

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA: 4.D.1
AGENDA DATE: June 2, 2026

SUBJECT:

Approval of a Second Amendment to the Professional Services Agreement with Ascent Environmental, Inc. for the Preparation of a Programmatic Environmental Impact Report for the Salida Community Plan and a Salida Incorporation Feasibility Analysis

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2026-0286

On motion of Supervisor B. Condit Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: MARY E. HARTSFIELD, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:4.D.1
AGENDA DATE: June 2, 2026

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: NO

SUBJECT:

Approval of a Second Amendment to the Professional Services Agreement with Ascent Environmental, Inc. for the Preparation of a Programmatic Environmental Impact Report for the Salida Community Plan and a Salida Incorporation Feasibility Analysis

STAFF RECOMMENDATION:

1. Approve the Second Amendment to the Professional Services Agreement with Ascent Environmental, Inc. in the amount of \$50,000, for a new not-to-exceed total of \$904,950, for the preparation of a Programmatic Environmental Impact Report for the Salida Community Plan and a Salida Incorporation Feasibility Analysis.
2. Authorize the General Services Agency Director/Purchasing Agent, or designee, to execute the Second Amendment to the Professional Services Agreement with Ascent Environmental, Inc. for environmental consulting services, in the amount of \$50,000.

DISCUSSION:

On July 23, 2024, the Stanislaus County Board of Supervisors (Board) authorized the Director of Planning and Community Development to negotiate and sign an agreement with Ascent Environmental, Inc. (Ascent) to provide environmental consulting services for the preparation of the Programmatic Environmental Impact Report (PEIR) for the Salida Community Plan and a Salida Incorporation Feasibility Analysis, in an amount not to exceed \$899,000. On July 22, 2025, the Board approved a Memorandum of Understanding with the City of Modesto to allow the reimbursement for costs to the City related to the preparation of a water supply assessment (WSA) and water system evaluation (WSE) by the City. This authorization decreased the Ascent agreement to \$854,950, which has been reflected in a First Amendment to the agreement for Professional Services.

As Ascent's work progresses, it has been identified that additional funding is necessary to cover the costs of added analysis to fully address comments on roadway cross-sections and associated stormwater collection infrastructure cost estimates. Accordingly, an amendment to the contract to add \$50,000 to the budget is being requested to cover the cost of the added analysis; this increase includes \$8,450 as a contingency to cover additional unexpected costs. The new total not-to-exceed budget amount would be \$904,950.

On May 12, 2026, the Board approved the Third Quarter Financial Report for Fiscal Year 2026 which included the use of \$50,000 of Appropriations for Contingencies to cover the costs associated with the additional analysis, and associated administration needed (\$41,550), and to provide for contingency (\$8,450) in the event additional work or analysis is needed to complete the work.

This requested increase in the Ascent agreement budget will be reflected in a Second Amendment to the agreement for Professional Services. The amended Scope of Work, Exhibit A, of the Amendment also reflects an update to the project schedule. The Board consideration of the final PEIR was initially anticipated to occur in late-2025; however, due to delays with the preparation of the WSA and WSE and the need for the additional analysis the Boards consideration of the final PEIR is now anticipated in late-2026.

POLICY ISSUE:

The County’s purchasing policy (Board Resolution No. 2025-0376) requires Board of Supervisors’ approval for contracts exceeding \$200,000 per contract year, and for multi-year contracts which exceed \$200,000 during the term of the contract. This requirement is based upon California Government Codes §25212, et seq, and §25502.5, et seq., which establish the powers of the Board of Supervisors and the Purchasing Agent.

FISCAL IMPACT:

The approved budget for the Salida Community Plan PEIR effort is \$1,117,360 which includes the following:

- Ascent Agreement for the PEIR and Incorporation Feasibility Analysis: \$854,950
- City of Modesto WSA and WSE Reimbursement: \$112,410
- County Staff Time: \$150,000

The costs are funded by \$751,140 in one-time General Fund investment, \$291,220 in Salida Planning Efforts fund balance, and \$75,000 in Salida Incorporation Study fund balance.

