

**WORK PLAN AND BUDGET FOR
PROPOSAL TO PREPARE AN
ENVIRONMENTAL IMPACT REPORT
for the
Rancho Dorado Subdivision
Tentative Map Application TM 06-1426**

Submitted to:

El Dorado County
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
Attn: Gina Hunter, Principal Planner

Submitted by:

ESP, Inc.
1621 13th Street
Sacramento, CA 95814



ENVIRONMENTAL STEWARDSHIP & PLANNING
INCORPORATED

April 10, 2007

6.0 Proposed Scope of Services and Schedule

This section describes the individual tasks proposed for providing environmental review project management, scoping, resources assessment and EIR preparation services for the project. ESP has developed this scope of services based on our current understanding of the project and the assumptions discussed above. This scope of services has been modified from that included in ESP's December 8, 2006 proposal to the County to reflect the following County direction provided to ESP on January 2 and January 4, 2007: 1) the County will prepare the project NOP and conduct EIR scoping, 2) the ESP team will conduct a peer review of a project noise study to be prepared by the Applicant's consultant, 3) the County will require the Applicant to prepare and provide visual simulations for use in the visual impact assessment, and 4) ESP will prepare the water resources and soils/geology impact sections of the EIR. As a result of direction per items 3 and 4, above, ESP has removed Visual Impact Assessment, Inc. (VIA) and Robertson-Bryan, Inc. (RBI) from the ESP team as the services of these firms will not be required per this revised scope of services. A schedule for the performance of services described herein is included at the end of this section. This scope of work does not include evaluation of environmental impacts that may be associated with off-site roadway improvement mitigation measures that may apply to the project. In the event that off-site mitigation measures require evaluation and inclusion in the EIR, ESP will prepare a work plan and budget to complete the additional services and an amendment to this work plan will be required.

6.1 Scope of Services

Task A. Project Management and Oversight

ESP will oversee and coordinate environmental review-related activities associated with scoping and preparation of the EIR. ESP will assist in the coordination of and preparation for Project Development Team (PDT) meetings and will prepare meeting agendas and minutes for each meeting. ESP's project management activities will include review of project information including information submitted to the County by the project applicant team as well as project-related information and documentation produced by the County, the ESP team and other consultants that may be directly under contract to the County (e.g., traffic consultants).

The cost estimate associated with this task is based on the estimated schedule included herein and is limited to project management associated with the activities identified within this scope of services. If additional services are deemed necessary as a result of project modifications or approach that are not anticipated herein or delays in the project schedule as a result of circumstances beyond the control of the ESP team, project management associated with the additional services and budget necessary for the extended schedule would be identified at that time.

Task B. EIR Scoping (County to have primary role)

The County's preparation of an EIR for the Rancho Dorado project requires that the County prepare and distribute a Notice of Preparation (NOP) and conduct EIR scoping to determine issues that agencies and other stakeholders recommend should be addressed in the EIR. Based on County direction, this work plan assumes that the County will prepare and distribute the project NOP, file

the NOP with the State Clearinghouse and will host/conduct a public scoping meeting during the 30-day NOP review and comment period.

Following the 30-day NOP review and comment period, the County will provide ESP with copies of a summary of the scoping meeting comments and all written comments submitted to the County and ESP will prepare a summary matrix of all issues raised with a recommendation of methods to address each issue in the Draft EIR. This matrix will be provided to the County and the recommendations will be discussed during a project PDT meeting to develop an agreed approach for addressing each issue. In the event that issues raised require unanticipated environmental review, ESP would identify this potential and would be prepared to develop a scope for such additional services if deemed necessary by the County.

Task C. Prepare EIR Project Description

To ensure consistent and accurate environmental review, a clear and detailed written project description must be prepared. Based on information that has been or will be submitted to the County by the project Applicant and other information made available by the County, ESP will prepare a draft project description for review by the County as well as the project Applicant, at the County's discretion. The draft project description will characterize the project based on all available information and will identify the potential need for any additional information that may be necessary for the EIR. This work plan assumes that all project design information (including construction information, utilities services, on-site utility infrastructure, drainage facilities, phasing/scheduling and off-site infrastructure improvements, if necessary) will be produced and provided to the County and ESP by the project Applicant.

The draft project description will also provide a discussion of project background and project objectives and will define the No Project Alternative and other alternatives that may warrant discussion in the EIR. This work plan assumes that the Proposed Project and the No Project Alternative will be fully evaluated in the EIR. (Note that, based on recent discussions with County staff, although this work plan assumes that the Proposed Project will be the only build alternative evaluated, the analysis conducted for the EIR will address two scenarios – one in which the connection of Saratoga Way to Iron Point Road would not be developed concurrent with the development of the remainder of the Proposed Project and the second in which the connection of Saratoga Way to Iron Point Road would be developed concurrent with the remainder of the Proposed Project.) In the event that one or more project alternatives are identified that would be feasible and would achieve the project objectives, the need for a full consideration of such alternative(s) would be discussed with the PDT and an additional scope of services and budget may be required. ESP anticipates that the draft project description would be reviewed by the County and would be a topic of discussion at a PDT meeting.

Based on County input on the draft project description and the receipt of any additional information required to be provided by the project Applicant, ESP would prepare a “final” project description for use by the project evaluation team and for use in the Draft EIR.

