

COOPERATION AGREEMENT BY AND BETWEEN THE
TAHOE REGIONAL PLANNING AGENCY
AND
EL DORADO COUNTY
CONTRACT AMENDMENT #1
TRPA Contract Number: 24C00026

The existing two-party contract by and between the Tahoe Regional Planning Agency, a bi-state regional planning agency created by Public Law 96-551 (1980) (hereinafter the "TRPA") and El Dorado County (hereinafter "County") is hereby amended as shown below. All other provisions in the contract shall remain in effect.

Termination Date

This Amendment 1, made 3/24/26 (the "Effective Date"), extends the existing contract termination date by six (6) months, from June 30, 2026, to December 31, 2026.

Exhibit A: Services and Products

Amendment 1 expands the allowable use of funds to enable County to request funding for additional tasks within Phase 3 of the Tahoe El Dorado (TED) Area Plan. Specifically, TRPA's Metropolitan Planning Organization (MPO) allocation of the Regional Early Action Planning (REAP) grant will fund the County's development of Phase 3, including Task 6 and Task 7.1, as well as other relevant Phase 3 work. See attached Amended Exhibit A.

TAHOE REGIONAL PLANNING AGENCY

Signed by:
BY: Julie W. Regan
736665229P01436
JULIE W. REGAN
EXECUTIVE DIRECTOR

Date: February 25, 2026

EL DORADO COUNTY

BY: [Signature]
BOARD OF SUPERVISORS
EL DORADO COUNTY

Date: 3/24/26

ATTEST:

KIM DAWSON, CLERK OF THE BOARD OF SUPERVISORS

BY: Kyra Schaeffgen
DEPUTY CLERK
EL DORADO COUNTY

Date: 3/24/26

AMENDED EXHIBIT A
AMENDED SERVICES AND PRODUCTS

The scope of work for this contract will be the County's development of the TED Area Plan, Phase 3, Task 6 and Task 7.1, or other relevant Phase 3 work (see attached scope of work from the County's contract with Ascent Environmental). Task 6 involves the development of the Final Public Draft TED Area Plan and Design Standards and Guidelines. Task 7.1 consists of the preparation of a description of alternatives to carry forward into the draft and final programmatic environmental review of the TED Area Plan. Both Task 6 and Task 7.1, as well as other Phase 3 work, will be used to accelerate infill development, housing choice, supply, and availability, affirmatively further fair housing and reduce vehicle miles travelled consistent with the TRPA's MPO Allocation of the REAP grant (authorized as Task Order #1, not to exceed \$66,666).

Task 7 of the attached Ascent Scope of Work includes the development and completion of a joint Environmental Impact Report/Environmental Impact Statement, to be completed for the County under the California Environmental Quality Act and for TRPA under the Compact and Code of Procedure. The completion of this task will involve equal participation and control by TRPA and the County such that TRPA will be exercising its independent judgment in the disclosures, analysis, and conclusions in the portions of the document prepared in compliance with the TRPA Compact and Code of Procedure.

Ascent Environmental, Inc.

Exhibit A

Scope of Work

Project Background

County has started the process of developing the Tahoe El Dorado (TED) Area Plan, a comprehensive, long-term planning document that will incorporate and update the Meyers Area Plan and include other communities within unincorporated County in the Lake Tahoe Basin. The purpose of the TED Area Plan is to 1) ensure consistency between the County's Zoning Ordinance and the Tahoe Regional Planning Agency's (TRPA) Plan Area Statements; 2) streamline permitting and environmental review; 3) allow County to control land use policies and decisions based on each community's needs; and 4) incorporate TRPA Code of Ordinances and State law updates. Once developed, the TED Area Plan will establish a better framework to advance housing and economic development while attaining environmental thresholds set by TRPA.