This request will increase the Ascent Agreement to \$905,950, a \$50,000 increase to be funded by a transfer from Appropriations for Contingencies, as approved on May 12, 2026, as part of the Fiscal Year 2026 Third Quarter Financial Report. If approved, the total one-time General Fund investment will increase to \$801,040.

The fee program to be developed as part of the PEIR effort will include a fee to reimburse the County for General Fund monies used in the implementation of the Salida Community Plan.

BOARD OF SUPERVISORS’ PRIORITY:

Approval of this action supports the Board’s priority of *Supporting a Strong and Safe Community, Supporting a Healthy Community, Developing a High-Performing Economy, Delivering Efficient Public Services, and Enhancing Community Infrastructure* by supporting preparation of an environmental assessment and development of infrastructure plans needed for implementation of the Salida Community Plan.

STAFFING IMPACT:

Existing staff will oversee efforts authorized by this item.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director
Telephone: (209) 525-6330

Kristy Doud, Planning and Community Development Deputy Director of Planning Services
Telephone: (209) 525-6330

ATTACHMENT(S):

1. Amendment to Professional Services Agreement
2. Levine Act Disclosure Statement

SECOND AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

This Amendment is made and entered by and between the County of Stanislaus (hereinafter referred to as “County”) and Ascent Environmental, Inc., a California Corporation (“Consultant”), effective as of June __, 2026 for and in consideration of the premises and the mutual promises, covenants, terms and conditions hereinafter contained.

Whereas, County and Consultant entered into an agreement dated July 24, 2024 (“Agreement”) for the provision of services involving environmental consulting services for the County’s Planning and Community Development Department with a total budget of \$899,000; and

Whereas, a First Amendment to Agreement was authorized on May 26, 2026, to reduce the budget by \$44,050, to a total of \$854,950, reflecting removal of a Water Supply Analysis and Water System Verification from the scope of services, and to shift \$37,000 in funds from Consultant’s Task 4: Final PEIR to Task 10: Fee Assessment Study, to allow work under the current approved scope of services to continue until additional funding has been approved to replenish the Task 4 budget; and

Whereas, the County Board of Supervisors authorized an increase of \$50,000 to the overall budget on May 12, 2026; and

Whereas, this Second Amendment reflects an increase in \$50,000 to the budget, for a new total budget of \$904,950, in order to fund all tasks in the scope of services, as well as an additional \$4,550 for administrative costs, and \$8,450 for contingency in the event additional work or analysis needed to implement the scope of services is identified; and

Whereas, Section 17 of Agreement for Professional Services allows for amendments between the parties; and

Whereas, Exhibits A and C of the Agreement have been modified, as amended and incorporated herein, and attached as “Attachment 1” hereto.

Now, therefore the parties agree to the following:

1. This Amendment acknowledges the increase of the Consultant’s budget. Parties agree that the cumulative amount of \$50,000 will be added to the budget, as reflected in Attachment 1. The total budget for Agreement has therefore been revised to \$904,950.

The foregoing is an amendment to the Agreement, and no other express or implied modification or amendment is intended or shall be construed here from. All other terms and conditions of the Agreement shall remain in full force and effect.

[Signatures on next page.]

IN WITNESS WHEREOF, the parties have executed this First Amendment on the day and year first hereinabove written.


“County”

“Consultant”

COUNTY OF STANISLAUS

ASCENT ENVIRONMENTAL, INC.