Task D. Conduct Resource Evaluations

The evaluation of resource impacts necessary for the EIR will be based on a collective set of information that will include the project description (as discussed above), the content of baseline resources conditions and other studies anticipated to be provided to the County by the project Applicant, ESP team's peer review and use of information submitted by the Applicant team, and the ESP team's assessment of resource conditions and potential project impacts. This section defines the various subtasks associated with the evaluation of the various resource topical areas that ESP has identified for consideration in the project EIR. Certain subtasks and the evaluation processes proposed herein are dependent upon the development of information by the project Applicant team as well as the County and consultants that will not be under contract to ESP. This work plan assumes that such information will provide an accurate and adequate basis for which ESP will conduct resource impact analysis and identify potential impacts and mitigation measures to be documented in the Draft EIR. If the anticipated studies are not received or do not provide the information required to fulfill their purpose in contributing to the EIR, ESP will discuss an approach to completing the information with Development Services.

This work plan includes an evaluation of two Saratoga Way extension scenarios for the Proposed Project. One scenario would evaluate the extension of Saratoga Way to interconnect with the proposed Wilson Boulevard extension, but not the connection of Saratoga Way to Iron Point Road. The second scenario would evaluate the extension of Saratoga Way to Iron Point Road. In most instances the evaluation of these two scenarios will consist of a qualitative comparison of the differing aspects of these scenarios. Note, however, that a separate quantitative assessment for the with-connection and without-connection scenarios will be conducted to specifically identify impacts associated with Air Quality and Noise under both scenarios (noise study to be conducted by the Applicant's consultant) and this approach is based on the assumption that the traffic study to be prepared for the project will address these two scenarios for all necessary evaluation conditions (i.e., existing, future and cumulative conditions). Additional discussion of proposed assessment methods for each of these topics is provided in each respective subtask below.

D.1 Land Use

ESP will conduct an assessment of the project's consistency with adjacent land uses and relevant land use plans. The assessment will consider the project's compatibility with current and anticipated planned future land uses for areas within and adjacent to the proposed subdivision. The assessment will include a consistency review of land use plans applicable to the project area, including a review of plans such as the El Dorado County General Plan (note that Development Services has determined that the project is consistent with the land use designation in the El Dorado County General Plan; however, ESP proposes to conduct a full review of General Plan goals, objectives and policies that may be relevant to the proposed use), the El Dorado Hills Community Services District Parks Master Plan, and the El Dorado County Bicycle Transportation Plan. The assessment will consider specific goals, policies and objectives of each of these plans and identify potential project inconsistencies. Each of these plans and their relevant portions will be described in the land use section of the Draft EIR with a discussion of potential project inconsistencies and project modifications when possible and if necessary to address any inconsistencies. Potential impacts and proposed mitigation measures, if available and necessary, will be documented in the Land Use section of the Draft EIR.

D.2 Population, Employment and Housing

ESP will evaluate the project's potential contribution to increases in population in the community, the proposed density as compared to adjacent already developed neighborhoods, the relationship to the County's goals of meeting its share of Regional Housing Needs and contribution to short and long-term employment opportunities in the community as well as the employment demands made upon the community as a result of the project. This assessment will be based on existing census tract data including population, household size, income and employment. Anticipated increases in population and increased local/regional job demand will be estimated and assessed in consideration of existing and projected population and job availability within the region. Potential impacts will be documented and mitigation measures, if available and necessary to reduce potential impacts, will be identified. The results of this evaluation will be presented in the Population, Employment and Housing section of the Draft EIR.

D.3 Transportation and Circulation

Based on discussions with County staff, this work plan assumes that information necessary for the transportation and circulation impacts evaluation to be presented in the Draft EIR will be prepared by the Applicant's traffic engineer (Fehr & Peers Associates) and reviewed by the County Department of Transportation (DOT) for adequacy to ensure the transportation and circulation impacts evaluation provides the information required for the project CEQA review. As such, this work plan does not include the preparation of a traffic impact study for the project. Instead, ESP will conduct a parallel review (i.e., concurrent with the DOT's review) of the Applicant's traffic study to determine if the content is appropriate for use in the Draft EIR. Based on this review, ESP will provide a comprehensive set of review comments to DOT and Development Services. ESP's review will focus on determining whether the content of the report is adequate for preparing the Transportation and Circulation section of the Draft EIR and whether the report sufficiently provides the information necessary to conduct the Noise and Air Quality impact evaluations necessary for the EIR. ESP will not perform a peer review or otherwise attempt to verify the accuracy of the Applicant's traffic study and will expect that such review will be conducted by the County and its contract traffic engineer.

This subtask and budget assumes that one traffic study review will be required and that any revisions necessary to address ESP and/or County comments on an initial draft will be fully addressed in a revised final traffic study to be provided by the Applicant. If additional traffic study review and comment is necessary, ESP will prepare a scope and cost estimate to provide the additional services.

In addition to vehicle traffic circulation, ESP will assess the potential project impacts associated with transit and non-motorized transportation. This assessment will include documentation of existing park-and-ride facilities and available capacity (through discussions with the El Dorado County Transit Authority), existing bus services and facilities, and existing and planned bicycle and pedestrian facilities. Potential impacts of the project, which may include increased demands, inadequate provision of facilities and similar effects, will be identified and, if necessary, mitigation will be proposed.

ESP will summarize the results of the final traffic study and ESP's transit and non-motorized transportation assessment in the Transportation and Circulation section of the Draft EIR.