The TED Area Plan is a multi-year effort that has been broken down into three (3) phases 1) Phase 1 consists of outreach and engagement with the community and data analysis; 2) Phase 2 includes developing a solid draft TED Area Plan and hosting additional community workshops; and 3) Phase 3 consists of finalizing the draft TED Area Plan, conducting environmental review, providing a formal public comment period, and hosting public hearings for possible adoption by the County and TRPA.

Deliverables

Unless otherwise indicated below, and notwithstanding any other provisions of this Agreement to the contrary, Consultant shall submit all deliverables in accordance with ARTICLE I, Scope of Services, and as described in the tasks herein.

Unless otherwise indicated below, Consultant shall submit draft documents and reports to County's Contract Administrator for review and comment. Consultant shall incorporate County's Contract Administrator's comments into the final documents or reports subject to agreement by Consultant and County's Contract Administrator.

Draft documents of the required written deliverables shall be submitted in electronic Microsoft Word (Word) and/or ESRI ArcGIS format to County's Contract Administrator unless otherwise stated. The final version of the required written deliverables shall be submitted in electronic Adobe Portable Document Format (PDF) to County's Contract Administrator unless otherwise stated.

Scope of Services

Consultant shall assist County with Phases 2 and 3 of its TED Area Plan, including, at a minimum, the following:

Task 1 – Project Kick-Off Meeting and Project Management and Meetings

Consultant shall prepare for and lead a virtual project kickoff meeting with County and TRPA staff to confirm communication protocols; review the Scope of Work; identify/confirm the project purpose, need, and objectives; develop a project schedule; and address other topics as needed. Prior to the meeting, County and TRPA will provide Consultant with relevant background materials, information, and data needed to start the TED Area Plan. These relevant documents may include, at a minimum, past and related planning efforts, guiding documents, and community demographics. Consultant shall review these documents prior to the project kickoff Meeting and shall be prepared to request additional information following the meeting. After the project kickoff meeting, Consultant shall prepare the project kickoff meeting notes summarizing issues, decisions, and actions discussed at the meeting.

In addition to a project kickoff meeting, Consultant shall provide project management and coordination including regular communication with County, monthly invoicing, and management of the project schedule, budget, Agreement, and subcontracts throughout the term of the Agreement. Consultant shall devote effort each month to ensure an efficient and timely process for project execution, including close coordination with County and TRPA about project management issues, as needed. Consultant shall create and manage a project work plan, which shall serve as the team roadmap and shall chart roles and responsibilities, a schedule of milestones and deliverables, and tools. Consultant shall also submit monthly invoices and progress reports to County regarding schedule, information needs, and corresponding tasks/deliverables.

Consultant shall schedule and lead up to fifty-two (52) biweekly (every other week), one-hour virtual team meetings with County, including TRPA when necessary. Consultant shall prepare agendas and summary level notes for each biweekly meeting.

In addition to biweekly meetings, Consultant shall attend up to eight (8) additional coordination meetings as necessary.

Deliverables

- One (1) project kickoff meeting agenda, presentation, and summary
- One (1) project schedule
- List of additional materials or information needed to begin work, if applicable
- Project work plan (considered a living document that shall be updated as needed)
- Monthly invoices
- Monthly progress reports, including project schedule and status of Agreement on each task
- Fifty-two (52) biweekly meeting agendas and notes with action items
- Up to eight (8) additional coordination meeting agendas, notes, and summaries

Task 2 – Public Outreach and Engagement

Consultant shall assist County in facilitating and soliciting public engagement and input on the TED Area Plan, as well as assisting in the development of content for public releases to local media. This Task shall consist of the following:

Subtask 2.1 – Website and Online Survey Maintenance

Consultant shall utilize this Task to keep the public informed and to build momentum for the planning process through the TED Area Plan website and online survey. Consultant, with prior County approval of content, shall assume maintenance of the TED Area Plan website developed as part of Phase 1 of the TED Area Plan. Consultant shall maintain and update the TED Area Plan website for up to two (2) years and one (1) additional year of hosting, but not updating, to allow County to transition project files to County website. The TED Area Plan website shall consist of basic information on the TED Area Plan, what the TED Area Plan is and is not, reasons for developing the TED Area Plan, a summary of the schedule/process, a list of frequently asked questions with answers, community workshop information and materials, other relevant documents, and methods of engagement. Consultant shall regularly update the TED Area Plan website, as needed, to provide new information to the public.

