

October 2, 2024

Doug Story
Community Services Director
CITY OF BEAUMONT
550 E. 6th Street
Beaumont, CA 92223

Subject: Stewart Park Renovation Project NEPA Services Amendment No. 1 (Project Number: BEAU-02.0)

Dear Doug,

PlaceWorks' recommends the following amendment to our original scope of work for the Stewart Park Renovation Project (project), in order for the City of Beaumont (City) to obtain the required environmental clearance pursuant to the National Environmental Policy Act (NEPA), and federal grant requirements of the National Park Services (NPS) Land and Water Conservation Fund (LWCF).

Understanding of NEPA Requirements

Under the direction of the City, PlaceWorks has prepared the Notice of Exemption (NOE) for the project pursuant to requirement of the California Environment Quality Act (CEQA). PlaceWorks understands that the City is seeking additional funding opportunities through the NPS LWCF for the park, which requires preparation of environmental documentation pursuant to NEPA. PlaceWorks believes that based on the location, size, land use, and programming anticipated for the project, and as analyzed under the NOE, and to be approved by the City in February 2024, the project would qualify for a Categorical Exclusion (CE), as outlined in the NPS NEPA Handbook (2015), 3.3 (F)(5) and Department of the Interior (DOI), Categorical Exclusions 43 CFR Part § 46.205. These requirements are summarized below and form the basis for our assumptions in this scope of work.

Part 516, Chapter 12: Managing the NEPA Process, 12.5 Categorical Exclusions

Part F. Action Related to Grant Programs:

- a. Grants for the construction of new facilities within an existing park or recreation area, provided that the facilities will not:
- b. Conflict with adjacent ownerships or land use, or cause a nuisance to adjacent owners or occupants, e.g., extend use beyond daylight hours;
- c. Introduce motorized recreation vehicles;
- d. Introduce active recreation pursuits into a passive recreation area;
- e. Increase public use or introduce noncompatible uses to the extent of compromising the nature and character of the property or causing physical damage to it; or e. add or alter access to the park from the surrounding area.

Scope of Work

PlaceWorks assumes that the environmental analysis will largely reference and incorporate the results of the NOE that will be approved by the City in February 2024, with the exception of Section 106 compliance regarding historic-era structures and archeological resources. PlaceWorks believes any additional analysis required to adhere to requirements pursuant to NEPA would be limited in scope and not require further technical, quantitative analysis (i.e., Air Quality or Noise assessment modeling).

In accordance with the original scope of work for CEQA services for the Project, PlaceWorks environmental team has completed Tasks 6.1 through 6.3 of the scope and is currently completing Task 6.4 (filing the NOE). As such, PlaceWorks recommends the following new Tasks to meet NEPA requirements:

TASK 6.5. PROJECT INITIATION

Virtual Meeting. PlaceWorks' Principal in Charge (PIC) **Addie Farrell** and Project Manager (PM) **Jennifer Kelley** will coordinate a virtual meeting with the City to further PlaceWorks' understanding of the NPS expectations for the NEPA process, the existing condition of the project site, and to discuss the environmental clearance schedule.

Project Description. PlaceWorks understands that minor adjustments to the Project Description, as presented in the NOE, may be necessary to describe the components of the project that would utilize NPS funding. Prior to conducting the environmental analyses, PlaceWorks will first prepare a Project Description to comply with the NPS funding requirements. The Project Description will summarize the project information, project location, description of the project, and define the Area of Potential Effect (APE) (Project Site). The Project Description will be submitted to the City for review and comment. This scope of work assumes one round of review for this task.

TASK 6.6. ENVIRONMENTAL ANALYSIS

Extraordinary Circumstances. Pursuant to DOI 43 CFR Part §46.215 (Extraordinary Circumstances), PlaceWorks will prepare the appropriate documentation and analyses to address topics (a) through (l) to determine if any extraordinary circumstances exist, which would prohibit the use of a CE for environmental clearance. For each topic identified, PlaceWorks will provide a full description of the determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to the program or region

PlaceWorks will then submit the report to the City for review and address one round of consolidated comments and edits from the City.

Section 106 Cultural Resources Assessment Report. PlaceWorks understands the project is subject Section 106 pursuant to NEPA. **Cogstone** (serving as a subconsultant to PlaceWorks), will conduct a cultural resources assessment in compliance with Section 106 of the National Historic

Preservation Act (NHPA) under NEPA. Cogstone’s scope includes a records search for known cultural resources, a Sacred Lands File search, an intensive pedestrian survey, assistance with section 106 consultation, including Tribal consultation and correspondence with the State Historic Preservation Office (SHPO), as well as the preparation of a Cultural Resources Assessment Report (Cultural Report). The Cultural Report will characterize the results of the records search, consultation efforts to determine baseline conditions, assess potential impacts to cultural resources resulting from the project, and make appropriate recommendations to avoid or minimize any potentially significant impacts. DPR 523 forms will be appended to the report. Cogstone will respond to two rounds of comments and prepare the final report.

TASK 6.7. PROJECT MANAGEMENT

Throughout the NEPA process, internal team management and coordination with the City will be necessary to ensure timely and consistent delivery of high-quality services. Project management responsibilities include task scheduling and assignment; management of resources; monitoring of costs and schedule adherence; consultation and coordination with local, state, and federal entities relative to the environmental review process; and coordination and communications with the City to ensure compliance with policies, procedures, and any applicable codes.

Assumptions. Though unanticipated, if our research finds impacts that prohibit the use of an CE pursuant to NEPA PlaceWorks will discuss options with the City, such as making changes to the project, preparing an Environmental Assessment (EA) Environmental Impact Statement (EIS), or supplementing our research with additional technical studies or reports. These other options, if required, would trigger a change in our scope and cost. This Amendment also assumes that attendance at in-person meetings and/or hearings is not required.

Proposed Schedule

The following schedule assumes a four-month timeline from project initiation to the end

Table 1. Proposed Schedule

Task	Duration
Task 6.5 Project Initiation Virtual Meeting Project Description	Two Weeks
Task 6.6 Environmental Analysis Extraordinary Circumstances Documentation (PlaceWorks) Section 106 Cultural Resources Assessment Report (Cogstone)	Four Weeks* Three Months
Task 6.7 Management and Coordination	Duration of Project (total estimate four months)

** PlaceWorks will prepare the environmental analysis concurrently with the Section 106 Cultural Resources Assessment Report.*

Cost Estimate

Our cost estimate is provided below in Table 2. Costs are billed on a time and materials basis with monthly invoices. The balance required to complete tasks associated with the Addendum is \$38,765. This would bring the total contract value from \$647,971 to \$676,736 for an amendment of \$28,765.

Table 2. Cost Estimate

Task	Cost
Task 6.5 Project Initiation	\$3,249
Task 6.6 Environmental Analysis	
Extraordinary Circumstances Documentation (PlaceWorks)	7,905
Section 106 Cultural Resources Assessment Report (Cogstone)	21,373
Task 6.7 Project Management	6,140
Reimbursable Expenses	98
AMENDMENT SUBTOTAL	38,765
Task 6 Environmental Review (Approximate Budget Remaining to be Applied)	10,000
AMENDMENT GRAND TOTAL	28,765

Authorization

This Amendment shall remain valid for a period of 90 days from the time of submittal. As a Principal, I am authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks. If you have any questions regarding the contents of this proposal, please feel free to contact me at 213.623.1443 x2119 or via email at afarrell@placeworks.com.

Respectfully submitted,

PLACEWORKS



Addie Farrell
Principal, Environmental Services