February 25, 2022

Vickie Sanders
El Dorado County Chief Administrator's Office
Parks and Trails Department
200 Armory Drive
Placerville, California 95667

Subject: **Proposal to Prepare a Preliminary Design and Environmental Analysis for the Diamond Springs Community Park**

Dear Ms. Sanders:

This letter proposal is provided in response to our recent meetings and Dudek's subsequent research. The intent of the work plan presented herein is to identify significant issues that could impact or improve the County of El Dorado's (County) design to develop and operate a regional park at the approximately 40-acre site in Diamond Springs, California.

Dudek Team

Dudek's Steve Peterson, AICP, LEED AP, will serve as principal in charge to provide context and direction to the Dudek team. Christine Fukasawa will serve as Dudek's Project Manager and will be assisted by Deputy Project Manager Kirsten Burrowes. Glenna McMahon, PE, CEM, will lead the ESA Phase I analysis; Laura Burris will serve as lead biologist; Dennis Pascua will serve as transportation planner; and Dustin Gaessner will lead the mapping and unmanned aerial vehicle work. Scott Eckardt, RPF, who was one of the primary authors of the El Dorado County Oak Resource Management Plan, will update prior mapping of trees and make recommendations on how the project can be completed with the County's Plan. Adam Giacinto will serve as Dudek's cultural resources leader.

Dudek Team Partners

We will be assisted by Bill Roach and David Campbell of Roach + Campbell Landscape Architects will work with the County and the community to develop the design of the Diamond Springs Community Park. Anthony Tassano, P.E., of Warren Consulting Engineers will also be a key team member, providing civil engineering expertise.

Conclusion

On behalf of Dudek and our colleagues, we appreciate the opportunity to submit this proposal[1] for your consideration. If you have questions or comments on any element of our proposed approach or cost, please do not hesitate to contact me at 916.531.5513 or speterson@dudek.com. We hope to support you and your staff in the Diamond Springs Community Park's economic development, design, future function, and viable operations.

Sincerely,

Steve Peterson, AICP, LEED AP
Principal

Att: Attachment A, Proposed Scope of Work

[1] This fee estimate is valid for 90 days from the date of this proposal; after 90 days, Dudek reserves the right to reassess the fee estimate, if necessary.

Attachment A

Proposed Scope of Work

Diamond Springs Community Park Plan Development and Environmental Analysis Scope of Work

Background

The County of El Dorado Parks and Trails Department is planning the development and operation of a regional park on an approximately 40-acre site in Diamond Springs, California. Dudek proposes to begin this process by developing technical studies to identify:

- Potential opportunities to utilize site resources;
- Potential constraints, such as wetlands, waters of the state and nation, and local traffic issues that could impact both the County and function of the park, and;
- Suggestions to consider in the development of park programming and design to ensure that the facility can be built, operated, and maintained in an efficient and economical manner.

We will work with the County to use this framework of opportunities and constraints to identify the facilities and functions that align with the El Dorado County Parks Master Plan and the preferences of the Diamond Springs community. Roach + Campbell Landscape Architects will prepare preliminary designs for the consideration of the County and the community and will work closely with the County to identify a preferred design to consider in a California Environmental Quality Act (CEQA) analysis to determine project alternatives, impacts, and potential impact mitigation measures. Warren Consulting Engineers will provide preliminary civil engineering support to inform project plans and ensure infrastructure viability.

This process will be completed within ~14 months of Dudek's receipt of a notice to proceed from the County.

Proposed Scope of Work

Dudek assumes a scope of work comprised of four (4) tasks spread across a 12-week work effort from kickoff to final deliverable. A detailed scope of work breakdown is listed below.