Consultant shall establish a new Social Pinpoint interactive survey tool and maintain for one (1) year. Consultant shall coordinate with County on the questions (up to two [2] sets of three [3] questions) to be included on the survey tool and shall update the questions twice during the project.

Deliverables

- Draft TED Area Plan website content for County approval prior to posting
- Social Pinpoint survey tool

Subtask 2.2 – Community Workshops and Materials

Consultant shall assist County with preparation for and attendance at five (5) community workshops (three [3] in-person and two [2] virtual, during standard working and non-working hours). Consultant shall prepare materials for the community workshops, including presentations, sign-in sheets, handouts, and breakout session boards prior to the community workshops.

Consultant shall prepare up to five (5) social media flyers to advertise the community workshops to be attended by County.

County will be the contact for the press and will be responsible for sending out all public noticing (press releases and social media flyers).

Deliverables

- Five (5) draft and final community workshop and event social media flyers
- Five (5) draft and final community workshop event materials to include presentations, sign-in sheets, handouts, breakout session boards, and meeting notes

PHASE 2 SCOPE OF SERVICES

Task 3 – Background Reports

The purpose of this Task is to develop an understanding of the County's land use and property assets, establish a baseline of information or conditions, and determine the economic feasibility of advancing affordable housing. Having this information will help County fulfill TRPA's Code of Ordinances 13.5.3(I)(C), which requires local jurisdictions to propose alternative methods and/or standards to advance affordable housing, as well as aid in the development of land use alternatives and environmental setting information for the TED Area Plan and EIR/EIS.

Consultant is assisting the County with preparation of an administrative draft existing conditions report as part of Phase 1 of the TED Area Plan (separate Agreement and funding). The administrative draft existing conditions report will address land use; population, employment, and housing; conservation; transportation; recreation; and public services and facilities. This Task shall consist of Consultant finalizing the existing conditions report.

Subtask 3.1 – Final Existing Conditions Report

Consultant shall address County comments on the administrative draft existing conditions report prepared during Phase I of the TED Area Plan. Consultant shall assist with responses to one (1) set of consolidated comments from County on the transportation section and the population, employment, and housing section of the report, respectively. Consultant shall address County comments and finalize the report.

Deliverables

- One (1) screencheck draft and one (1) final existing conditions report

Subtask 3.2 – Land Use and Affordable Housing Strategy Memo

Consultant shall prepare a land use and affordable housing strategy memo of the project area to establish a baseline of understanding, identify land use opportunities for the TED Area Plan, and analyze the feasibility of alternative development standards to those contained in the TRPA Code of Ordinances for area plans. This memo shall build on the recommendations in the land use consistency memo prepared as part of Phase 1 of the TED Area Plan. Topics analyzed in the memo may include context of the area; current County Zoning Ordinance and TRPA Plan Area Statement land use; future land use and capacity for affordable housing; land capability assessment; land ownership (private and public land); open space; scenic assets and infrastructure; and availability of County-owned parcels, development rights, and coverage to be used for potential affordable housing projects or other projects that support the TED Area Plan. This information will assist County in developing a policy or resolution which will formalize County's land bank and provide a process by which County can provide coverage and/or development rights to advance potential affordable housing projects or other projects that are consistent with the TED Area Plan.

