14,695	97	2	2	4			8			75				2	2	2		
3.11 Public Services	\$ 6,890	45	1	2	4									32	2	2	2		
3.12 Transportation and Circulation	\$ 7,910	51	1	4	4				4		32				2	2	2		
3.13 Utilities and Service Systems	\$ 6,910	44	2	2	4									32	2		2		
3.14 Wildfire	\$ 3,965	24	1	2	4									12	2	2	1		
4 Cumulative Impacts	\$ 10,900	66	2	4	12					6	4			32	2	2	2		
5 Other CEQA Required Sections	\$ 3,550	20	2	2	4									8	2		2		
6 Alternatives	\$ 13,880	72	4	8	40									8	2	2	8		
7 List of Preparers	\$ 795	5			2									2			1		
8 References	\$ 2,630	18			4									4	8		2		
<b>Subtotal, Task 5</b>	<b>\$ 176,010</b>	<b>1040</b>	<b>32</b>	<b>50</b>	<b>130</b>	<b>4</b>	<b>32</b>	<b>40</b>	<b>4</b>	<b>211</b>	<b>111</b>	<b>32</b>	<b>0</b>	<b>278</b>	<b>48</b>	<b>22</b>	<b>46</b>	<b>0</b>	
<b>Task 6: Screencheck Draft EIR</b>																			
	<b>Price</b>	<b>Hours</b>																	
Screencheck Draft EIR	\$ 25,660	132	4	16	40	4		4	4	16	8	4	4	24			4		
<b>Subtotal, Task 6</b>	<b>\$ 25,660</b>	<b>132</b>	<b>4</b>	<b>16</b>	<b>40</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>16</b>	<b>8</b>	<b>4</b>	<b>4</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	
<b>Task 7: Public Draft EIR</b>																			
	<b>Price</b>	<b>Hours</b>																	
Public Draft EIR	\$ 5,880	36	2	2	8									12			12		
<b>Subtotal, Task 7</b>	<b>\$ 5,880</b>	<b>36</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	
<b>Task 8: Administrative Final EIR</b>																			
	<b>Price</b>	<b>Hours</b>																	
Administrative Final EIR	\$ 32,480	170	8	32	40	2		8	2					50	12	4	12		
<b>Subtotal, Task 8</b>	<b>\$ 32,480</b>	<b>170</b>	<b>8</b>	<b>32</b>	<b>40</b>	<b>2</b>	<b>0</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>12</b>	<b>4</b>	<b>12</b>	<b>0</b>	
<b>Task 9: Screencheck Final EIR</b>																			
	<b>Price</b>	<b>Hours</b>																	
Screencheck Final EIR	\$ 10,610	54	4	8	24									16			2		
<b>Subtotal, Task 9</b>	<b>\$ 10,610</b>	<b>54</b>	<b>4</b>	<b>8</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	
<b>Task 10: Final EIR</b>																			
	<b>Price</b>	<b>Hours</b>																	
Final EIR	\$ 5,400	30	2	4	8									8			8		
<b>Subtotal, Task 10</b>	<b>\$ 5,400</b>	<b>30</b>	<b>2</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	



Task 11: Project Management and Meetings	Price	Hours															
Project Management and Meetings	\$ 25,520	112	16	32	48												16
Public Meetings/Hearings	\$ 11,400	52	8	12	24											8	
<b>Subtotal, Task 10</b>	<b>\$ 36,920</b>	<b>164</b>	<b>24</b>	<b>44</b>	<b>72</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>16</b>

<b>LABOR SUBTOTAL</b>	<b>\$ 343,580</b>	<b>1897</b>	<b>87</b>	<b>178</b>	<b>400</b>	<b>31</b>	<b>32</b>	<b>58</b>	<b>28</b>	<b>229</b>	<b>123</b>	<b>54</b>	<b>10</b>	<b>440</b>	<b>65</b>	<b>40</b>	<b>106</b>	<b>16</b>
	\$ 24,360	\$ 51,620	\$ 78,000	\$ 6,200	\$ 4,800	\$ 13,630	\$ 4,200	\$ 40,075	\$ 16,605	\$ 9,990	\$ 3,200	\$ 61,600	\$ 8,450	\$ 5,200	\$ 13,250	\$ 2,400		

REIMBURSABLE EXPENSES	Price	Hours
Printing	\$ 750	
Reproduction	\$ 250	
Mileage / Parking / Travel	\$ 500	
Postage	\$ 200	
Cultural Records Search	\$ 1,000	
<b>TOTAL PRICE</b>	<b>\$ 346,280</b>	

**ASSUMPTIONS**  
 Assumptions that explain the basis of the proposed price are enclosed and are an integral part of this proposed scope for work for services.

**OPTIONAL TASKS**

The following task is presented as optional service and is contingent upon authorization of the client.

Task 1	Balance Hydrologics Water Supply Assessment	Price	Hours														
	Water Supply Assessment	\$ 18,107															
	Ascent Review Water Supply Assessment	\$ 765	4		1	1								2			
	Administrative Cost (5%)	\$ 905															
	<b>Subtotal, Optional Task 1</b>	<b>\$ 19,777</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>		

<b>TOTAL PROPOSED COST (including Optional Task 1)</b>	<b>\$ 366,057</b>	<b>0</b>															
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