



**First Amendment to Agreement No. 003D-A-11/12-BOS
Between the County of El Dorado and
LSA Associates, Inc.**

THIS FIRST AMENDMENT TO AGREEMENT NO. 003D-A-11/12-BOS made and entered by and between the County of El Dorado, a political subdivision of the State of California (hereinafter referred to as "County") and LSA Associates a corporation, duly qualified to conduct business in the State of California, whose principal place of business is 4200 Rocklin Road, Suite 11B, Rocklin, CA 95677 (hereinafter referred to as "Consultant" or "Contractor"); hereby amends the Agreement as follows:

WITNESSETH

WHEREAS, County has determined that due to an increased level of public interest changes to the Dixon Ranch Residential Project, the Scope of Services and the Fee Schedule shall be revised; the parties hereto have mutually agreed to amend Article III, Item B, and Exhibit A;

WHEREAS, Consultant has requested to change the LSA Principal-in-Charge from Bill Mayer to Judith Malamut, and the Project Manager from Kelley Jackson to Amy Paulsen; the parties have mutually agreed to amend Article V, Item D and Article X;

NOW, THEREFORE, County and Consultant mutually agree that Contract No. 003D-A-11/12-BOS be amended a first time as follows:

ARTICLE III
Compensation for Services:

- B. Subject to (A) above, for services provided herein, County agrees to pay Contractor monthly in arrears and within forty-five (45) days following the County's receipt and approval of itemized invoices(s) identifying services rendered. For the purposes of this Agreement, the billing rate shall be as follows:

Phase	Description	Cost
1.0	Project Initiation	\$ 4,205
2.0	Technical Analysis	\$ 60,480
3.0	Draft EIR Preparation	\$ 18,150
4.0	Final EIR Preparation	\$ 17,160
5.0	Findings/Overriding Considerations/MMRP	\$ 4,415
6.0	Project Management and Meetings	\$ 13,400
7.0	Additional Scope Items	\$ 0
	Reimbursable Costs	\$10,475
	TOTAL	\$128,285

The total payment pursuant to this Agreement shall be amended to increase the total amount by One Thousand Sixty Five Dollars (\$1,065). The total payment to Consultant under this Agreement shall not exceed One Hundred Twenty-Eight Thousand Two Hundred Eighty Five Dollars and 00/100 (**\$128,285.00**).

ARTICLE V

- D. Designation of Responsible Primary Contact. Consultant shall have a Responsible Primary Contact who shall be responsible for Consultant's obligations under this Agreement who shall serve as primary liaison between County and Consultant. Designation of another Responsible Primary Contact by Consultant is subject to a mutually agreed upon written amendment. The name of the Responsible Person is Amy Paulsen.

Consultant shall provide experienced and qualified personnel, to carry out the work to be performed by Consultant under this Agreement and shall be responsible for and in full control of the work of such personnel. Consultant may

retain subconsultants for data collection with the prior approval of County, and Consultant shall be responsible for and in full control of the work of such subconsultants. The Responsible Principal shall notify County when Consultant contacts, or is contacted by, Applicant, as well as the substantive nature of said contact.

ARTICLE X

Notice to Parties: All notices to be given by the parties hereto shall be in writing and served by depositing same in the United States Post Office, postage prepaid and return receipt requested. Notices to County shall be addressed as follows:

COUNTY OF EL DORADO
DEVELOPMENT SERVICES DEPARTMENT
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
ATTN: ROGER P. TROUT, DEVELOPMENT SERVICES DIRECTOR

Or to such other location as the County directs.


Notices to Consultant shall be addressed as follows:

LSA ASSOCIATES, INC.
4200 ROCKLIN ROAD, SUITE 11B
ROCKLIN, CA 95677
ATTN: AMY PAULSEN

Or to such other location as the Consultant directs.

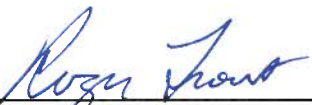
All other sections of the Agreement No. 003D-A-11/12-BOS, dated the 24th day of January, 2012, shall remain unchanged and in full force.