Consultant shall work collaboratively with County to analyze the feasibility of alternative development standards to those contained in the TRPA Code of Ordinances for area plans. Consultant shall collect data necessary to prepare a financial feasibility analysis of a variety of affordable housing scenarios in unincorporated area of the County within the Tahoe Basin. This work will assist the County in complying with TRPA's Code of Ordinances 13.5.3.(1)(C), which requires County to demonstrate that the alternative standards and/or methods are at least as effective as the TRPA standards outlined in TRPA's Code of Ordinances 13.5.3.(1)(A)-(B). Pursuant to TRPA's Code of Ordinances 13.5.3.(1)(C)(1), the feasibility analysis shall include analysis of up to three (3) alternative scenarios for up to three (3) different development prototypes (e.g., single-family, missing middle, and multifamily housing). The scenario analysis shall consider various methods and/or standards, such as adoption of an approved inclusionary housing ordinance, zoning additional areas for multifamily housing, providing donated land or other public subsidies, or installation of areawide stormwater systems in preferred affordable and workforce housing locations, as well as TRPA's Phase 2 standards (height, density, coverage, and parking).

County will submit one (1) set of consolidated comments and Consultant shall finalize the memo.

Deliverables

- One (1) draft and one (1) final land use and affordable housing strategy memo for County review and comment

Task 4 – Draft TED Area Plan/Design Standards and Guidelines**Subtask 4.1 – Administrative Draft and Preliminary Public Draft TED Area Plan**

Consultant shall prepare an administrative draft TED Area Plan. The TED Area Plan shall incorporate all the required elements of Chapter 13 of TRPA's Code of Ordinances and the requirements of an area plan, as well as some optional components, which include the following: (1) Introduction, (2) Current Conditions, (3) Conservation, (4) Land Use, (5) Transportation, (6) Recreation, (7) Public Service and Facilities, (8) Development/Design Standards & Substitute Standards, (9) Housing, (10) Economic Development, (11) Area-wide Coverage Management, (12) Alternative Parking Strategies, and (13) Implementation. Consultant shall work from the draft outline developed during Phase 1 of the TED Area Plan and shall incorporate the current Meyers Area Plan into the drafts. Consultant shall incorporate information gathered from Phase 1 of the TED Area Plan and Task 2 of this Scope of Work, including the recommended land use designations, vision, goals, policies, implementation strategies, zoning standards, development/design standards, and applicable figures and graphics. Consultant shall support the preparation of transportation and economic development related policies for the TED Area Plan. County will provide one (1) set of comprehensive comments (electronically) to Consultant on the administrative draft TED Area Plan. Consultant shall then address County comments and prepare a screencheck preliminary public review draft plan. Consultant shall address one (1) set of consolidated comments and produce a final preliminary public review draft TED Area Plan.

Deliverables

- One (1) administrative draft, one (1) screencheck preliminary public draft, and one (1) final preliminary public draft TED Area Plan

Subtask 4.2 – Level of Service Technical Analysis

Consultant shall coordinate with County and TRPA to develop the final approach and assumptions to be used for the level of service technical analyses. This Subtask shall include documenting up to ten (10) intersection locations and ten (10) roadway segments to be analyzed utilizing available count data. Consultant shall document the agreed-upon approach in a methodology technical memorandum.

Consultant shall coordinate with County and TRPA to collect available roadway segment volume and intersection turn movement counts from prior traffic analyses in the study area for the selected analysis locations. Consultant shall also obtain available existing and future multimodal, safety, and operational data, as needed. Consultant shall supplement existing conditions report, as needed, with the additional data collected. Consultant shall respond to a consolidated set of comments on the transportation data section.

Consultant shall evaluate the existing level of service for up to ten (10) intersections and ten (10) roadway segments under existing and buildout conditions consistent with the Transportation Research Board's Highway Capacity Manual, 7th Edition. Cumulative traffic volumes shall be forecast by applying road segment traffic growth increments from the TRPA travel demand model and trip generation associated with any land use changes. Roadway segment forecasts shall be used to factor the existing roadway segments and intersection counts consistent with the estimated growth. Consultant shall determine any level of service impacts per the TRPA Code.