D.4 Public Services and Utilities

ESP will conduct a public services and utilities impacts assessment to determine the potential for the project to result in an increased demand for public services or utilities that could either exceed the ability of service providers or may otherwise adversely affect the provision of similar services to the surrounding community. This work plan does not include conducting a fiscal impact analysis for the project, and proposes to use agency and service provider input as the primary method for determining potential impacts.

Specific service providers will be identified and provided a copy of the NOP with a request for information regarding issues that may be associated with the provision of services to the proposed development. Utility and community services providers from whom such information will be solicited include, but will not be limited to, El Dorado County Sheriff's Department, El Dorado Hills Fire Department, El Dorado Hills Community Services District, El Dorado Irrigation District and Pacific Gas & Electric. ESP will use information provided during the EIR scoping process to ascertain whether additional coordination with service providers is necessary to determine potential impacts. This work plan assumes that such coordination will be necessary with certain providers, and ESP will conduct telephone interviews or meetings with service providers to determine specific issues that may warrant identification within the project EIR.

D.5 Geology and Soils

ESP will review and utilize documentation submitted by the project Applicant and other information relevant to soils and geologic conditions of the project site and will prepare a qualitative assessment of soils and geology-related impacts. It is anticipated the Applicant's geotechnical studies and grading plans will identify measures that may be necessary to minimize potential impacts. The measures will be characterized as either project commitments in the project description or as mitigation measures in the soils and geology section of the EIR. It is assumed that the information submitted by the Applicant will include that relevant to determining potential geotechnical hazards including (as relevant): seismicity of the area, potential for liquefaction and subsidence, erodibility of the soils, soil stability characteristics, shrink/swell, and corrosion potential. Sources expected to be used to analyze these potential impacts include published literature from the U.S. Geological Survey, California Division of Mines and Geology, U.S. Department of Agriculture Natural Resources Conservation Service, and the El Dorado County General Plan. No fieldwork or geotechnical engineering analysis is included. Mitigation measures will be presented for any significant or potentially significant impacts identified in the earth resources analysis based primarily on recommendations in the geotechnical report.

This evaluation assumes that the Applicant's geotechnical study will contain all relevant information pertaining to the potential for Naturally Occurring Asbestos (NOA) to be present within the project area. The potential occurrence of NOA would be identified as a project impact and applicable El Dorado County Air Quality Management District rules would be cited as the appropriate mitigation for the project. This scope of work does not include the preparation of a health risk assessment,

asbestos mitigation plan or other specific requirements that may be necessary for the project's ultimate compliance with AQMD requirements.

D.6 Hazards and Hazardous Material

ESP will retain Padre Associates to conduct and prepare a Phase I Environmental Site Assessment (Phase I ESA) for the project site. Padre will research and review pertinent, readily available geologic and hydrogeologic literature, and available historical aerial photographs, Sanborn Fire Insurance Maps, and topographic maps of the Project Site and surrounding area. Additionally, Padre will interview property owners and will review available documents supplied by the current and/or former property owners. Padre will perform a reconnaissance of the Project Site and evaluate the Project Site and adjacent areas for potential sources of hazardous substances contamination. The reconnaissance will include a detailed site visit to assess the potential surface presence of on-site hazardous substances use, storage, treatment, and/or disposal. Padre will also obtain a current governmental database search report for the project site and the area within a one-mile radius of the site. Padre will also contact applicable municipal, county, state, and federal agencies to review readily available files, records, permits, and known sites lists, as well as interviewing knowledgeable agency personnel. Padre will prepare and submit a report summarizing the findings and which will present interpretations and recommendations as they pertain to hazardous substances at the site and adjacent areas. The report will include recommendations for additional assessment, if warranted, based on information from the assessment.

ESP will utilize information from the Phase I ESA and other project information and projections regarding the use, storage and/or transport of hazardous substances during construction as well as long-term residential uses to determine potential hazardous materials use and human exposure from the project.

This task will also include an assessment of potential exposure of the public to hazardous conditions during construction and during long-term residential use of the project site. The assessment will acknowledge the presence of high-voltage electrical transmission lines within the project site and will provide a qualitative assessment of potential exposure and impacts associated with electric and magnetic fields (EMF). The EMF assessment will be qualitative and commensurate with the approach and conclusions regarding EMF and human exposure as presented in the El Dorado County General Plan EIR.

D.7 Hydrology and Water Quality

ESP will conduct a qualitative assessment of potential hydrological and water quality impacts that may occur as a result of the project based on drainage and water quality information anticipated to be provided by the project Applicant. ESP will review documentation submitted by the project Applicant (including grading and drainage plans), will review site conditions and other available documentation and will prepare a qualitative assessment of specific impacts and identify feasible mitigation measures that may be necessary to minimize potential stormwater runoff and water quality impacts associated with construction activities and the long-term residential use of the project site.

A brief setting discussion will describe the general hydrology and land features relevant to existing drainage, floodplain, and water quality conditions. A regulatory setting will describe applicable local stormwater and flood management regulations. The hydrology analyses will evaluate floodplain and stormwater management issues. ESP will consult with the County for information relevant to the evaluation of stormwater and flood management concerns.

The hydrology and water quality analysis will be focused on four issues:

- Temporary construction-related effects on hydrology and water quality;
- Permanent changes to stormwater drainage and/or flooding;
- Long-term land use water quality effects; and
- Cumulative onsite and offsite hydrology and water quality impacts.