Requesting Contract Administrator Concurrence:

By: 
Roger Trout
Director
Development Services Department

Dated: 1-24-13

Requesting Department Head Concurrence:

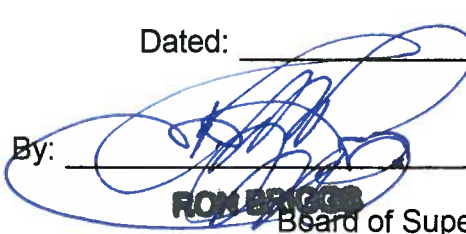
By: 
Roger Trout
Director
Development Services Department

Dated: 1-24-13

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Agreement No. 003D-A-11/12-BOS the day and year first below written.

- - COUNTY OF EL DORADO - -

Dated: _____ 2/5/13

By: _____

RON BRIGGS Chair
Board of Supervisors
"County"

ATTEST:
James S. Mitrising
Clerk of the Board of Supervisors


By: _____

Deputy Clerk


Dated: _____ 2/5/13

- - CONSULTANT - -

LSA Associates Inc.
(A CALIFORNIA CORPORATION)

By: 
Les Card
CEO
"Consultant"

Dated: 1/18/13

By: 
Corporate Secretary
(Rob McCann - President
For Ken Goodin – Corporate Secretary)

Dated: 1/21/13

(MLW)

(299-S1211)

Exhibit A

SCOPE OF WORK FOR THE DIXON RANCH PROJECT (Revised 11/19/12)

This revised work scope outlines the detailed work program that LSA will follow in completing an Environmental Impact Report (EIR) for the Dixon Ranch project. The following items are reflected in and contributed to the need to prepare this revised scope of work:

- Unforeseen level of public interest and controversy requiring additional meetings to address the public scoping process.
- In response to requests from the County and applicant, LSA undertook out of scope work to organize and enumerate for the County's review the unexpectedly large number of scoping comments.
- Need to evaluate a revised project application and revised technical reports submitted by the applicant for CEQA compliance.
- Need to prepare and circulate a revised NOP and review and distribute to the LSA team new scoping comments.
- Additional effort is required by LSA to address new issues brought up in the first round of scoping for the project related to hazardous materials (e.g., naturally occurring asbestos, potential presence of agricultural hazardous materials), drainage and water quality issues (e.g., use of existing wells, storm drainage to existing ponds), and geotechnical concerns (e.g., safety of dam and new roads).
- Due to the level of public controversy, and to assist in preparing an adequate and legally defensible EIR, LSA has included additional time and labor costs to allow for peer review by LSA team technical specialists of the following technical reports prepared by the applicant's consultants to ensure that all potential impacts are disclosed and mitigated: biological resources reports, drainage study, geotechnical study, and cultural resources study. Additionally, LSA would recommend inclusion of a Hazards and Hazardous Materials EIR section in the Draft EIR.

The attached scope of work has been substantially revised and generally includes underlined text to identify new/revised work products, and ~~strikeout text~~ indicates where a task is proposed to be removed from the scope or was completed as part of the review of the first iteration of the proposed project.

A description of each of the tasks LSA would complete moving forward as part of the preparation of the EIR is provided below. As with all EIR work scopes, this document and project budget may require modification as a result of public and agency comment on the second Notice of Preparation (NOP), requested changes to the scope of work, delays in schedule, additional efforts requested by the County beyond those contemplated in this work scope or other circumstances beyond LSA's control.