Consultant shall summarize the analysis in an administrative draft technical memorandum documenting any level of service impacts identified. Consultant shall respond to one (1) consolidated set of comments from County and TRPA to revise and finalize the technical memorandum.

Deliverables

- One (1) administrative draft and one (1) final level of service technical memorandum

Subtask 4.3 – Administrative Draft and Preliminary Public Draft Design Standards and Guidelines

Based on feedback received during Phase 1 of the TED Area Plan and Task 2 of this Scope of Work, Consultant shall prepare administrative draft, preliminary public draft, and final public draft Design Standards and Guidelines. The Design Standards and Guidelines

shall be a stand-alone document that focuses on design elements and concepts and shall be formatted as an appendix to the TED Area Plan. County will provide one (1) set of comprehensive comments (electronically) to Consultant on the two (2) drafts.

Consultant shall build on the current Meyers Design Standards and Guidelines for the Meyers area. However, Consultant shall also consider that other communities within the project area are unique and different from Meyers and may require their own specific design standards and guidelines. The developed Design Standards and Guidelines shall speak to the distinct character of each community within the project area.

Deliverables

- One (1) administrative draft and one (1) final public draft Design Standards and Guidelines

Task 5 – Programmatic Environmental Review Scoping – Environmental Impact Report (EIR)/Environmental Impact Statement (EIS)

All Subtasks under Task 5 shall be prepared and completed in conformance with the California Environmental Quality Act (CEQA) Statute and Guidelines and TRPA’s Code of Ordinances and Rules of Procedure.

Subtask 5.1 – Notice of Preparation (NOP)

Based on the description of the alternatives prepared in Subtask 5.1, County will prepare and distribute a draft and final NOP. The draft and final NOP will describe the alternatives to be evaluated in the EIR/EIS, show the project area on a map, identify the probable environmental effects that will be addressed in the EIR/EIS, and disclose information on the opportunities to submit written comments or to provide oral comments at scoping meetings.

Consultant shall review the draft NOP and provide substantive feedback with suggested edits to County and TRPA. Consultant shall provide County and TRPA with one (1) set of comprehensive comments. County will then revise the draft NOP based on Consultant’s feedback and shall develop the final NOP. County will provide PDF and MS Word versions of the final NOP to Consultant and TRPA.

Consultant shall file the final NOP with and/or send it to the California and Nevada State Clearinghouses. County and TRPA will post the NOP on their respective websites and social media and handle local distribution of notices.

Deliverables

- Review and edits to the draft NOP
- Submittal of the final NOP to the California and Nevada State Clearinghouses (includes payment of any associated fees)

Subtask 5.2 – Scoping Meetings

Consultant shall conduct and facilitate two (2) scoping meetings for the EIR/EIS to help determine the document's content. One (1) scoping meeting shall be virtual and one (1) shall be in-person. County is responsible for finding and securing the meeting location and promoting the scoping meeting. Consultant shall prepare meeting materials (i.e., sign-in sheets, comment cards, handouts) and a presentation for the scoping meetings. Consultant shall facilitate questions and answers for the scoping meetings, while County will present the proposed project and alternatives, summarize potential environmental issues, describe the environmental process, and discuss opportunities for engagement. Consultant shall record comments in note form at both scoping meetings and shall prepare a scoping summary report. The final summary shall be included as an appendix in the administrative draft EIR/EIS.

Deliverables

- Two (2) scoping meetings
- Scoping meeting sign-in sheets, comment cards, handouts, presentations, etc.
- One (1) draft and one (1) final scoping meeting summary report

PHASE 3 SCOPE OF SERVICES

Task 6 – Final Public Draft TED Area Plan/Design Standards and Guidelines

Subtask 6.1 – Final Public Draft TED Area Plan

Consultant shall prepare a final public draft TED Area Plan. County will provide one (1) set of comprehensive comments to Consultant. Consultant shall prepare a final public draft TED Area Plan based on work completed during Phase 2 and comments received throughout Phase 3.