The analysis of potential hydrologic impacts will consider stormwater runoff and flooding potential and consistency with applicable management plans, policies, and regulations. Potential water quality effects will be described and assessed with respect to applicable National Pollution Discharge Elimination System (NPDES) regulations, and state Regional Water Quality Control Board policies and regulations, as they relate primarily to construction activities and long-term urban runoff management controls. ESP will identify potential mitigation in the form of best management practices for control and management of stormwater and water quality for significant impacts. The hydrology and water quality analyses will address potential impacts at a level consistent with the specificity of data available from the applicant. The analysis will be based on existing data and no field data will be collected. Design of mitigation measures is not included in this scope.

D.8 Biological Resources

ESP will retain the services of Padre Associates to conduct a peer review of biological resources information and documentation developed by the project Applicant's consultants and to assist with the preparation of the Biological Resources section of the Draft EIR. This work plan anticipates that the Applicant will provide a report which provides a preliminary delineation of waters of the U.S. and wetlands and a report which provides a characterization of the habitat potential as well as plant and animal species which may be present or which may utilize the project site as habitat. Padre will review these reports and will conduct a reconnaissance site visit to confirm the adequacy of the information presented. Padre will also prepare and submit a species list request to the U.S. Fish and Wildlife Service and will conduct a California Natural Diversity Database search for potential special-status species occurrence within the project area. If additional information or clarification of materials presented in these reports is deemed necessary, Padre and ESP will document this information for the County's consideration.

Based on the biological resources information available and developed as described above, Padre will conduct a biological resources impact evaluation to determine the potential impacts that may be associated with the construction and long-term residential use of the project area as proposed. The evaluation will consider potential effects on species and/or their habitat which may be present on the project site. The results of this assessment will be documented in the Biological Resources section of the Draft EIR.

D.9 Air Quality

ESP proposes to retain KD Anderson and Associates, Inc. (KDA) to conduct an air quality impacts assessment for the project. Consistent with the El Dorado County Air Quality Management District's *Guide to Air Quality Assessment*, the Air Quality Study will address the following issues:

- construction-related emissions,
- operational emissions of ozone precursors and inhalable particulate matter (PM₁₀),
- operational effects on carbon monoxide (CO) concentrations, and
- toxic air contaminant (TAC) effects.

The Air Quality Study will describe existing air quality conditions, assess project-related air quality impacts, and identify recommended mitigation measures. The following provides a description of the air quality assessment work plan:

Existing Conditions: KDA will summarize meteorological and climatological data for the project study area, describe relevant air quality standards, and describe air quality conditions in and around the project study area.

Impact Analysis: KDA will identify significance thresholds for air quality impacts. We will determine air quality impacts according to the methods recommended by the AQMD for analyzing construction-related emissions and operational effects.

Construction-Related Impacts. Construction-related emissions would result from construction equipment exhaust, construction employee commute travel, and soil-disturbing activities, such as earth-moving and construction equipment activity on unpaved surfaces. To analyze construction-related emissions associated with the Rancho Dorado project, KDA will use the latest version of URBEMIS model and the Roadway Construction Emissions model. (Note that an update of the URBEMIS model is being prepared. It is currently scheduled for release in the late first quarter or early second quarter of 2007. The Rancho Dorado project Air Quality Study will include use of the latest version of URBEMIS available at the time the analysis is conducted. Re-analysis with later versions of URBEMIS, or analysis with multiple versions of URBEMIS is not included in this proposal.)

The URBEMIS model will be used to quantify PM₁₀ emissions, and ozone precursor emissions: reactive organic gases (ROG) and nitrogen oxides (NO_x) associated with construction of the residential land uses. The URBEMIS model includes default assumptions on construction phasing and construction equipment which are, for some projects, overly-conservative. Therefore, if construction phasing or construction equipment information specific to the Rancho Dorado project are available, KDA recommends using project-specific information.

The Roadway Construction Emissions model will be used to quantify PM₁₀, ROG, and NO_x emissions associated with construction of the extensions of Saratoga Way and Wilson Boulevard. KDA will apply version 5.2 of the Roadway Construction Emissions model. Like the URBEMIS model, the Roadway Construction Emissions model includes default

assumptions on construction phasing and construction equipment which are, for some projects, overly-conservative. Therefore, if construction phasing or construction equipment information specific to the extensions of Saratoga Way and Wilson Boulevard are available, KDA recommends using project-specific information.

KDA will analyze separately each of the three construction phases listed earlier in this proposal. Within each of these three construction phases, KDA will also analyze sub-phases (e.g., grading, asphalt paving, and assembly of structures).

Operational Impacts. KDA will estimate ozone precursor emissions associated with operation of the proposed Rancho Dorado project. KDA will quantify the potential effects of both the proposed residential land uses, and the extension of Saratoga Way to connect with Iron Point Road.

Mobile source and area source emissions associated with the proposed residential land uses will be estimated using the URBEMIS model. This analysis will incorporate daily trip generation estimates prepared for the traffic study of the proposed project.

As a component of the proposed Rancho Dorado project, the extension of Saratoga Way could affect the amount of regional ozone precursor emissions by changing travel routes of vehicles that would otherwise travel on U.S. 50. The extension of Saratoga Way could affect the amount of regional vehicle miles traveled (VMT); and the vehicle speed and, therefore, ROG and NO_x emission rates of vehicles. KDA will use estimates of project-related changes in VMT and regional average vehicle speed to generate estimates of operation-related emissions of ozone precursors. KDA will estimate changes in regional ozone precursor emissions by quantifying how changes in regional VMT and average vehicle speed affect emissions. The effects of changes in VMT and speed will be assessed using a regional aggregate spreadsheet model. This model will be used to estimate changes in ROG and NO_x emissions due to the proposed project. This proposal assumes regional VMT and average vehicle speed data will be available from the traffic study being conducted for the project.

