

**FIRST AMENDMENT TO AGREEMENT BETWEEN
CITY OF TEMECULA AND ASCENT ENVIRONMENTAL, INC.**

**TEMECULA VALLEY HOSPITAL MASTER PLAN UPDATE SUBSEQUENT
ENVIRONMENTAL IMPACT REPORT (SEIR) (PA22-0105)**

THIS FIRST AMENDMENT is made and entered into as of **April 8, 2025**, by and between the City of Temecula, a municipal corporation (hereinafter referred to as "City"), and **Ascent Environmental, Inc.**, a **Corporation** (hereinafter referred to as "Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. This Amendment is made with the respect to the following facts and purposes:

a. On **March 22, 2022**, the City and Consultant entered into that certain Agreement entitled "Agreement for **Temecula Valley Hospital Master Plan Update Subsequent Environmental Impact Report (SEIR)(PA22-0105)**," in the amount of **\$307,133.00**, plus contingency in the amount of **\$30,713.00**.

The parties now desire to add scope of work, extend the term of the agreement to **June 30, 2027**, and increase the payment in the amount of **\$20,500.00** and to amend the Agreement as set forth in this Amendment.

2. Section **2** of the Agreement entitled "**TERM**" is hereby amended to read as follows:

"This Agreement shall remain and continue in effect until tasks herein are completed, but in no event later than **June 30, 2027**, unless sooner terminated pursuant to the provisions of this Agreement.

3. Section **4** of the Agreement entitled "**PAYMENT**" at paragraph "a" is hereby amended to read as follows:

The City agrees to pay Consultant monthly, in accordance with the payment rates and schedules and terms set forth in Exhibit B, Payment Rates and Schedule, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. Any terms in Exhibit B, other than the payment rates and schedule of payment, are null and void. The First Amendment amount shall not exceed Twenty Thousand Five Hundred Dollars And Zero Cents (\$20,500.00), for a total Agreement amount of Three Hundred Fifty-Eight Thousand Three Hundred Forty-Six Dollars And Zero Cents (\$358,346.00).

4. Exhibit **B** to the Agreement is hereby amended by adding thereto the items set forth on Attachment "A" to this Amendment, which is attached hereto and incorporated herein as though set forth in full.

5. Except for the changes specifically set forth herein, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF TEMECULA

Ascent Environmental Inc.


By: _____
Brenden Kalfus, Mayor

By: 

Gary Jakobs (Mar 10, 2025 10:28 PDT)
Gary Jakobs, President

ATTEST:

By: _____
Randi Johl, City Clerk

By: 

Chris Mundhenk (Mar 10, 2025 10:04 PDT)
Chris Mundhenk, Principal

APPROVED AS TO FORM:

By: _____
Peter M. Thorson, City Attorney

CONSULTANT

Ascent Environmental, Inc.

Attn: Eric Ruby

1230 Columbia Street, Suite 440

San Diego, CA 92101

760-801-7040

eric.ruby@ascentenvironmental.com

ATTACHMENT A

EXHIBIT B

Cost for services shall be as per Contractor's proposal attached hereto and incorporated herein as though set forth in full but in no event shall the total cost of services exceed \$358,346.00 for the total term of the Agreement unless additional payment is approved as provided in the Payment section of this Agreement.









PSA - Standard AMENDMENT

Final Audit Report

2025-03-10

Created:	2025-03-10
By:	Tasha Marshall (Tasha.Marshall@ascent.inc)
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-  Document created by Tasha Marshall (Tasha.Marshall@ascent.inc)
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December 20, 2024

Scott Cooper
Senior Planner
City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

Subject: Proposal for Revised Final Environmental Impact Report (EIR) – Temecula Valley Hospital Master Plan

Dear Scott,

Ascent appreciates the opportunity to continue to provide planning and environmental services to the City of Temecula for the Temecula Valley Hospital (TVH) Master Plan project. TVH has revised their proposed master plan to remove the Behavioral Health Hospital component and replace it with additional parking. The Draft EIR was originally circulated for public review in November 2022 and the Final EIR was prepared in April 2023. The revised master plan will not result in additional environmental impacts beyond those evaluated in the 2022 Draft and 2023 Final EIR, however the Final EIR is required to be updated to reflect the current baseline conditions, removal of the Behavioral Health Hospital, the overall updated project description, and any changes in the environmental analysis contained in the Draft EIR.

Scope of Work

The existing 2023 Final EIR will be updated to include the revised master plan project description, updated baseline conditions where applicable, revised environmental analysis, and updated figures. As part of the updated Final EIR, an updated Vehicle Miles Traveled (VMT) analysis will be prepared to document the revised project's VMT and required mitigation associated with the master plan. Linscott, Law, and Greenspan Engineers (LLG) will prepare a technical memorandum addressing the Vehicle Miles Traveled (VMT) implications of the revised project description. LLG will estimate the change in VMT as a result of the Behavioral Hospital being removed from the project. LLG will prepare a technical memorandum for review by the City.

Final EIR revisions will be included in an errata section and no revisions will be made to the existing response to comments section unless the comments/responses are related to the Behavioral Health Hospital. Updated figures and technical appendices will be included in the Final EIR. This scope of work assumes two rounds of review with the city of Temecula. Ascent will be responsible for preparing the Notice of Determination and posting the Final EIR/notice on the CEQAnet web portal. The City of Temecula will be responsible for updating the CEQA findings, and payment of the California Department of Fish and Wildlife (CDFW) and County Clerk filing fees.

The Final EIR will be provided electronically to each commentor a minimum of 10 days prior to the Planning Commission hearing. This scope of work includes 4 meetings with the city/applicant and attendance at one Planning Commission and one City Council hearing.

Cost

The proposed scope of work will be completed for \$20,500 and will be invoiced on a time and material basis, summarized as follows:

- Revised Final EIR:	\$12,500
- Updated VMT Analysis:	\$ 3,500
- CEQA Notices/Portal	\$ 1,500
- Meetings (4)	\$ 2,500
- Public Hearings (2)	\$ 500
Total:	\$20,500

Ascent looks forward to continuing to provide planning and environmental support to the City of Temecula on the Temecula Valley Hospital master plan project CEQA documentation. Please contact the undersigned at your convenience should you have any questions.

Sincerely,



Eric J. Ruby
Principal

Project File: 20210169.03