Deliverables

- One (1) final public draft TED Area Plan

Subtask 6.2 – Final Public Draft Design Standards and Guidelines

Consultant shall prepare final public draft Design Standards and Guidelines as an exhibit to the TED Area Plan. County will provide one (1) set of comprehensive comments to Consultant. The final public draft Design Standards and Guidelines shall be based on work completed in Phase 2 and comments received throughout Phase 3 of the TED Area Plan.

Deliverables

- One (1) public draft Design Standards and Guidelines

Task 7 – Draft and Final Programmatic Environmental Review – EIR/EIS**Subtask 7.1 – Description of Alternatives**

Consultant shall prepare a description of alternatives to carry forward into the EIR/EIS. Consultant shall work with County and TRPA to identify and reach agreement on the project alternatives to incorporate into the EIR/EIS.

The description of alternatives shall include a description of the local and regional setting, a list of project objectives, a description of the characteristics of each alternative, a list of required Regional Plan amendments (if any), alternatives considered but dismissed from further evaluation, and comparative information on the alternatives. Consultant shall prepare and develop conceptual maps that illustrate the alternatives evaluated in the EIR/EIS. The EIR/EIS shall include the evaluation of up to four (4) alternatives (three [3] action alternatives and a no project alternative) at an equal level of detail.

Consultant shall describe the alternatives in a manner that meets County and TRPA requirements for an EIR/EIS. Consultant shall prepare draft and final alternatives descriptions for County and TRPA review and comment. County and TRPA will provide one (1) set of comprehensive comments to Consultant.

Deliverables

- One (1) draft and one (1) final description of alternatives

Subtask 7.2 – First and Second Administrative Draft EIR/EIS

The purpose of this Subtask is to prepare a comprehensive and legally defensible EIR/EIS for County and TRPA administrative review. Because the level of detail required for the EIR/EIS analysis is inextricably linked to the outcome of the planning process, it will be important for the County, TRPA, and Consultant to revisit the EIR/EIS scope at the appropriate time to ensure its completeness and adequacy. Notwithstanding, the environmental scope and budget presented herein represent a reasonable and good-faith effort to characterize the items of work and level of effort necessary to complete the work.

Consultant shall prepare the first administrative draft EIR/EIS. Consultant shall then prepare a second administrative draft EIR/EIS based on comments by County and TRPA on the first administrative draft. County and TRPA will provide comments to Consultant on the first administrative draft EIR/EIS. Consultant shall conduct a thorough quality assurance review of both administrative drafts prior to submittal to County and TRPA.

The EIR/EIS shall evaluate all environmental topic areas identified in Appendix G of the State CEQA Guidelines (initial environmental checklist) and shall also incorporate other features required by TRPA. Consultant shall prepare a project description as part of the first and second administrative drafts of the EIR/EIS, which is central to the defensibility of an EIR/EIS. The project description shall provide program-level detail for the TED Area Plan and alternatives sufficient to conduct a thorough impact analysis. The project

description shall include a discussion of the regional and local setting; project history, including past uses within the plan area; objectives of the TED Area Plan; characteristics of the TED Area Plan; and discretionary actions required by County, TRPA, and other agencies. To stay on schedule and within budget, Consultant shall assume that the project description is stable once Consultant addresses all County and TRPA comments.

Each of the alternatives (up to four [4]) shall be evaluated at an equal level of detail with respect to each key impact category reviewed for the proposed project. The EIR/EIS shall discuss all significant and less-than significant impacts in conformance with CEQA and TRPA environmental requirements. If an alternative would result in a significant environmental impact(s), Consultant shall coordinate with County and TRPA to develop feasible mitigation measures that could address the impact. Beneficial effects shall also be discussed. All technical appendices shall be submitted with the first administrative draft EIR/EIS.