By: _____
Andrew Johnson
GSA Director / Purchasing Agent

By: 
Gary Jakobs (May 19, 2026 14:50:52 PDT)

APPROVED AS TO CONTENT:

By: Angela Freitas
Angela Freitas (May 21, 2026 15:03:50 PDT)
Angela Freitas, Director
Planning and Community Development

APPROVED AS TO FORM:
STANISLAUS COUNTY COUNSEL
Thomas E. Boze, County Counsel


By: 
Rod A. Attebery (May 21, 2026 15:03:05 PDT)
Rod A. Attebery
County Counsel Office

EXHIBIT A

A. SCOPE OF WORK

The Consultant will undertake the tasks listed below in the preparation of a Program Environmental Impact Report (PEIR) for the Salida Community Plan, a 3,383-acre area with a proposed mix of uses, including 2,029 acres of employment uses (27,783 employees), 1,110 acres of residential uses (5,000 dwelling units supporting a population of 15,063), regional and local parkland, a wastewater treatment plant capable of producing reclaimed water, transportation improvements, agricultural mitigation, and other uses. ~~A Water Supply Analysis (WSA) meeting the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15155 will also be prepared.~~

In addition, the consultant will oversee the preparation of an Infrastructure Study and Transportation Report, to help build information around the plan and inform the CEQA analysis, and a Municipal Incorporation Feasibility Analysis. In undertaking the tasks listed below, the Consultant will work closely with the County in the preparation and processing of the CEQA documentation to ensure it conforms to and meets the requirements of the State CEQA Guidelines and Statutes, as well as the latest case law judgments that could affect the analysis and methodology, and that it sufficiently addresses the project. The Consultant also will work as an extension of the County's staff throughout the process at every critical juncture to weigh in on CEQA implications.

Task 1: Project Initiation/Kickoff

Ascent will hold a project kickoff meeting with the County to discuss the project, resources available, specific tasks and approach, project schedule, and communication protocols. It will be important to discuss the County's desires regarding the Salida Community Plan PEIR, community sensitivity, key stakeholders, and considerations as we move forward. We will also need to agree on the format for the PEIR. It is assumed that this will be a 1½-hour meeting and will be attended by two Ascent team members. It is assumed that this meeting will be virtual, but we are able to attend in person if desired.

A portion of this task is also dedicated to mobilizing our team internally, holding a project start-up meeting, and administrative activities in project initiation.

Task 2: Project Scoping (Notice of Preparation and Scoping Meeting)

Ascent will prepare a Notice of Preparation (NOP) for review by the County. The purpose of the NOP will be to establish the scope of environmental review by identifying potentially significant impacts and issues that may be of concern to agencies and members of the public. Ascent will prepare an administrative draft NOP for County review and will revise and resubmit a second draft prior to publishing if changes are required. It is assumed that the County is responsible for compiling the mailing list and distribution of the NOP.

Ascent will work with the County to plan and facilitate a public scoping meeting. We assume that the scoping meeting will be held in person in the Salida Library, unless alternative input is received. Ascent will prepare meeting materials, including a PowerPoint presentation, sign-in sheets, and speaker cards; lead the presentation; facilitate public input; take meeting notes; and provide a summary of community input.

Task 3: Draft PEIR

Ascent will prepare a complete CEQA-compliant Administrative Draft PEIR, which will be the initial draft for the County's review. We anticipate that up to an administrative and a screencheck draft may be necessary before preparation and publication of the public Draft PEIR. The Draft PEIR will include the required contents, as described below.

Project Description

Ascent will use the project description included in the initiative. The project description may be further updated to include features developed through the infrastructure analysis, including backbone infrastructure (utilities, roadways, drainage) that would serve the Salida Community Plan.

Environmental Analysis

The PEIR will address potentially significant environmental issues that are carried forward following the scoping. Each topic will include an environmental setting, followed by the impact analysis with supporting narrative discussion for each environmental topic. Additionally, conclusions available from studies and resources will be synthesized and presented. Mitigation measures and standard conditions of approval may potentially be required to address significant impacts. All conclusions will be substantiated with evidence. The Salida Community Plan (Appendix I-A8 of the Stanislaus County General Plan) will be reviewed for all topics relevant to the plan including the initiative, including land use designations, zoning ordinance, policies pertaining to agriculture, circulation, parks and trails, public utilities and facilities, wastewater treatment, and water supply. Based on available information, Ascent anticipates detailed analysis of the following resource areas:

- ▶ Aesthetics
- ▶ Agricultural Resources
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural and Tribal Cultural Resources
- ▶ Energy
- ▶ Greenhouse Gas Emissions
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Noise
- ▶ Population, Employment and Housing
- ▶ Public Services and Utilities
- ▶ Transportation

Cumulative Impacts

Ascent will assess potential cumulative impacts of past, present, and reasonably foreseeable future projects. We will include other projects in the Salida community as well as major projects in Modesto and Ripon where such projects have the potential to contribute to a cumulative effect. We will identify whether significant cumulative impacts may exist and the project's relative contribution and whether such impacts may be deemed cumulatively considerable. Mitigation measures will be developed where appropriate.

Alternatives

Pursuant to State CEQA Guidelines Section 15126.6, the PEIR will consider and evaluate a reasonable range of alternatives to the Salida Community Plan. Because the Salida Community Plan was adopted by initiative, alternatives may be limited, but we will work with the County to identify and screen alternatives that could feasibly attain the project objectives but avoid or substantially lessen any of the significant effects of the Salida Community Plan. The

impacts of the alternatives will be evaluated at a qualitative level in comparison to the impacts of the initiative. An environmentally superior alternative will be identified, and an explanation included to substantiate the conclusions.

Other CEQA Sections

CEQA has specific requirements for the contents of an EIR. Ascent will provide the County with a complete PEIR, containing all sections required by CEQA, including the following:

- Significant Environmental Effects Which Cannot Be Avoided. This section will clearly and succinctly summarize significant and unavoidable environmental effects of the proposed project as evaluated in the PEIR (pursuant to CEQA Guidelines Section 15126.2[b]).
- Growth-Inducing Impacts of the Proposed Project. This section will qualitatively evaluate the project's potential to induce growth and subsequent environmental impacts that would occur (pursuant to CEQA Guidelines Section 15126.6[d]).
- Significant Irreversible Environmental Changes. This section will identify significant and irreversible environmental changes, such as use of nonrenewable resources (pursuant to CEQA Guidelines Section 15126.2[c]).

Administrative Draft, Second Administrative (Screencheck) Draft, and Public Draft PEIR

Ascent will compile the Administrative Draft PEIR, and the project management team will conduct a quality assurance review. Once completed, we will submit the Administrative Draft PEIR to the County for review. We will address the County's comments on the Administrative Draft PEIR and will prepare a second Administrative Draft PEIR for review. Upon satisfactory completion of the second Administrative Draft PEIR (or "screencheck" PEIR), Ascent will prepare the public Draft PEIR, addressing the County's final review comments.

We will prepare and file the Notice of Availability (NOA), including notification of a public meeting to receive comments on the Draft PEIR, and the Notice of Completion (NOC) for filing with the State Clearinghouse. We assume that the County will be responsible for updates to the distribution list used for the Draft PEIR scoping; all electronic transmittals of the NOA, NOC, and PEIR (including to the State Clearinghouse); any hard copies and/or mailing; as well as for any media notices.

Draft PEIR Public Meeting

Ascent will support the County in facilitating a public meeting to present the results of and solicit public comments on the Draft PEIR. Like the scoping meeting, we assume that the Draft PEIR meeting will be in person, likely in conjunction with a regular meeting of the Salida MAC. Ascent will prepare meeting materials, including a PowerPoint presentation, sign-in sheets, and speaker cards; lead delivering the presentation; take meeting notes; and provide a summary of community input. The Draft PEIR meeting will be attended by two Ascent team members.

Task 4: Final PEIR

At the close of the public review period of the Draft PEIR, Ascent assumes that the County will provide a complete set of public comments. Because of the ongoing community interest, we anticipate a substantial effort with regard to responses to comments. We will implement a systematic approach to organizing, coding, preparing, and tracking responses to comments. We will prepare responses to the comments received, including those received during public meetings. We have budgeted 150 hours to address public/agency comments. Should additional hours be required or if substantial comments are

received, we would work with the County to discuss a path forward and a potential scope and budget amendment.