1.0 PROJECT INITIATION

~~Start-Up Meeting, Data Gathering, Site Visit/Field Survey (Completed)~~

~~To initiate the project, LSA will attend a start-up or kick-off meeting with the County and applicant to lay out the project schedule, identify interrelated tasks, and assign responsibilities. LSA will then collect relevant data and previously prepared technical studies and conduct an initial site visit.~~

~~Initial Study (Removed, LSA recommends not preparing an Initial Study as all topics were identified as potentially significant during first scoping period)~~

~~LSA will prepare an Initial Study that will be attached to the NOP. The Initial Study will identify potential project impacts in a checklist format to assist in determining possible areas of controversy. LSA will follow the checklist format provided in Appendix G of the CEQA Guidelines.~~

Notice of Preparation

LSA will prepare a second NOP for distribution, which will briefly describe the revised project and its potential environmental effects and will include maps showing the revised project. LSA will coordinate with County staff to ensure that copies of the NOP documents are mailed to Responsible and Trustee agencies and the State Clearinghouse. Additionally, LSA will work with the County to ensure all parties who commented on the previous NOP or at the previous scoping meeting are properly identified. LSA will provide the NOP to the County electronically for distribution and posting on the County's website. ~~LSA will print fifty (50) copies of the NOP documents and will deliver the documents to the County for distribution.~~ Following the 30-day comment period, LSA will review all comments and notify the County of any issues that had not been anticipated in our scope of work.

Project Description (New Task)

LSA will prepare a project description for the revised project for inclusion in the Draft EIR that discusses the key elements of the project, including project objectives, buildings design, circulation and parking, demolition and grading, construction schedule, and requested entitlements. The project description will also include a description of the project site, surrounding land uses, and the project background.

Significance Criteria (New Task)

LSA will prepare a draft set of significance criteria based on existing County policies, practices, and CEQA requirements for review by County staff. Once County staff has agreed on the significance criteria, these criteria will be supplied to the applicant. For all technical reports provided by the applicant, LSA requests that each report identifies whether there would be a significant impact associated with each significance criteria. Each report must also identify necessary mitigation measures for significant impacts and an assessment of whether the identified mitigation measures will reduce the potential impact to a less-than-significant level.

2.0 ENVIRONMENTAL ANALYSIS

Several technical studies will be prepared by various consultants for the proposed project that must be integrated into the EIR. Please note that LSA assumes that these studies will be provided in a format consistent with CEQA analysis (evaluation of project using the significance criteria, level of impact

before mitigation, mitigation measures, level of impact after mitigation). If the technical studies are not currently formatted in this fashion, LSA will request that the studies be reformatted prior to editing and incorporation by LSA into the Draft EIR. It is recommended that each of the technical consultants review the draft EIR section that LSA prepares based on the technical reports for content and accuracy.

The following provides a brief description of the environmental sections that will be included in the Draft EIR:

2.1 Air Quality

LSA will perform the air quality analysis for the proposed project. The project site is located in El Dorado County, which is a nonattainment area for ozone. Future development on the project site could affect regional air quality by increasing regional pollutants. The proposed project would generate long-term vehicle trips that emit combustion-related pollutants; air pollutants, including particulate matter, would also be released during construction activities associated with buildout of the project. Vehicles associated with remediation activities would also emit air pollutants.

To identify existing air quality conditions and potential air quality impacts resulting from the project, LSA will undertake the following tasks:

- *Describe the existing regulatory framework.* The existing regulatory framework for air quality, including existing air quality laws and regulations, and the roles of regulatory agencies such as the California Air Resources Board (ARB) and the El Dorado County Air Pollution Control District (APCD) will be described.
- *Obtain and describe air quality monitoring data.* Meteorological and air quality data compiled by the ARB, and climatological and air quality profile data gathered by the El Dorado County APCD will be used to describe existing ambient air quality in the project vicinity. Other sources such as regulatory documents, professional publications, and past LSA experience will supplement background information.
- *Assess Construction Impacts.* Development of the project would generate air pollution through the release of construction equipment exhaust and fugitive dust from grading operations. Construction emissions from the project will be quantified and documented in the EIR.
- *Assess project operation-period impacts.* The project would generate new vehicular trips within the region. Emissions associated with long-term operations from vehicle trips will be calculated with the ARB's URBEMIS 2007 model. Project trip generation and other data included in the transportation analysis will be used. In addition, emissions associated with stationary sources, such as on-site energy consumption or emissions from residential wood combustion devices, will be estimated with the URBEMIS 2007 model.
- *Assess carbon monoxide (CO) impacts.* A qualitative local CO hot spot analysis will be prepared to document the potential for CO impacts from the proposed projects.
- *Identify mitigation measures.* Mitigation measures designed to reduce the project's long-term air quality impacts to the extent feasible will be identified. Mitigation measures established by the El Dorado APCD for dust suppression will be identified to reduce construction impacts.