Task 1: Opportunities and Constraints Analysis Project Management

Kickoff Meeting

We understand that the County wants to move forward to complete the scope below by or before August 2022, enabling CEQA completion within a 15-month deadline. Pending contract approval and a notice-to-proceed, we anticipate a kick-off meeting and beginning work the week of March 28. Dudek will conduct a Kickoff Meeting at the project site to:

- Confirm site extents and boundary
- Confirm Department's expectation and goals

- Review Communications protocols
- Confirm scope of work, schedule, and deliverables

Deliverables:

- Kickoff meeting notes

Coordination and Project Management

Dudek will conduct check-in phone calls every other week, and as-needed, with informal conveyance of results and budget/schedule review status.

Deliverables:

- Ongoing project management activities
- Check-in calls every other week

Task 2: Opportunities and Constraints Technical Analyses

Dudek's technical team will conduct site visits, technical analyses, and prepare technical reports that will address each of the following resource investigations. These tasks are described in general sequence, as project topographic surveys and site mapping will serve as the framework for all digital data developed for each technical study.

Detailed Topographic Survey

To complete the Topographic Survey scope Dudek will utilize high-precision UAV equipment with Riegl LiDAR and imagery sensors. Topographic survey activities will be completed by the Dudek Survey and UAV field teams and supervised by Armando Magana, PLS in California. All work will be completed by full-time Dudek team members. The topographic survey will be completed in compliance with the following scope of work assumptions:

1) Dudek will provide necessary field and office work to prepare a Topographic survey.
2) Dudek will identify existing property benchmarks or establish at least two site survey benchmarks.
3) Elevations shall be referenced to the local state vertical datum.
4) Each project horizontal datum shall be relative to the standard horizontal datum for the state.
5) Follow NGS standards for coordinate system and datum where applicable.
6) Aerial survey accuracy will be ASPRS Class 1 for vertical positional accuracy (RMSE = 0.17 – 0.33ft) with 1ft contours.
7) Topo map will be 1ft intervals lines.
8) Spot elevations on a 50 ft grid will be provided.
9) Ortho rectified image will be provided with a 1-inch image resolution.
10) Project will include aerial targets throughout the project site.

Deliverables:

1) Topographic Surface files
    a) Civil3D .dwg, .shp, or point database
2) Topographic AutoCAD drawings
    a) AutoCAD .dwg file

b) Show all spot elevations

c) Include a minimum of 1.0 ft. contours, annotate contour elevations

d) Include all site features requested in above sections of the Detailed Topo Survey Scope.

3) Orthomosaic

a) 1-inch pixel resolution.

b) Orthomosaic registered to site controls.

ALTA/NSPS Land Title Survey

Dudek will prepare an ALTA/NSPS Land Title Survey based on the ALTA/NSPS Minimum Standard Detail Requirements for the subject sites. Dudek will utilize the aerial topographic mapping as a basis to show all physical features and ground elevations and contours. Dudek will determine the parcel boundaries of the subject parcels based on field survey data and Client supplied title commitments. Dudek will review the title commitments and show encumbering easements (if plottable). Dudek will also locate observed evidence of underground utilities and show on the survey.

Deliverables:

- The survey will include the following optional Table A items: 2, 3, 4, 8, 10, 13, 15, 16, 17, and 18. Client will supply current title work (pro-forma), a copy of any backup documents that are available, including previous plats or surveys, names of the parties to be certified to, and certificate form as provided, if different from the standard ALTA/NSPS certificate. The scope of service includes a single ALTA document based on the initial information provided at the time of the surveys. Future adjustments to the ALTA will be charged on an hourly basis. This proposal does not include filing a record of survey if one is determined to be required.

Oak Resources Evaluation

Field Assessment

A Dudek Registered Professional Forester and/or International Society of Arboriculture (ISA) Certified Arborist (a Qualified Professional as defined in the County's Oak Resources Management Plan [ORMP]) will conduct an evaluation of the site to determine the extent and condition of oak resources present on the property. Oak trees/woodlands will be evaluated consistent with guidelines identified in the County's ORMP and implementing ordinance. We will also consult existing site data related to biological resources/oak woodlands (2009 Biological Resources Study and Important Habitat Mitigation Program). This task assumes that a reconnaissance-level pedestrian survey will be conducted on site and no detailed mapping of oak woodland boundaries or individual native oak trees will be conducted. Representative site photographs will also be taken. We estimate no more than one day of field work would be required to complete this task. This task also includes time for pre-field preparation (map and document review).