It can not presently be determined whether detailed microscale dispersion modeling of CO concentrations will be needed. In addressing potential CO impacts, KDA will apply screening procedures described in the *Guide to Air Quality Assessment*. The guide presents a screening approach to determine the need for detailed dispersion modeling. Our proposal and cost estimate assume microscale dispersion modeling will not be needed. If it is found that detailed microscale dispersion modeling of CO concentrations is needed, KDA can, under a contract amendment, conduct this analysis. The analysis would be conducted using the CALINE4 line source dispersion model and motor vehicle emission rates from the latest version of the EMFAC emission rate model approved for use in CALINE4 analysis.

According to screening procedures described in the *Guide to Air Quality Assessment*, operational emissions of PM₁₀ may be assumed to be less-than-significant for residential projects without fireplaces that include less than 230 dwelling units. If fireplaces would be included in the Rancho Dorado project, mitigation measures or additional analysis beyond that included in this proposal may be required.

This proposal assumes the following six development scenarios will be included in the analysis of operational impacts:

- Existing (No Project),
- Existing Plus Project with Saratoga Way Extension to Iron Point Road Connection,
- Existing Plus Project without Saratoga Way Extension to Iron Point Road Connection,
- Cumulative No Project,
- Cumulative Plus Project with Saratoga Way Extension to Iron Point Road Connection, and
- Cumulative Plus Project without Saratoga Way Extension to Iron Point Road Connection.

Toxic Air Contaminants Impacts. KDA will address toxic air contaminant effects related to two pollutants: naturally-occurring asbestos (NOA) and construction-related diesel exhaust emissions.

Naturally-Occurring Asbestos. Emissions of NOA have been attributed to soil-disturbing activities. KDA has reviewed the map *Asbestos Review Areas – Western Slope – County of El Dorado – State of California*, which indicates the Rancho Dorado project site is not in a buffer area surrounding an area “More Likely to Contain Asbestos”. However, it is in a buffer area surrounding a “Found Area of NOA”. The “Found Area of NOA” is located in Sacramento County. KDA has also reviewed the California Department of Conservation document *Relative Likelihood for the Presence of Naturally Occurring Asbestos in Eastern Sacramento County, California*, which indicates the “Found Area of NOA” in Sacramento County may be associated with the Mormon Island Fault Zone.

This assessment assumes that the geotechnical report on the Rancho Dorado project site will be available and will contain information which characterizes the potential for NOA to be present on the project site. Field work to determine the presence of NOA on the project site is not included in this scope of services.

Based on the information reviewed thus far, it is anticipated that the air quality analysis will recommend preparation of a Fugitive Dust Plan in compliance with AQMD Rule 223-1 and, perhaps, an Asbestos Dust Mitigation Plan in compliance with Rule 223-2.

Diesel Exhaust Emissions. Diesel exhaust emissions are also considered a toxic air contaminant. These emissions would be generated during both the construction phase, and during long-term operation of the project. The Air Quality Management District’s *Guide to Air Quality Assessment* sets screening-level thresholds for determining the significance of construction-related and operational diesel exhaust emissions.

- Construction-related screening levels are based on the amount of diesel fuel consumed during the construction phase. This proposal assumes the project applicants, or its site design engineers, will provide estimates of construction-related diesel fuel consumption for the Rancho Dorado project.

- Operational screening levels set by the AQMD's *Guide to Air Quality Assessment* are based on the number of diesel truck trips per day generated by the proposed project. If a project generates less than 10 diesel truck trips per day, it may be assumed to have a less-than-significant impact. If a project generates 10 or more diesel truck trips per day, preparation of a health risk assessment (HRA) would be required.

KDA will conduct the screening level assessment for diesel exhaust emissions. However, it should be noted that this proposal does not include preparation of an HRA, and the services offered by KDA do not include preparation of an HRA. If the Rancho Dorado project would generate more than 10 diesel truck trips per day, preparation of an HRA by another contractor will likely be required under a separate scope of work and with a consulting firm which specializes in such assessments. ESP is prepared to identify a firm and develop a scope of work and budget if the preparation of an HRA is determined to be necessary.

Mitigation Measures: KDA will identify mitigation measures for significant air quality impacts. KDA will identify potential mitigation measures for motor vehicle emissions and construction-related emissions, and identify the significance of air quality impacts assuming implementation of the mitigation measures.

Draft and Final Air Quality Study: KDA will present the results of the air quality analysis in an Air Quality Study report. ESP will submit a draft Air Quality Study report for review by the Development Services and we also recommend that the report be forwarded to AQMD for review and comment. With the receipt of one consolidated set of County comments, KDA will prepare a final Air Quality Study report.

ESP will coordinate and review internal drafts of all KDA work products. The results and information contained within the Final Air Quality Study will be summarized in the Air Quality section of the Draft EIR.