2.2 Noise Analysis

LSA will prepare the noise analysis of the proposed project. Local roadways in the project vicinity are the primary source of noise impacting the project site. Traffic generated by the proposed project could significantly impact existing residents in the project vicinity by elevating the existing roadway noise. Construction activities that occur during build out of the project could expose sensitive receptors within and around the site to high noise levels.

LSA will undertake the following tasks to identify existing noise conditions and potential impacts that could result from implementation of the proposed project:

- *Identify noise and land use compatibility criteria.* Applicable State of California and El Dorado County noise and land use compatibility criteria will be identified.
- *Characterize existing noise.* Existing sources of noise in and around the project site, such as traffic and aircraft, will be identified.
- *Conduct ambient noise monitoring.* Short-term ambient noise monitoring will be conducted at a total of up to four locations within the project site to establish the existing noise environment.
- *Assess short-term construction impacts.* Noise impacts from construction activities will be analyzed based on available project-specific construction information provided to LSA. United States Environmental Protection Agency-recommended noise emission levels will be used to identify noise levels associated with construction equipment. Construction noise impacts will be evaluated in terms of maximum levels (L_{max}) and/or hourly equivalent continuous noise levels (L_{eq}) and their frequency of occurrence.
- *Calculate project and cumulative vehicle impacts.* Noise impacts from vehicle trips generated by the project and cumulative vehicular trips will be assessed using the U.S. Federal Highway Traffic Noise Prediction Model. Model input data include average daily traffic levels; day/night percentages of autos, medium and heavy trucks; vehicle speeds; ground attenuation factors; and roadway widths. Projections of the future Community Noise Equivalent Level (CNEL) along selected roadway segments, based on the transportation analysis prepared for the EIR, will be provided in a table format to show the relationship between roadway noise sources and adjacent areas affected by elevated noise levels. Noise impacts on sensitive land uses from project traffic will also be assessed.
- *Identify mitigation measures.* Mitigation measures designed to reduce short- and long-term noise levels to acceptable levels will be identified. Both an evaluation of the potential mitigation measures and a discussion of their effectiveness will be provided.

2.3 Global Climate Change

LSA will prepare the global climate change section of the Draft EIR. To assist public agencies in analyzing the effects of GHGs under CEQA, Senate Bill 97 (Chapter 185, 2007) requires the Governor's Office of Planning and Research (OPR) to develop CEQA guidelines on how to minimize and mitigate a project's GHG emissions. On December 30, 2009, the California Natural Resources Agency adopted CEQA Guidelines Amendments related to Climate Change. These amendments become effective on March 18, 2010, and state that a lead agency should make a good-faith effort,

based on available information, to describe, calculate or estimate the amount of GHG emissions resulting from a project. Revisions to Appendix G of the CEQA Guidelines suggest that the project be evaluated for the following impacts:

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The El Dorado County APCD currently does not have an adopted threshold of significance for GHG emissions. However, in 2008, the El Dorado County Board of Supervisors adopted the "Environmental Vision for El Dorado County" Resolution No. 29-2008, which sets forth goals and actions to reduce global impact, improve air quality and reduce dependence on landfills, promote alternative energies, increase recycling, and encourage local governments to adopt green and sustainable practices

The Global Climate Change section of the EIR will discuss, the long-term use of resources associated with the project. Based on current State and County expectations for environmental review, LSA will prepare a technical analysis evaluating the impacts of project-related energy consumption and GHG emissions.