Deliverables

- One (1) first and one (1) second administrative draft EIR/EIS

Subtask 7.3 – Draft EIR/EIS

The purpose of this Subtask is to prepare the publicly circulated Draft EIR/EIS, based on comments from County and TRPA on the second administrative draft EIR/EIS. Based on one (1) set of consolidated comments from County, Consultant shall revise the second administrative draft EIR/EIS. Consultant shall provide copies of a screencheck draft EIR/EIS to County and TRPA for review prior to production of the public draft editions. Consultant shall submit an electronic version of the screencheck draft EIR/EIS with revisions noted in track-changes format.

Consultant shall make minor changes based on any final comments, reproduce the Draft EIR/EIS, and prepare an electronic copy for submittal to County and TRPA for distribution. Consultant shall also send the Draft EIR/EIS to the California and Nevada State Clearinghouses.

Consultant shall prepare a Notice of Completion (NOC) for submittal to the California State Clearinghouse and a Notice of Availability (NOA) for public distribution and publication in a local newspaper of general circulation (assumed to be the Tahoe Tribune) to be completed by County. The 60-day public review period for the EIR/EIS shall be initiated after completion and submittal of the Draft EIR/EIS to County and TRPA and filing of the notices.

Deliverables

- One (1) Draft EIR/EIS
- One (1) draft and one (1) final NOC
- One (1) draft and one (1) final NOA

Subtask 7.4 – Administrative Final and Final EIR/EIS

Consultant shall prepare draft responses to all written and oral comments received from responsible and trustee agencies, as well as from the public, on the Draft EIR/EIS and shall prepare an Administrative Final EIR/EIS that includes responses to all written and oral comments, changes to the Draft EIR/EIS, and the Mitigation Monitoring and Reporting Program (MMRP). After comments on the Draft EIR/EIS are received, Consultant shall meet with County and TRPA to discuss the comments and develop a strategy for responses, if necessary.

Consultant shall prepare a list of commenters, compile and organize the comments, and develop draft responses to significant environmental points raised in the comments. Responses shall involve explanation, clarification, or elaboration of existing analysis and findings, but shall not include new analysis, issues, or alternatives.

Consultant shall prepare an Administrative Final EIR/EIS including an introductory chapter; all text revisions to the Draft EIR/EIS sections with modifications indicated in strikeout for deletions and underline for additions (or a similar approach agreed to by County and TRPA); a list of persons, organizations, and public agencies commenting on the Draft EIR/EIS; enumerated comment letters and public hearing notes; responses to the significant environmental points raised in comments received on the Draft EIR/EIS; and a revised/final MMRP. County and TRPA will provide one (1) set of comprehensive comments to Consultant. Based on that feedback, Consultant shall revise the Administrative Final EIR/EIS and shall develop the Final EIR/EIS for public and agency circulation, as appropriate. Consultant shall submit to the County the screencheck Final EIR/EIS with revisions noted in track-changes format with the hard copies.

Deliverables

- One (1) draft and one (1) final list of comments and responses to comments
- One (1) Administrative Final and one (1) Final EIR/EIS
- Thirty-five (35) hardcopies of the Final EIR/EIS (Twenty-five [25] copies for decision hearings and ten [10] copies for public, County, library, TRPA, and various County and TRPA staff)

Subtask 7.5 – CEQA Findings of Fact (Findings) and Statement of Overriding Considerations

Consultant shall prepare CEQA Findings and, if necessary, a Statement of Overriding Considerations for use by County. The CEQA Findings shall specify the mitigation measures that have been incorporated into the project, as well as any mitigation measures that have not, and shall explain why certain measures have been found to be infeasible. If applicable, the CEQA Findings shall also identify any project alternatives that could reduce adverse environmental effects but are not being implemented due to infeasibility (with an explanation regarding why the alternative is infeasible). Consultant shall prepare a draft of the CEQA Findings and submit the document to County for review and comment. County will provide one (1) set of comprehensive comments to Consultant.