D.10 Noise

Based on the County's direction, this work plan assumes that the Applicant will retain an acoustical consultant to conduct a noise impact evaluation and to prepare a noise study report that will be provided to the County for peer review and use in the project EIR. Under this work plan, ESP will retain the services of Bollard Acoustical Consultants (BAC) to conduct a peer review of the Applicant-commissioned noise study. This work plan assumes that the Applicant's consultant will conduct a full assessment of existing conditions and a determination of potential impacts associated existing and cumulative conditions for both the with- and without Saratoga Way to Iron Point Road connection evaluation scenarios, as well as potential construction-related impacts associated with an assumed three phases of construction. This work plan assumes that the Applicant-commissioned noise study will identify appropriate noise standards and thresholds of impact significance and will identify mitigation measures that may be available to minimize potentially significant noise impacts. (ESP previously recommended that a full noise assessment be conducted by BAC to ensure that the County has an independent assessment of potential noise impacts that can be presented in the Draft EIR, as well as to ensure consistency between the traffic-related noise portions of the assessments for the Saratoga Way Extension Project and the Rancho Dorado project.) ESP and BAC will review the

Applicant's noise study and will either utilize the information presented therein to prepare the Noise impacts section of the Draft EIR or will provide written comments to the County regarding the potential need for supplemental information or clarification that may be necessary upon review of the Applicant's noise study.

D.11 Human Health and Safety

ESP will conduct an assessment of potential human health and safety issues associated with the project. This assessment will utilize the results and conclusions of other impact considerations conducted in association with the environmental review including the water quality, air quality, transportation, and public services evaluations and will determine potential human health and safety impacts that may be associated with project construction and the long-term residential uses proposed for the site. This evaluation will provide a qualitative assessment of potential health and safety issues and will be documented in a Human Health and Safety section of the Draft EIR.

D.12 Cultural Resources

ESP will retain Pacific Municipal Consultants, Inc. (PMC) to perform peer review of a cultural resources report anticipated for submittal by the project Applicant and will assist ESP with the identification of potential project impacts. PMC will also assist in conducting Native American outreach by requesting a list of tribal contacts through the Native American Heritage Commission and contacting each tribe through written communication to identify potential concerns or issues associated with the proposed project. This subtask assumes that the cultural resources information provided by the Applicant will be adequate for the assessment of potential impacts associated with the project. PMC will assist ESP with the documentation of potential project impacts and mitigation recommendations in the Cultural Resources section of the Draft EIR.

D.13 Visual Resources

ESP will conduct a visual resources evaluation for the proposed project to determine the visual and light/glare impacts that may be associated with the project. ESP will conduct a qualitative assessment which considers and documents the existing visual characteristics of the project area and adjacent areas and identifies/documents the anticipated degree of change that would result from the proposed development. The degree of change and the potential adversity will be assessed based on a consideration of viewer sensitivity and exposure duration and a determination of impact significance from representative view locations will be made. Based on County direction, this work plan does not include the preparation of visual simulations for the project evaluation and assumes that visual simulations will be prepared and provided by the project Applicant. ESP will provide input to the County (and Applicant) regarding visual simulation viewpoint locations and assumptions and will review draft simulations provided by the Applicant. When finalized by the Applicant, the visual simulations will be used to illustrate the project and each would be specifically referenced and addressed in the visual resources evaluation and discussion presented in the Draft EIR.

The impact assessment will include mitigation recommendations when available and necessary to reduce the degree of potentially adverse visual impacts. The results of the visual impacts assessment will be presented in the Visual Resources section of the Draft EIR.

D.14 Cumulative Impacts and Growth Inducement

For each of the resource/topical areas discussed above, the ESP team will provide an assessment of potential cumulative impacts. The cumulative assessment will consider impacts associated with the County General Plan EIR and adjacent projects, both existing and proposed, to determine the project's potential contribution to cumulative impacts. ESP will also prepare a Growth Inducement section to discuss the potential for the project to induce growth and will specifically reference growth anticipated in the County's 2004 General Plan as a result of project site land use and zoning designations.

E. Prepare Draft EIR and Assist with Public Review

ESP will prepare a Preliminary and Administrative and public review Draft EIR, assist Development Services in the noticing and conducting of a public hearing to receive comments on the Draft EIR, and will review and prepare a summary matrix of comments received on the Draft EIR.

E.1 Prepare Preliminary Draft EIR for County Review

ESP will assemble the project description and documentation of resource evaluations per Tasks B and C, above, to create a Preliminary Draft EIR for internal County review. ESP will produce up to 5 hard copies of the document. The Preliminary Draft EIR will provide an opportunity for review of the compiled work product and will serve as a means for ESP to convey any outstanding data needs or other instances for which additional County or Applicant input may be required. ESP requests, and this work plan and budget assume, that all County staff review input will be provided in one unified set of written comments. It is anticipated that the County's comments will be discussed at a PDT meeting at which ESP will be in attendance.

E.2 Prepare Administrative Draft EIR

Based on the input received from the County's review of the Preliminary Draft EIR, ESP will revise the document to address comments and will prepare an Administrative Draft EIR for distribution, at the County's discretion, to the Applicant as well as any Responsible or other agencies by which the County deems review is warranted. ESP will produce up to 10 hard copies of the Administrative Draft EIR and will assist the County in distribution to appropriate reviewers. ESP will participate in one meeting with participants to be determined by the County to discuss review and input on the Administrative Draft EIR. ESP will produce a summary of issues raised during the Administrative Draft EIR and will discuss these issues with the County to determine the appropriate method of addressing each.