LSA will conduct the following subtasks as part of this analysis:

- *Describe existing environmental setting.* LSA will summarize up-to-date information related to global climate change, along with the climate/meteorological conditions in the project vicinity, and the State and regional setting.
- *Describe the existing regulatory framework.* The existing regulatory framework for global climate change will identify applicable federal, State, and local policies, regulations, and programs.
- *Determine significance criteria.* As mentioned above, the El Dorado County APCD does not have a numeric significance threshold. LSA will work with the County to determine the appropriate significance criteria for evaluating global climate change impacts.
- *Evaluate GHG emissions.* LSA will provide a quantitative assessment of greenhouse gas emissions associated with all relevant sources related to the project, including construction activities, new vehicle trips, electricity consumption, water usage, and solid waste generation and disposal.
- *Identify mitigation measures.* LSA will identify, where necessary, practical mitigation measures to address any significant project or cumulative impacts. Mitigation may include sustainable development practices and design measures such as transportation demand management measures, site disturbance reduction measures, energy conservation measures and renewable energy sources, solid waste reduction measures and sustainable solid waste management practices, and water conservation and efficiency measures, over and above any already identified by the project applicant. LSA will provide a summary, to the extent information is available, of the expected percentage reduction of GHG emissions from the recommended mitigation measures.

2.4 Land Use and Agricultural Resources (A subtask identified in the cost table but not the scope of services)

LSA will prepare the land use and agricultural resources analysis that will focus on the project's relationship to local land use patterns and relevant planning policies. The section will include a brief discussion of existing and planned land uses in the vicinity of the project site. Existing on-site and surrounding land uses will be described based on review of aerial maps, information gathered on the site visit, and information provided by the applicant and County. Land uses will be graphically mapped. Potential projects planned in the foreseeable future within and in the vicinity of the planning area will also be described as part of this task. The compatibility of the proposed project with existing and planned area land uses will be evaluated and described. If necessary, mitigation measures will be recommended to reduce significant land use impacts to less-than-significant levels. Since policy inconsistencies in and of themselves are not considered significant impacts under CEQA, mitigation measures will not be recommended to address policy inconsistencies.

Technical Reports provided by Applicant for Land Use and Agricultural Resources Section: None

2.5 Population and Housing (A subtask identified in the cost table but not the scope of services)

LSA will assess the new population and housing associated with the proposed project. As part of this analysis, LSA will describe the existing conditions in the County based on the most recent census information. LSA will assess the population and housing impacts that will be created by the proposed project relative to the County's General Plan projections for population and allocation of housing needs. Mitigation measures will be recommended to reduce any significant population and housing impacts to less-than-significant levels.

Technical Reports provided by Applicant for Population and Housing Section: None

2.6 Transportation and Circulation (A subtask identified in the cost table but not the scope of services)

Transportation and circulation analysis of the proposed project is currently being prepared by Kimley-Horn and Associates, Inc. LSA assumes that this report will meet all the technical requirements of the County through its standard peer review process, and that LSA will be able to edit and reformat the existing transportation report to be the Transportation and Circulation section of the EIR.

Technical Reports provided by Applicant for Transportation and Circulation: Kimley-Horn and Associates, Inc Revised Traffic Impact Analysis for Dixon Ranch.

2.7 Biological Resources (A subtask identified in the cost table but not the scope of services)

Biological resources analysis of the project site is being prepared by Mann Made Resources (Consulting Arborist and Urban Forester) and Gibson & Skordal (Wetland Consultant). LSA assumes that these reports will meet all the technical requirements of the County, and that LSA will be able to edit and reformat the existing reports to be the Biological Resources section of the EIR.

As part of this task, we recommend including time to allow an LSA biologist to provide peer review of the biological technical studies. The peer review will focus on the methodologies used to prepare the studies to determine if they are sound and consistent with current regulatory policy and guidance.

The findings will also be reviewed to determine if they are sufficient to prepare a defensible biological resources EIR section. Lastly, considering the recently revised project description, the scope of the reports will be reviewed to determine if they are adequate to address the revised project description or if additional field studies are required.