In addition to the numbered and bracketed comments and responses, the Administrative Final PEIR will include a summary of the Salida Community Plan and a discussion of any text changes to the Draft PEIR that resulted from public comments or were otherwise initiated by County staff. The responses to comments and Administrative Final PEIR will be submitted to the County for review and comment. A second Administrative (screencheck) Final PEIR will be provided prior to finalizing.

Task 5: Mitigation Monitoring and Reporting Plan

At the close of the public review period and in combination with preparation of the Final PEIR, Ascent will prepare a draft and final Mitigation Monitoring and Reporting Plan (MMRP) for the County to adopt. The MMRP will include summary of the mitigation, method, timing, and responsible party for implementation. One round of review for the draft MMRP is assumed.

Task 6: Findings, Statement of Overriding Considerations, and Notice of Determination

Ascent will prepare draft CEQA Findings of Fact and a Statement of Overriding Considerations (Findings/SOC). The Findings/SOC will specify which mitigation measures have been incorporated into the project and those measures that have not, and will explain why certain measures, if any, are found to be infeasible. If applicable, the Findings/SOC will also identify which of the feasible project alternatives could reduce adverse environmental effects but are not being implemented, with an explanation as to why they would be infeasible. Ascent will prepare an administrative draft of the Findings/SOC for review and comment. Upon receipt of comments from the County, we will finalize the Findings/SOC and will submit each document electronically to the County for its use.

Ascent will prepare the Notice of Determination (NOD) for the project. We assume that the County will file the NOD with the State Clearinghouse and the County Clerk and provide the California Department of Fish and Wildlife (CDFW) document filing fee when the NOD is submitted.

Task 7: Project Management and Meetings

The Ascent project management team will devote effort each week to ensure an efficient and timely process for project execution. We will refine the schedule included in this proposal prior to the kickoff meeting and will maintain and update the schedule throughout the environmental review process. Our project manager will track the critical path and inform the County of critical milestones that may be at risk. Other typical tasks would include cost tracking, budget management, participation in conference/video-call meetings, and unscheduled phone calls and email communication, as needed. This task also includes the management and oversight of subconsultants. We have budgeted for participation in up to 15 conference-call meetings (two team members at 1 hour each).

Ascent will also support the County during public meetings. We will prepare presentation materials related to the CEQA process and conclusions, and we will prepare to present information and answer questions at public meetings, as requested. We have included preparation for and attendance in person at up to three Planning Commission and/or Board of Supervisors meetings (two team members at 4 hours each). If additional public meetings are needed, we will discuss with the County and consider whether a budget augment may be necessary.

Task 8: Transportation Study

Fehr & Peers, or other mutually agreed upon alternative, will complete the following tasks to support the project team with the preparation of the PEIR for the Salida Community Plan. The transportation study does not include design recommendations for road configurations in the plan area and will be based upon the County's most current infrastructure plans. Fehr & Peers will prepare a technical memorandum summarizing the assumptions, methodologies, and results of the modeling.

- ▶ Data Collection
- ▶ Travel Demand Forecasting
- ▶ Vehicle Miles Traveled Modeling (Transportation)
- ▶ Inputs for Other Resource Areas

Task 9: Infrastructure Study

West Yost, or other mutually agreed upon alternative, will conduct an infrastructure study that identifies existing conditions, planned improvements, and potential constraints resulting from development related to water, wastewater, and stormwater. ~~West Yost will also prepare a WSA and Water Supply Verification for the Salida Community Plan to meet the requirements of SB 610 and SB 221, respectively. The buildout potable water demands will be used in the WSA. West Yost will then conduct an evaluation of available water supplies and their ability to meet the Salida Community Plan's future water demands under normal, single dry and multiple dry year conditions. Since the City of Modesto supplies water to the Salida area, the City's most recent Urban Water Management Plan from 2020 will be referenced to evaluate supplies. A draft WSA will be prepared and submitted for review and comment by Ascent and County, and a final WSA will be prepared and submitted based on consolidated comments received on the draft WSA.~~

Task 10: Fee Assessment Study

West Yost

Once improvements are identified for the ~~potable water~~, wastewater collection and treatment, and/or storm drainage systems in the Infrastructure Study, high-level construction cost estimates will be developed for these improvements. All cost estimates will be provided as Class 5 estimates, consistent with the classification system established by the Association for the Advancement of Cost Estimating International.