E.3 Prepare Screen-Check Draft EIR, NOC and Public Notice

ESP will revise the Administrative Draft EIR and prepare a "screen-check" Draft EIR for final County review and authorization to proceed with production. ESP will also prepare a draft Notice of Completion for filing the Draft EIR with the State Clearinghouse, and will prepare a draft public notice for advertising the availability of the Draft EIR and the Draft EIR public hearing.

E.4 Produce and Distribute Draft EIR and Notice

Based on the County's review and input on the screen-check Draft EIR, NOC and public notice, ESP will incorporate revisions to produce final versions of these documents and will arrange the production of hard copies for filing and distribution purposes.

E.5 Participate in Draft EIR Public Hearing

ESP will assist the County in arranging and preparing for a public hearing on the Draft EIR. The County will determine and secure the appropriate location for the hearing (possible regularly scheduled Planning Commission meeting). ESP will attend the hearing and will be prepared to present an overview of the project, the Draft EIR findings, and the process for receiving and addressing input on the Draft EIR. ESP anticipates that County facilities and equipment will be available for holding the meeting and for recording the public hearing; however, ESP will also prepare a written summary of the public hearing to provide a back-up and concise summary of issues raised.

E.6 Prepare Summary Matrix of Comments/Recommendations

Following the close of a 45-day Draft EIR public comment period, ESP will compile and review all comments received (it is anticipated that comments will be submitted to Development Services) and prepare a summary matrix that identifies the issues raised and proposed method of addressing each issue. ESP will provide the matrix to the County, and it is anticipated that the issues and methods will be discussed at a PDT meeting. This work plan assumes that comments received on the Draft EIR will not require additional technical studies to prepare the Final EIR. This work plan also assumes that input will be provided by the Applicant's consulting team regarding any technical issues associated with issues for which the Applicant's consultants have provided input (e.g., noise and traffic). Any additional technical studies, project modifications or other issues, including those which may require recirculation of the Draft EIR, would require a separate scope of work and budget.

F. Prepare Final EIR, MMP, Notices and Draft CEQA Findings

F.1 Prepare Preliminary Final EIR and MMRP

Based on the agreed method of addressing issues raised in comments on the Draft EIR, ESP will prepare a Preliminary Final EIR for the County's review. ESP will also draft a CEQA Mitigation Monitoring and Reporting Program (MMRP) to be included with the Final EIR using the information from the environmental analysis in the Draft EIR, including the specific mitigation measures (with any modifications necessary per Draft EIR review), assignments of responsibility, relationships to project phasing and time frames for implementation. ESP will coordinate with Development Services to identify the appropriate treatment of mitigation measures which may need to ultimately be included as Conditions of Approval and the MMRP will specifically identify those measures which are recommended as Conditions of Approval. The Preliminary Final EIR will consist of edits and revisions to the Draft EIR, the MMRP, all written comments on the Draft EIR, the Draft EIR public hearing summary and written responses to all comments received. This scope

of work anticipates that a half-day (5 hr.) PDT working session will be necessary to discuss and receive input on the Preliminary Final EIR.

F.2 Prepare Administrative Final EIR and MMRP

Based on County input on the Preliminary Final EIR, ESP will revise the document to produce an Administrative Final EIR and MMRP. ESP has included this subtask to ensure that adequate review of the Final EIR by the County is accommodated in this scope of work. ESP does not recommend that the Administrative Final EIR be distributed to all Administrative Draft EIR reviewers; however, Development Services may choose to solicit review by County Departments and select external agencies. This scope of work anticipates that County comments on the Administrative Final EIR will be discussed at a PDT meeting.

F.3 Prepare Screen-Check Final EIR, MMRP and Draft Public Notice

Following the County's review of the Administrative Final EIR, ESP will make any needed revisions to the document and will prepare a screen-check Final EIR and MMRP for final County review.

F.4 Prepare Final EIR, MMP and Public Notice

ESP will finalize the Final EIR, MMRP and a public notice of the completion of Final EIR and proposed certification if such notice is deemed necessary as a separate notice by the County (in the event that the County is proposing to both certify the Final EIR and approve the proposed project, a joint notice may be prepared). ESP will arrange for the production of hard copies of the Final EIR.

F.5 Prepare Draft CEQA Findings and Statement of Overriding Considerations

ESP is prepared to assist the County with the preparation of draft CEQA Findings of Fact and a Statement of Overriding Considerations, if necessary. This scope of work assumes that the final Findings and Statement will be prepared by Development Service and/or County Counsel; however, ESP proposes to prepare an initial draft version to assist the County in the preparation of these documents.

F.6 Attend Planning Commission and Board of Supervisors Meetings

ESP will attend up to a total of two meetings of the County Planning Commission and/or Board of Supervisors to present an overview of the environmental review to the Commission/Board and provide input to staff if necessary during each meeting. ESP would be available for additional meetings upon the amendment the professional services agreement for this project.

F.7 Prepare Notice of Determination

Upon approval of the project and certification of the EIR by the Board of Supervisors, ESP will prepare the Notice of Determination (NOD) for filing at the County Clerk's Office. Upon filing the NOD, the current applicable California Department of Fish and Game fee must be submitted to the County Clerk. This fee is not included in this work plan budget and it is assumed that the fee would be paid directly by the County.