Technical Reports provided by the Applicant for Biological Resources:

- *Jurisdictional Delineation and Special Status Species Evaluation, Dixon Ranch, Gibson & Skordal, LLC*
- *Special Status Plant Species, Gibson & Skordal, LLC*
- *Arborist Report for Dixon Ranch Oak Tree Canopy Mitigation Plan, Mann Made Resources*

2.8 Hydrology and Stormwater (A subtask identified in the cost table but not the scope of services)

Hydrology and stormwater analysis of the project is being prepared by CTA, Engineering & Surveying. LSA assumes that this report will meet all the technical requirements of the County, and that LSA will be able to edit and reformat the existing reports to be the Hydrology and Stormwater section of the EIR.

As part of this task, we recommend including time to allow Baseline Environmental Consulting (Baseline) to provide a CEQA-level review of the 2011 CTA Engineering & Surveying Dixon Ranch Drainage Study. Based on Baseline's preliminary review of this drainage study (and the Youngdahl Consulting Group preliminary geotechnical report), we believe that compliance with NPDES permit requirements for new development projects has not been addressed. Specifically, the applicable State NPDES permit and the County Stormwater Management Plan require that new developments incorporate Low Impact Development design features into projects. Compliance with NPDES permits could affect how the site is developed and should be considered early in the process. Upon completion of the review, Baseline would prepare a memorandum identifying any missing information and report revisions that CTA may need to prepare and submit to LSA to complete the CEQA analysis. This scope of work assumes that Baseline would not provide corrections or additional analysis within the reports.

Technical Reports provided by the Applicant for Hydrology and Stormwater:

- *Dixon Ranch Drainage Study, CTA*

2.9 Geology, Soils & Seismicity (A subtask identified in the cost table but not the scope of services)

Geotechnical analysis of the project is being prepared by Youngdahl Consulting Group, Inc. LSA assumes that this report will meet all the technical requirements of the County, and that LSA will be able to edit and reformat the existing reports to be the Geology section of the EIR.

As part of this task, we recommend including time to allow Baseline Environmental Consulting (Baseline) to provide a CEQA-level review of the document (by a California Professional Geologist) and undertake a site reconnaissance to field check specific aspects of the report. Baseline would

prepare a memorandum identifying any missing information and report revisions that CTA may need to prepare and submit to LSA to complete the CEQA review for the proposed project. This scope of work assumes that Baseline would not provide corrections or additional analysis within the reports.

Technical Reports provided by the Applicant for Geology, Soils & Seismicity:

- *Preliminary Geotechnical Engineering Study for Dixon Ranch Subdivision, Youngdahl Consulting Group, INC*

2.10 Hazards (A new subtask and EIR Section)

While not included in the original scope, LSA would recommend inclusion of a Hazardous Materials chapter in the Draft EIR due to this issue being raised during the public scoping period. As a new subtask, LSA proposes to have Baseline Environmental Consulting (Baseline) identify and evaluate existing hazardous materials conditions associated with the project site and describe likely potential hazards given the past land uses. Based on preliminary review of the 2011 geotechnical report and a site reconnaissance, naturally-occurring asbestos (NOA) related to near-surface serpentinite rock is a concern. If disturbed during grading, NOA particles could become mobilized in the air, potentially causing health impacts for workers and nearby public. In addition, the project site is in an area of moderate fire hazard (based on CALFIRE mapping).

Baseline would review the available technical reports related to NOA and wildfire, and also review the history of the site for potential hazardous materials-related land uses. The EIR section would evaluate potential impacts related to these issues and develop practical mitigation measures, as needed to reduce potential significant impacts to a less-than-significant level, if feasible.

Technical Reports provided by the Applicant for Hazards:

- *Assessment for Naturally Occurring Asbestos, Youngdahl Consulting Group, INC*
- *Wildland Fire Safe Plan, CDS Fire Prevention Planning*

2.11 Public Services (A subtask identified in the cost table but not the scope of services)

LSA will prepare the public services assessment of the project. Public services will be provided by a variety of public agencies. This EIR will include a concise summary of these agencies, their individual responsibilities, and existing service and constraints. LSA will review the Public Service provisions of the County General Plan, as well as other background reports that may be available, and then contact service providers to determine if they have any concerns about providing service to an increased population at the project site. The assessment in the EIR will examine the demand for services generated by population growth estimated to result from the proposed project.