Deliverable:

- Following the field assessment, Dudek will evaluate proposed site development plans and notes taken during our site assessment to evaluate potential project-related impacts to oak resources. We will prepare a brief summary letter report outlining our field assessment efforts, the presence/distribution of oak resources on site, and potential project-related impacts to oak resources. We will also identify additional survey needs and oak resource impact mitigation measures that would be necessary for consistency with the County's ORMP. The costs associated

with this scope assume that impacts will be assessed based on one (1) project alternative. This task also assumes one (1) edit/review cycle of the summary letter.

Phase I Environmental Site Assessment (ESA)

The Phase I Environmental Site Assessment (ESA) will be prepared in accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process E 1527-21. The Phase I ESA will also be prepared in accordance with the previous standard (ASTM E 1527-13) as EPA is still reviewing in the new standard for conformance with the "All Appropriate Inquiries" rule. The Phase I ESA includes review and evaluation of past and current uses of the site for indications of the manufacture, generation, use, storage, and/or disposal of hazardous substances, as well as evaluation of potential soil and/or groundwater contamination resulting from current and historical land use activities, including those of nearby properties. Specifically, Dudek will perform the following:

- Conduct a search of regulatory agency records to see if there are currently, or were previously, any reports of hazardous materials contamination or usage at the sites or contamination at other nearby sites within the ASTM-specified search radius that could impact the project site;
- Review relevant records maintained by the Certified Unified Program Agency for El Dorado County;
- Review records maintained by local regulatory agencies, including the Regional Water Quality Control Board, Department of Toxic Substances Control, and the building department;
- Review historical source information, including historical aerial photographs, historical topographic maps, Sanborn fire insurance maps, and County Directory listings;
- Evaluate the potential for vapor intrusion risk;
- Conduct a search of environmental liens for APN 331400002;
- Conduct a site reconnaissance and document current conditions, and
- Interview the owner(s) or site representative(s) regarding the environmental history and background of the site.

Dudek assumes copies of any previous environmental investigations for the sites—including, but not limited to, Phase I ESAs, Phase II investigations, soil sampling reports, or remediation plans— will be provided by the client. Dudek assumes there is access to the sites and any structures, and that the site visit will be conducted in one day. Dudek assumes that contact information for the interview with the site owner/representative will be provided.

The findings of the investigation will be summarized in a Phase I ESA report for the site. As per the ASTM Standard, the report will list recognized environmental conditions (RECs) identified for the site, as well as historical RECs and controlled RECs. If the findings of the Phase I ESA indicate a potential impact of hazardous wastes or materials on the site, the report will also contain recommendations for further assessment and/or investigation (e.g., Phase II ESA).

Deliverables:

- An electronic copy of the Phase I ESA report.

Biological Resources Constraints Analysis

Dudek will conduct fieldwork and prepare a Biological Resources Constraints Analysis to describe existing conditions on the approximately 40-acre project site and identify any regulatory constraints related to special-status species or sensitive habitats that might occur on site.

Preparation of this analysis will include the following steps:

a. **Desktop Evaluation.** Dudek will conduct a pre-field desktop evaluation of the site. The evaluation will include queries of available databases and other background information on soils, aerial photographs, topographic maps, and other natural resource documentation and available data for the project region. Dudek staff will conduct a query of the California Natural Diversity Database (CNDDB), US Fish and Wildlife Service's (USFWS) IPaC Trust Resources database, and the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants to identify any occurrences of listed or special-status species and rare and endangered plants found within a five-mile radius of the site. A copy of the database findings will be submitted with the Biological Resources Constraints Analysis Report.