Deliverables

- One (1) draft and one (1) final CEQA Findings
- One (1) draft and one (1) final Statement of Overriding Consideration, if necessary

Subtask 7.6 – CEQA Noticing

Consultant shall prepare the NOC and Notice of Determination (NOD) directly following action by the County's Board of Supervisors (BOS). Consultant shall be responsible for electronically filing the NOC and NOD with the California State Clearinghouse and paying the necessary California Department of Fish and Wildlife filing fee associated with the EIR/EIS. County will be responsible for the County Recorder-Clerk's filing and handling fees, if applicable.

Deliverables

- One (1) draft and one (1) final NOC

Subtask 7.7 – TRPA Findings and Conformity Documentation

Consultant shall prepare the documentation required by TRPA to demonstrate that the proposed TED Area Plan is in conformance with the TRPA Regional Plan and Code of Ordinances. TRPA typically requires that local jurisdictions submit this documentation for TRPA review prior to scheduling area plan adoption hearings with the TRPA Advisory Planning Commission (APC), Regional Plan Committee (RPC), and Governing Board (GB). The required documentation consists of (1) TRPA findings, (2) a conformity checklist, and (3) a compliance measures checklist. The TRPA findings provide a written explanation of how the proposed TED Area Plan complies with TRPA's requirements related to environmental review procedures, effects on environmental thresholds, and consistency with area plan requirements as required in the TRPA Code, respectively. The conformity checklist shall identify the specific subsections of the TED Area Plan that meet each area plan requirement of the TRPA Code. The compliance measures checklist shall identify how the proposed TED Area Plan would affect the specific compliance measures or environmental threshold attainment strategies adopted by TRPA. Consultant shall prepare draft versions of each document and respond to one (1) round of County and TRPA comments to prepare final versions of each document.

Deliverables

- One (1) draft and one (1) final TRPA findings
- One (1) draft and one (1) final area plan conformity checklist
- One (1) draft and one (1) final compliance measures checklist

Task 8 – Hearings and Final Documents

Subtask 8.1 - Hearings

Consultant shall assist County with conducting up to eight (8) public hearings. It is assumed that each meeting will involve one (1) virtual “dry run” or practice session with agency staff (Consultant will not attend these meetings). County staff will prepare the materials, which may include staff memos, resolutions, presentations, notices, and press releases. Consultant shall provide graphics for social media posts and review two (2) draft presentations prepared by County. County will take the lead and present at the hearings. Consultant shall be in attendance to support County in answering questions.

It is assumed that there will be up to three (3) public hearings for the Draft TED Area Plan and Draft EIR/EIS before the County Planning Commission (PC), County BOS, and TRPA RPC. Consultant shall attend the TRPA RPC meeting and the County PC and BOS meetings to provide support to County in responding to clarifying questions from the governing body and to record summary notes of oral comments received pertaining to the Draft TED Area Plan and Draft EIR/EIS.

It is assumed that there will be up to five (5) TED Area Plan approvals (i.e., area plan adoption) and certification hearings for the final TED Area Plan and Final EIR/EIS, including the TRPA APC, TRPA RPC, TRPA GB, County PC, and County BOS meetings.

Deliverables

- Summary notes of all attended project hearings
- Draft and final social media posts

Subtask 8.2 – Final Adopted TED Area Plan

Upon County BOS and TRPA GB adoption of the TED Area Plan, Consultant shall prepare the final adopted version, which shall include all elements (as identified in Task 4) and achieve all previously stated project objectives. The TED Area Plan shall include the date of adoption on the front cover and throughout the document to distinguish it as the official document from other draft versions.

Deliverables

- Ten (10) spiral-bound hardcopies of the final TED Area Plan
- One (1) electronic copy of the final TED Area Plan