Technical Reports provided by the Applicant for Public Services: None

2.12 Utilities and Infrastructure (A subtask identified in the cost table but not the scope of services)

LSA will prepare the utilities assessment of the project. This section will describe potential impacts associated with the following utilities: water supply, wastewater, storm water, solid waste, phone, gas, electricity and cable. LSA will contact utility providers to identify concerns, if any, about the proposed project and to evaluate potential impacts related to utilities and infrastructure.

A Water Supply Assessment is being prepared by an independent consultant, and the analysis of water and sewer capacity and infrastructure is being prepared by CTA Engineering & Surveying. LSA assumes that these reports will meet all the technical requirements of the County, and that LSA will be able to include the technical and quantitative information from these reports into the Draft EIR.

Mitigation measures will be recommended to reduce the potential utility impacts, if required.

Technical Reports provided by the Applicant for Utilities and Infrastructure:

- *Water Supply Assessment*
- *Offsite Water Improvements & Offsite Sewer Alternative for Dixon Ranch, CTA Engineering and Surveying*

2.13 Cultural Resources (A subtask identified in the cost table but not the scope of services) Cultural resources analysis of the project site is being prepared by Historic Resources Analysis. As part of this task, LSA recommends that a member of LSA's cultural resources staff certified by the Register of Professional Archaeologists conduct a peer review of the technical report prepared for the Dixon Ranch project area. The review will assess the adequacy of the report for establishing the baseline conditions for cultural resources and will identify any potential problems with using the report as a basis for the EIR impact analysis. In a memo, LSA will recommend report revisions and additional study to be conducted by Historic Resources Analysis, as warranted, to correct any deficiencies and bring the report into conformity with professional standards for cultural resources management. The revised report, as necessary, will then be submitted to LSA to complete the CEQA review for the proposed project. This scope of work assumes that LSA would not provide corrections or additional analysis to the report.

Technical Reports provided by the Applicant for Cultural Resources:

- *Cultural Resources Study of Dixon Ranch Project, Historic Resources Associates, June 2011*

2.14 Visual and Aesthetic Resources (A subtask identified in the cost table but not the scope of services)

LSA will describe the area's existing visual character using photographs and narrative, and will include views from and to the site, noting the site's visibility as seen from key public vantage points located within the vicinity. The visual attributes and patterns of the project site and its surroundings will be assessed according to the following descriptive categories: site location and spatial organization, land form, water courses, vegetation, land uses, and cultural features having aesthetic significance. Effects of the proposed project on the existing visual character of the site and its surroundings will be described and analyzed in the EIR. The potential impacts associated with new sources of night lighting that may result from new development will be considered. LSA will discuss measures included in the proposed project (such as internal landscaping and landscaped setback buffers) designed to reduce visual impacts associated with the proposed development. LSA assumes that no visual simulations will be prepared for this evaluation. If sample conceptual building elevations are available from the project applicant, they will be included in the analysis

2.15 Alternatives (A subtask identified in the cost table but not the scope of services)
Up to four alternatives, including the No Project alternative, will be developed and finalized, in consultation with the County staff and the applicant team, and evaluated within the Draft EIR.

2.16 Cumulative and Growth Inducing Impacts (A subtask identified in the cost table but not the scope of services)
LSA will describe the cumulative and growth inducing impacts associated with the proposed project.

3.0 DRAFT EIR PREPARATION

Administrative Draft EIR

The environmental information will be organized into an Administrative Draft EIR. The Administrative Draft EIR is expected to include all the components listed below:

- *Introduction;*
- *Executive Summary;*
- *Project Description;*
- *Setting, Impacts, and Mitigation Measures;*
- *Alternatives to the Proposed Plan;*
- *Cumulative and Growth-Inducing Impacts;*
- *CEQA-Required Assessment Conclusions;*
- *List of Persons and Organizations Contacted;*
- *Bibliography; and*
- *Technical Appendices, as needed.*

Five (5) copies and one (1) electronic copy of the Administrative Draft EIR will be submitted to the County for review and comment. LSA will meet with County staff in person or via teleconference to discuss comments on the Administrative Draft.