b. **Biological Resource Field Survey.** This task is comprised of a reconnaissance-level biological resources survey to document the biological resources within the project area that could provide constraints to park development. During the survey, a Dudek biologist will create a baseline biological resources map that will include vegetation communities and conspicuous sensitive species. Vegetation communities and aquatic resources will be mapped on an appropriately scaled topographic map or aerial photograph of the project area. During this field survey, a general inventory of plant and animal species detected by sight, calls, tracks, scat, or other signs will be compiled. Vegetation communities and other biological resources, including any habitat that could potentially support special-status species or sensitive biological communities will also be recorded. A determination of sensitive or special-status species that could potentially use the site will also be made. Furthermore, potentially occurring sensitive resources that are not apparent at the time of the survey, and which require focused surveys will be identified, including rare plants and special-status wildlife species. *Mileage at the standard IRS rate is included in this task.

c. **Aquatic Resource Delineation.** During the Biological Resource Field Survey, a Dudek aquatic resources specialist will also perform a preliminary Aquatic Resources Delineation of the site to assess potential for jurisdictional aquatic resources and assist in determining potential for indirect effects to wetlands, riparian areas, and other resources. The delineation will be a combination of a desktop delineation utilizing satellite imagery (to easily identify features with distinct aerial signatures), and field data collected at the site with GPS technology. Field delineation will be performed in accordance with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), and U.S. Army Corps of Engineers Jurisdictional Determination Form Instructional Guidebook. The delineation will include identification of wetland and non-wetland jurisdictional waters within the project boundary by employing a three-parameter approach to delineating wetlands that examines the following: vegetation, soils, and hydrology. For most circumstances, all three parameters must meet certain criteria for the area to be a wetland. Routine on-site delineation forms based on the Arid West Regional Supplement will be completed for sample areas to determine jurisdictional and wetland boundaries. Dudek assumes the fieldwork for the delineation can be completed concurrently with the Biological Resource Field Survey described above and the cost for this subtask reflects the effort required for additional fieldwork, data analysis, and Geographical Information System (GIS) postprocessing of the additional data. A formal Aquatic Resource Delineation Report will not be prepared for this project, though all data necessary for preparation of such a report will be collected and all data provided to County Parks for use in permitting if desired.

d. **Report Preparation.** The results of the biological resource field survey and aquatic resource delineation will be presented in a Biological Resources Constraints Analysis Report (report). The report will include a discussion of the survey methods, an assessment of existing vegetation communities, sensitive biological resources, and potential jurisdictional waters present or likely to occur. The need for additional focused

biological surveys or aquatic resources delineation will be identified, as well as regulatory mechanisms necessary for approval of development of the property. Graphics will be prepared to illustrate the location of the site, the existing biological conditions, and any potential aquatic resources. Potential avoidance, minimization, and mitigation requirements will be discussed in terms of regional planning as well as state and federal laws and guidelines.

Please note that this proposal does not include additional tasks that could be necessary for regulatory compliance based on the findings of the initial assessment, such as agency meetings or focused surveys for special-status species. This report is not intended to meet all requirements for CEQA analysis, but the results can be incorporated into that subsequent work.

Deliverables:

- Geospatial data for land cover types, aquatic resource delineation and any sensitive biological resources noted on site during the site survey

Transportation Constraints Analysis

Dudek's in-house transportation planners and engineers will conduct a transportation constraints analysis, which will assess the site's existing transportation conditions and determine the potential traffic, circulation, and parking constraints associated with the project. This constraints analysis will be provided to the project team to assist in the refinement of the project's description (uses, components, and services) and site plan (access, circulation, and parking). Upon completion of the final site plan, Dudek will determine, in consultation with the County, the extent of the level of the project's transportation analysis, either an On-Site Transportation Review (OSTR) or a more comprehensive Transportation Impact Study (TIS). Consultation with the County for the preparation of an OSTR or TIS will occur at a later time, and the following scope is for the preparation of the transportation constraints analysis only.