Mid Valley Engineering

Mid Valley Engineering (MVE), or other mutually agreed upon alternative, will provide preliminary cost estimates for the purposes of assessments and Community Financing District (CFD) creation for roadways, parks and trails based upon typical cross sections, lengths, locations, and areas provided to MVE for the Salida Community Plan.

Economic & Planning Systems, Inc.

Economic & Planning Systems, Inc (EPS) will prepare the following technical analyses.

Public Facilities Financing Plan

EPS will leverage information from the County initiative, current Salida Community Plan effort, and the EIR to assemble planned land uses, estimated costs for infrastructure and public facilities, and existing fees and assessments; document anticipated sources and uses of financing; and outline the proposed financing strategy for plan implementation. The specific subtasks EPS will complete to prepare the Public Facilities Financing Plan are:

- ▶ Assemble Project Land Use Information and Collect Data
- ▶ Allocate Improvement Costs
- ▶ Identify Financing Mechanisms and Strategy
- ▶ Analyze Cost Burdens and Financial Feasibility
- ▶ Prepare Entitlement Cost Reimbursement Approach
- ▶ Prepare Public Facilities Financing Plan

Governance Strategy and Urban Services Plan

The Urban Services Plan is the document that translates the County's policies, preferences, and practices into specific services plans for the Salida Community Plan area. These specific services plans will describe how and when urban services are extended to the Salida Community Plan area and will estimate the unit costs of these services. Given the likely multiyear period over which development will occur, this plan must respond to a carefully crafted plan for phasing extension of major infrastructure, related operations and maintenance, and municipal services. The specific subtasks EPS will complete to prepare the Governance Strategy and Urban Services Plan are:

- ▶ Evaluate Salida Community Plan Governance Approach
- ▶ Prepare Project Description, Forecast, and Development Phasing
- ▶ Urban Service Requirements and Cost Estimates
 - County Municipal Services
 - Independent Agency Services
 - Community Plan Area Urban Services
- ▶ Urban Services Financing Strategy

Municipal Incorporation Initial Feasibility Analysis

EPS will prepare an Initial Feasibility Analysis (IFA) for the County in a format similar to what one would expect to see in a subsequent Comprehensive Fiscal Analysis (CFA), should the process continue past the IFA stage. In many cases, an IFA is intended to identify "critical success factors" for incorporation or "fatal flaws" that may present significant barriers to financial feasibility, while also highlighting issues for further research and analysis, should a full CFA be prepared. It is important to note that the IFA will focus on a new operating budget for the proposed Salida Community. As such, the analysis will not include an analysis of deferred or future capital improvement expenditures for public infrastructure or facilities. The only portion of the IFA pertaining to physical improvements will be an examination of physical space needed for new city staff and new roadway maintenance obligations the new city will inherit. The IFA will focus on an initial proposed incorporation boundary that is coterminous with the Salida Community Plan boundary in the initiative. The specific subtasks EPS will complete to prepare the Municipal Incorporation Initial Feasibility Analysis are:

- ▶ Project Initiation
- ▶ Baseline Conditions Profile
- ▶ Prepare Public Services Plan
- ▶ Prepare Municipal Budget Analysis
 - Identify Municipal Revenues
 - Identify Municipal Costs
 - Prepare Information on Comparable Cities
- ▶ Identify Impacts and Affected Agencies
- ▶ Prepare IFA

Fiscal Impact Analysis (Optional)