Screencheck Draft EIR

LSA will revise the Administrative Draft EIR and prepare a Screencheck Draft for final review by County staff. We have allotted time for responding to changes; however, if this task exceeds the cost allotted in the budget due to changes in project description or requests for additional analysis that are not necessary to prepare a legally adequate document, the additional cost would be billed on a time and materials basis. Five (5) copies and one (1) electronic copy of the screencheck version of the Draft EIR will be provided for review by County staff to verify that all requested changes have been made and all appendix materials, references, and final graphics are acceptable.

Public Review Draft EIR

Based on County staff comments, LSA will revise the Screencheck Draft EIR and produce the public review Draft EIR. Fifty (50) copies and one (1) electronic copy of the Public Review Draft EIR will be submitted to the County for distribution.

4.0 FINAL EIR PREPARATION

Administrative Draft Response to Comments/Final EIR

After public review of the Draft EIR, LSA will formulate responses to comments, including review period comments received from the public and agencies. LSA will discuss our approach to the responses with County staff following the close of the comment period. A total of 52 hours¹ of professional staff time (Malamut, Wallace, and Plummer) has been allocated towards preparing responses to comments. Five (5) bound copies and one (1) electronic copy of the Administrative Final EIR will be provided for County review.

Screencheck Response to Comments/Final EIR

LSA will revise the Administrative Response to Comments/Final EIR and prepare a Screencheck Final EIR version for final review by County staff. A total of 28 hours of professional staff time has been allocated towards responding to County comments on the Administrative Final EIR. Five (5) copies and one (1) electronic copy of the Screencheck Final EIR version will be provided for review by County staff.

Final Response to Comments/Final EIR

The Final EIR will consist of revisions to the Draft EIR, the comments and responses, and a description of the Final EIR process. A complete revision of the Draft EIR to include responses (a "perfected" Draft EIR) has not been included in this scope of work. A total of thirty (30) bound copies and/or CDs and one (1) electronic copy of the Response to Comments/Final EIR will be provided (does not include additional printing of Draft EIR).

5.0 FINDS OF FACT/OVERRIDING CONSIDERATIONS/MMRP

LSA will prepare a draft Statement of Findings for each of the significant effects accompanied by a brief explanation of the rationale for each finding. Information contained in the EIR impact analysis will be utilized to support the substantial evidence for the record in making findings. In addition, the Findings will describe the specific reasons for rejecting mitigation measures (if required), and project alternatives. As a supplement to the Findings, LSA will prepare the Statement of Overriding Considerations that balances the project benefits against the adverse impacts of the project. This task will also include the preparation of a Mitigation Monitoring and Reporting Program (MMRP).

¹ Labor costs for preparing the Response to Comments documents have been estimated due to uncertainty regarding the number of comments that will be generated during public review, as well as the time needed to provide adequate responses. A substantial level of effort could be required to respond to public comments. Should the Response to Comments document for the Final EIR require fewer than 52 hours of professional staff time, only the amount expended will be billed. Should additional time be needed to prepare responses, LSA will immediately notify the County to determine the effect on the project budget.

6.0 PROJECT MANAGEMENT & MEETINGS

LSA has already attended one (1) start-up meeting, one (1) general site visit. LSA has already participated in one scoping meeting, and will participate in all required public hearings (a total of three) and meetings preferably via teleconference . LSA will provide written documentation of all substantive project developments in the form of client memos and/or phone conversation records, and will follow up our submittals to outside parties and conduct coordination as necessary to ensure efficient and timely review.

7.0 ADDITIONAL SCOPE ITEMS

LSA proposes that labor costs identified for Task 7.0 Additional Scope Items be allocated to the out of scope work associated with review, organization and enumeration of scoping comments, and that this task be deleted.

~~As with many complex projects, it is likely that additional requests could be required after the approval of the initial scope of work. Therefore, these requests have been included as a contingency in this scope of work as potential "to be defined" additional scope items. This contingency will only be utilized if needed, and only after written approval by County staff is received.~~