Per accepted industry trip generation sources, such as the Institute of Transportation Engineers (ITE) *Trip Generation* publication and the San Diego Association of Governments' (SANDAG) *Brief Guide to Vehicular Trip Generation Rates*, an approximately 40-acre County park with sports facilities would generate approximately 1,500 weekday daily trips, 135-195 weekday AM peak hour trips, and weekday 105-135 PM peak hour trips.

The trip generation of the proposed park will be distributed to the local street network and a capacity and queuing analysis will be conducted for a typical weekday and Saturday for Existing and Opening Year traffic conditions at the three main intersections along the Golden Chain Highway (SR-49) that would provide access to the park: 1) Union Mine Road; 2) Koki Lane; and 3) Oak Dell Road. New weekday AM and PM peak hour traffic counts will be collected at those three intersections, and additionally, 24-hour daily peak hour roadway counts will be conducted on Golden Chain Highway (SR-49) for a weekday and Saturday between Koki Lane and Oak Dell Road. Due to the current pandemic and stay-at-home orders, it is anticipated that traffic volumes may be lower. Dudek will request historical traffic counts in the area to determine whether the collected traffic volumes would need to be adjusted and will adjust where necessary. Opening Year conditions will be based on a list of approved/pending projects in the vicinity provided by the County.

Any potential traffic capacity and/or queuing impacts determined from the analysis will be minimized through the recommendation of proposed traffic and circulation improvements at the study area roadways and intersections. The data and analysis results may be used in the project's future transportation analysis (either OSTR or TIS). In addition, Dudek will analyze the on-site circulation of site in respect to vehicles, pedestrians, and bicyclists consistent with the County's circulation policies and design standards.

Cultural Resources Constraints Analysis

Cultural resources work will be completed with the intent of satisfying CEQA (County) requirements. It is not anticipated that the project requires US Army Corps of Engineers (USACE) or other federal agency review, which would require work to be completed in compliance with Section 106 of the National Historic Preservation Act (NHPA). For the purposes of this scope, we assume that the project site consists of less than 20 acres.

Dudek's cultural resources investigation will include an Inventory of all cultural resources within the project site. Dudek will conduct a records search for a 1/2-mile radius around the proposed project area at the North Central Information Center (NCIC) to obtain information on previously recorded cultural resources and investigations. We anticipate direct costs for the records search to be no more than $800.

Upon written notice to proceed, we will also initiate correspondence with the Native American Heritage Commission (NAHC) to request a search of the Sacred Lands File for any known Native American resources identified within the APE. As part of the results of this search, the NAHC will provide a Contact List of tribal individuals and organizations that may have additional information concerning resources in the vicinity. As this is a CEQA-only investigation, no follow up communications will be initiated by Dudek with NAHC-listed tribes. It is assumed that formal consultation with Native American tribes pursuant to Assembly Bill (AB) 52 will be completed by agency staff, although Dudek is happy to assist should this be required. Substantial consultation support is outside of the present scope.

Following archival research, Dudek will complete an intensive pedestrian survey of the project site. This is anticipated to require one archaeologist no more than one day of survey, including travel from a local office. We assume no Native American monitor will be necessary during the survey. Dudek assumes that no archaeological or built environment resources (buildings over 45 years in age) resources will be identified within the APE. Should such resources be encountered, additional documentation sufficient to prepare and Department of Parks and Recreation (DPR) 523 Site Record Forms will be required. This is considered the minimum standard of recordation recommended by the California Office of Historic Preservation (OHP). Dudek will work with you to prepare an additional cost and scope to support these or additional needed efforts.

Dudek will document the results of the cultural resources investigation in a letter report. This report will include a project location and description, regulatory context, review of geomorphic information for suitability to support unanticipated cultural resources, a summary of records search results and NAHC search, a discussion of impacts to cultural resources, and recommended mitigation.

Deliverables:

- NCIC Records Search
- NAHC SLF Search
- Letter Report (2 drafts)

Civil Engineering Constraints Analysis

Warren Consulting Engineers will conduct engineering Site Master Planning in support of the project. This work will include conducting a site visit to review existing conditions, meeting with the El Dorado County Building Department, the Department of Transportation, and the El Dorado Irrigation District to determine access and wet utility requirements.