In the course of evaluating governance and urban services funding, the County may determine that it is useful to have a fiscal impact analysis prepared for the Salida Community Plan area. The Fiscal Impact Analysis (FIA) would inform how development in the Salida Community Plan would impact the County’s General Fund and to what extent additional services funding mechanisms may be required. If this optional task is completed, EPS will prepare the analysis to estimate revenues generated through property tax, sales tax, and other County revenue sources with the cost of providing County services to the plan. The specific subtasks EPS will complete to prepare the FIA are:

- ▶ Confirm Projects Assumptions with County
- ▶ Perform Budget Analysis and Identify Fiscal Issues
- ▶ Forecast Public Service Costs
- ▶ Forecast Public Revenues
- ▶ Analyze Net Fiscal Effects

EPS will summarize, in a concise memorandum with supporting appendices, the research, analysis, and conclusions of the work described above.

B. Schedule and Budget

Consultant shall complete the work on a mutually acceptable schedule, consistent with the following:

TASK	Duration	Approximate Schedule
Task 1. Project Initiation/Kickoff		Mid-July 2024
Task 2. Project Scoping: Admin Draft NOP	2 weeks	Late July/Early August 2024
Task 2. Project Scoping: Public Draft NOP	2 weeks	Mid-August 2024
Task 2. Project Scoping: Public Meeting	2 weeks	Late August 2024
Data Needs Memo	2 weeks (from kickoff)	Late July/Early August 2024
Receipt of Data Needs from County	2 weeks	Mid-August 2025
Task 8: Traffic Modeling (Fehr & Peers)/Task 9: Infrastructure Report (West Yost)	10 weeks	Late October 2025
Task 3. Draft PEIR: Administrative Draft	10 weeks	May 2026
Task 3. Draft PEIR: Administrative Draft Comments from County	3 weeks	June 2026
Task 3. Draft PEIR: Screencheck Draft	3 weeks	July 2026
Task 3. Draft PEIR: Screencheck Draft Comments from County	2 weeks	July 2026
Task 3. Draft PEIR: Public Draft	2 weeks	July 2026
Task 3. Draft PEIR: Public Review period and public meeting	8 weeks	July 2026

Task 4. Final PEIR: Administrative Final	4 weeks	September 2026
Task 4. Final PEIR: Administrative Final Comments from County	2 weeks	October 2026
Task 4. Final PEIR: Screencheck Final	2 weeks	October 2026
Task 4. Final PEIR: Screencheck Final Comments from County	2 weeks	November 2026
Task 4. Final PEIR: Public Final	2 weeks	November 2026
Task 5. MMRP/ Task 6. Findings/SOC/NOD	2 weeks	December 2026

*Note that a separate schedule will be prepared for Task 10 (Fee Assessment Study). Task 10 will be generally initiated and prepared concurrent with the PEIR.

Consultant fee schedule is identified in **Exhibit C**. Consultant shall only bill for work completed and not in work in progress.

C. COMPENSATION

The Consultant shall be compensated for the services provided under this Agreement as follows:

1. Consultant will be compensated for labor equipment, services and materials necessary to undertake the Scope of Work in accordance with Exhibit C “Fee Schedule”.

2. The parties hereto acknowledge the maximum amount to be paid by the County for services provided shall not exceed **\$904,950**, including, without limitation, the cost of any subcontractors, consultants, experts or investigators retained by the Consultant to perform or to assist in the performance of its work under this Agreement.

C. TERM

Paragraph 3.1 of the body of this Agreement is amended to read as follows:

3.1 The term of this Agreement shall be from July 24, 2024 through December 31, 2025 or until completion of the project unless otherwise terminated as provided below.

