

## EXHIBIT A1

### Scope of Work

#### **Phase 2: Draft EIR**

##### *Task 1: Project Management*

In order to ensure that the EIR continues on schedule and responds to a series of evolving CEQA issues, ESA's Project Management Team has needed to provide management efforts beyond what is originally anticipated in our executed agreement. For this scope of work, it is assumed that project management will continue until the publication of the Draft EIR.

##### *Task 2: Meetings*

ESA has attended more meetings than previously anticipated. We have attended several out-of-scope conference calls regarding project assumptions, model inputs, transportation considerations, site plan review, and issue identification. Additionally, to keep the project on track, ESA organized, with the City's concurrence, a series of multi-day, in-person meetings to review administrative draft EIR sections, technical reports, and associated analysis. ESA continues to update the project schedule and send updates to the team, coordinate meeting logistics, and travel to out-of-town meetings, usually in the City of Inglewood. Our original cost as part of Phase 2 efforts was also based on a 52 week (one year) period with weekly meetings plus additional coordination, from April 2018 to April 2019. In order to continue our dedicated responsiveness by our senior management team, additional budget is necessary to get us to publication of the Draft EIR.

##### *Task 4: Peer Review Proponent Technical Studies*

The City added ALH Economics and Stone Planning to the team of technical professionals. ESA peer reviewed their reports and provided feedback. Additionally, ESA coordinated and participated in several conference calls with both firms to discuss the analyses. At the time our Phase 2 contract was executed, neither ALH Economics or Stone Planning were on the team, and we did not anticipate needing to review these reports.

The project applicant is preparing a revised Phase 1 Environmental Site Assessment for the West Parking Garage Site and the Relocated Well Site. ESA will peer review this report and provide feedback to the City, as necessary. This is an additional technical report that was not anticipated when the Phase 2 scope of work was originally prepared.

##### *Task 5: Prepare Administrative Draft Environmental Impact Report*

Since execution of the Phase 2 contract, the City and ESA identified several topical areas that need additional analysis or inclusion in the EIR. Those include:

- Additional Environmental Resource Topics
  - Geology and Soils
  - Schools
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- Additional Technical Analysis
  - Hazards and Hazardous Materials (including airspace hazards)
  - Population, Employment, and Housing

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- Utilities and Infrastructure
- Public Services
- Transportation and Circulation
- Water Supply Assessment (WSA)
- Air Quality
  
- Other Elements
  - Project Description
  - Project Variants
  - Project Alternatives

### *New Task 5.1: Friant Ranch Approach*

As noted in the December 2018 California Supreme Court decision in *Sierra Club v. County of Fresno* (6 Cal. 5th 502) (Friant Ranch), an EIR should make a reasonable effort to substantively connect a project's impacts to likely health consequences or explain in meaningful detail why it is not feasible at the time of drafting to provide such an analysis. As a result of this recent ruling, ESA will present, to the extent it is feasible to do so, analyses of health effects as required in the Friant Ranch decision. ESA's scope of work dated April 5, 2018, did not anticipate the additional labor effort needed to respond to the Friant Ranch ruling.

### *Task 7: Draft EIR Public Comment Period and DEIR Hearing*

#### **7.1 Public Comment Period**

In order to keep the EIR schedule on track as much as possible, ESA proposes to initiate work on the Administrative Final EIR during the first four weeks of the 45-day Draft EIR public comment period. This work effort was not anticipated in the April 5, 2018 scope of work.