6.2 Estimated Schedule

The following table (Table 1) provides a preliminary schedule estimate based on the proposed scope of services and ESP's current understanding of the project. Table 1 provides estimated initiation/completion dates for each primary task based on certain assumptions regarding performance of project requirements by the County and Applicant. The estimated duration for ESP's role in each task also listed in the table. Many aspects of the environmental review are dependent upon County and agency review, submittal of information by the project Applicant and other factors that are outside of the control of ESP and which may affect the EIR schedule. A primary factor in the EIR schedule is the completion of a final traffic study for the project. Recent discussions with DOT staff indicate that a likely anticipated completion date for the final traffic study is mid-May of 2007. ESP has, therefore, developed this estimated schedule on the assumption that the traffic study would be available at that time. In the event that a final traffic study is completed for the project in advance of the May 15, 2007, the EIR completion date estimate would be adjusted accordingly. However, in the event that a final traffic study is not completed by May 15, 2007, the estimated schedule may require extension. ESP is committed to the completion of all tasks according to the overall project schedule and will work with the County as necessary to achieve this schedule or an accelerated schedule, if possible. ESP is also prepared to provide additional information to the County regarding the assumptions used in this schedule and to develop a refined project schedule for the project as an initial project management task.

Table 1. Rancho Dorado EIR Schedule

Primary Task	Estimated Duration of Task/Duration of ESP Services ¹
Task A Project Management and Oversight	On-going
Task B Scoping (County primary role)	Total - 10 weeks ESP - 1 week
Task C Prepare EIR Project Description	Total - 6 weeks ESP - 4 weeks
Task D Conduct Resource Evaluations	Total - 14 weeks ESP - 4 weeks
Task E Prepare Draft EIR and Assist with Review	Total - 26 weeks ESP - 8 weeks
Task F Prepare Final EIR and Certification Documents	Total - 16 weeks ESP - 4 weeks
<p>1. This column lists both the estimated total duration of each task which includes assumptions accounting for the development of information to be prepared by the County and the Applicant's consultants, internal draft document review periods, public review periods, and other factors. The duration of ESP services is based on the actual time period estimated for ESP to perform the services defined for each task.</p> <p>The following provides a summary of the issues affecting the total duration/schedule of Tasks B through F:</p> <p>Task B: Requires County preparation and distribution of NOP and 30-day public review/comment period. ESP can not initiate its services until close of 30-day public review/comment period.</p> <p>Task C: Requires review and input from County (possible additional information from Applicant).</p> <p>Task D: Completion of Task D requires completion of final traffic study and subsequent completion of noise and air quality impact evaluations based on final traffic study. Preparation/completion of traffic and noise studies is not included in ESP's scope of services. Dates/durations shown here assume 10 weeks for DOT to complete master traffic study and additional 4 weeks for Applicant to complete project-specific traffic study, including review and acceptance by DOT.</p> <p>Task E: Includes internal County review of preliminary Draft EIR, agency and Applicant review of Administrative Draft EIR, and preparation of Draft EIR. Preliminary Draft EIR to be completed within two weeks of completion of air and noise assessments per Task D, above, estimated to occur in June 2007.</p> <p>Task F: Task F includes preparation and County review of preliminary, administrative and final versions of the Final EIR and also includes estimate for scheduling Planning Commission and Board of Supervisors consideration of Final EIR.</p>	

7.0 Fee for Services

Based on the scope of services described above, ESP's total not-to-exceed cost estimate for this project is \$146,939. A summary listing of the cost estimate by major milestone (primary task) is shown in Table 2, below. All fees represented herein are estimates which comprise the total not-to-exceed project budget. In the performance of the services defined in this task order, ESP and its subcontractors may reallocate the estimated budget among tasks and among personnel, but shall not reallocate budget among individual firms identified to perform the services defined herein without approval by the County's contract administrator. ESP and its subcontractors will track all time and expenses associated with the performance of the authorized services and shall bill the County only for the actual time and expenses incurred (inclusive of a subcontractor administrative fee as identified in the estimated project budget). Upon selection, ESP will provide a current comprehensive fee schedule for all personnel and fees for equipment or direct charges that may be used in the course of the work described herein. As noted above, the scope of services includes several assumptions regarding methods of assessment, available information and the need for certain resources evaluations. ESP is prepared to meet with the County upon request to determine if any modifications to the scope and associated budget are required to refine each.

Table 2. Rancho Dorado EIR Estimated Budget Summary	ESP	Subcontractors					15% Sub Admin Fee	TOTAL
	ESP Total	Padre	KDA	Bollard	PMC	Total Subs		
Task A Project Management and Oversight	\$34,713	\$0	\$0	\$0	\$0	\$0	\$0	\$34,713
Task B Scoping (County primary role)	\$1,281	\$0	\$0	\$0	\$0	\$0	\$0	\$1,281
Task C Prepare EIR Project Description	\$4,179	\$0	\$0	\$0	\$0	\$0	\$0	\$4,179
Task D Conduct Resource Evaluations	\$19,562	\$12,470	\$15,900	\$2,000	\$2,880	\$33,250	\$4,988	\$57,799
Task E Prepare Draft EIR	\$20,864	\$0	\$0	\$0	\$0	\$0	\$0	\$20,864
Task F Prepare Final EIR	\$20,533	\$840	\$800	\$500	\$400	\$2,540	\$381	\$23,454
Directs Doc Reproduction Costs	\$4,650							\$4,650
TOTAL	\$105,781	\$13,310	\$16,700	\$2,500	\$3,280	\$35,790	\$5,369	\$146,939