D. INVOICE TO:

Invoices shall be submitted to:
 Department of Planning and Community Development
 Deputy Director, Finance and Operations
 1010 10th Street, Suite 3400
 Modesto, CA. 95354

EXHIBIT C
FEE SCHEDULE

TASK	ESTIMATED FEE
Task 1. Project Initiation/Kickoff	\$9,000
Task 2. Project Scoping	\$13,000
Task 3. Draft PEIR	\$283,000
Task 4. Final PEIR	\$45,000
Task 5. MMRP	\$6,000
Task 6. Findings/SOC/NOD	\$14,000
Task 7. Project Management and Meetings	\$55,000
Task 8: Traffic Modeling (Fehr & Peers)	\$37,000
Task 9: Infrastructure Report (West Yost)	\$128,000 \$94,500
Task 10: Fee Assessment Study	
West Yost	\$28,000 \$22,000
Mid Valley Engineering	\$27,000 \$64,000
Economics & Planning Systems, Inc.	\$226,000**
DIRECT COSTS	ESTIMATED FEE
Mileage, printing, reproduction, field equipment, etc.	\$6,000
Administrative Fee (subconsultants)	\$22,000
Total	\$899,000 \$904,950***

**Includes \$25,000 for the Optional Fiscal Impact Analysis

***includes \$8,450 for contingency, only to be expended upon agreement between Consultant and County

Cost Assumptions

To promote clarity, the Consultant makes the following assumptions :

- Lump-Sum Price. The proposal is a lump-sum price to perform the proposed scope of work. Monthly invoices will be accompanied by a progress report and submitted based on the percentage of progress toward completion occurring in each billing period.
- Schedule. The price is based on the proposed schedule. If the schedule is protracted significantly (more than 60 days) for reasons beyond Consultant's control, a budget amendment may apply to the remaining work. Consultant will consult with the County about a course of action.
- Price and Staff Allocation to Tasks. Labor and other direct costs have been allocated to tasks to determine the total budget. Consultant may reallocate costs and labor resources, as needed, as long as the total contract price is not exceeded.
- Printing. Electronic delivery of documents is assumed. If printed copies are needed, they will be provided at the cost of printing.

- Meetings and Conference Calls. The number and duration of proposed meetings and conference calls are specified. If they are exceeded, a budget augmentation may be warranted.
- Scope of Analysis. The price is based on the proposed scope of analysis. If new technical issues, alternatives, field surveys, modeling, or analysis is identified after contract execution, a budget amendment may be warranted.
- Changes to the Project or Alternatives. If the descriptions of the project and alternatives are changed after they have been approved for use by the County, a budget amendment will be warranted to the extent completed work needs to be revised or redone.
- Subcontractor Administrative Cost. An administrative cost of 5 percent will be applied if any subcontractor prices for purposes of contract execution and management, invoicing, and payment processing, if needed.
- Tribal Consultation. Whether a tribe or tribes will request consultation under AB 52 (Statutes of 2014) is unknown. The scope and budget therefore include the County leading this consultation. Additional consultation assistance can be added, if needed, with a scope and budget amendment.
- Preliminary Draft Review Cycles and Reviewers. Preliminary draft review cycles are specified in the scope of work.
Preliminary drafts will be reviewed by County staff and the County Attorney, not by other agencies or entities.
- Consolidated Comments. The County will provide Consultant with one consolidated set of reconciled, nonconflicting comments on preliminary drafts.
- Responses to Public Comments. After public review of the draft environmental document, Consultant will prepare a list of commenters; compile, organize, review, and evaluate comments; and coordinate with the County to develop response strategies. Up to 150 labor hours are budgeted for preparing initial responses to comments. If the number or complexity of comments requires a greater level of effort, Consultant and the County will coordinate regarding a course of action and budget augmentation, if needed.
- References Cited. Consultant will maintain electronic copies of cited references and provide electronic files during public review. Consultant will submit electronic copies of all references to the County for archiving upon completion of the scope of work.
- Litigation Support. Consultant is available to assist in the lead agency's response to a lawsuit, subject to a contract amendment. Except for electronic files of cited references, assembly of an administrative record or project

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2024-0083
Application Title: Salida Community Plan Amendment Area Program EIR
Application Address: N/A
Application APN: N/A

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Property Owner	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Subcontractor	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

5/21/2026

Date

Ascent Environmental, Inc.

Print Firm Name if applicable


Gary Jakobs (May 21, 2026 15:53:56 PDT)

Signature of Applicant

Gary Jakobs

Print Name of Applicant