Deliverables:

- Warren Consulting Engineers will prepare preliminary wet utility layout and narratives to identify the civil engineering facilities needed to construct and operate the Diamond Springs Community Park.

Summary Opportunities and Constraints Memorandum

Dudek will prepare a summary memorandum to describe the results and ramifications of the technical studies described above. This analysis will include a desktop review of the conceptual site plan and include recommendations for taking the project forward. The memorandum will incorporate all technical studies and be provided in administrative draft form for the County's review and comment. Upon the receipt of County comments, Dudek will provide a final memorandum.

Deliverables:

- Administrative Draft Summary Memorandum
- Final Summary Memorandum

Task 3: Park Planning and Design

Project Description

Roach + Campbell Landscape Architects will conduct baseline programmatic analysis, and 30% Construction Documents to support environmental permitting, budgeting, grant proposals, and other fundraising for a new +/- 39-acre community park serving Diamond Springs and the surrounding region. The project is to be located on two parcels, including +/-29 acre owned parcel, and one +/- 10-acre parcel owned by the adjacent school district for which the County anticipates securing a 99-year lease.

We understand that the design and implementation of the project must maintain flexibility. The County has yet not secured funding for build-out or joint-use agreements with adjacent school districts, which may inform the overall design, phasing, and/or programming. Volunteer or community-based contributions may enable future development within the project. We may find that significant neighborhood or environmental concerns, particularly from traffic or visual (lighting) impacts may affect the programming, design, or management of the proposed park, including programming of the anticipated sports fields.

The County's 2012 Parks and Trails Master Plan is currently being updated (this update is not anticipated to be complete during the duration of this scope). As current and anticipated recreational needs have changed in the intervening decade, we propose an outreach program that encompasses significant stakeholders. As with all park facilities, but particularly due to this project's location along the Highway 50 corridor and within an underserved yet quickly growing community, planning for future needs, durability, and ease of maintenance are all essential to ensure that this park remains fully utilized for decades.

This proposal excludes our services during future design and construction phases, including Construction Documentation, Agency Review/Permitting, Bid Support, and Construction Support, which we anticipate will be proposed under separate cover as the project moves forward.

Programmatic features discussed to date include a perimeter walking/jogging/educational trail, soccer fields, ball fields, restroom(s), concessions, parking, lighting (sports, security, and parking lot), and passive recreation.

Plan Development Process

Community Outreach and Conceptual Design

Outreach is the first step in gaining local jurisdictional approval and is critical to ensuring that the community has a sense of ownership and buy-in for the project. To that end, we propose the following scope:

Scoping Meeting: Attend an initial scoping meeting with the County to identify or confirm process, extent of outreach, deliverables, etc.

Stakeholder Informational Meetings: Meet in person or by phone with local stakeholders to gain input that will ultimately confirm or influence the park programming. Stakeholders include residents and users and may include organizations such as the Boys and Girls Club, Diamond Springs Advisory Board members or representatives, local sports organizations, and adjacent school district staff. These meetings will be scheduled upon the advice and direction of County staff. We anticipate up to 6 information-gathering meetings with stakeholders and/or the client.

Community Meeting #1: Conduct an informal community outreach and listening session to introduce the project. This is a critical first step, as the purpose of the meeting is to both to set expectations by outlining the anticipated project and timeline, and to listen first, prior to presenting concepts or design ideas. Listening first is critical to an engaged, meaningful community-based design process.

Concept Plan Alternatives: Based on the information gathered from the meetings above, and from the existing El Dorado County Parks and Recreation Master Plan, develop up to three alternative concept plans that illustrate proposed uses and spatial relationships (as appropriate – we hope there will be enough programmatic and spatial opportunity to develop three options).

Community Meeting #2: We propose to present these materials at a community workshop. During this meeting, we will discuss the potential uses that are feasible on the site, various arrangements, and pros and cons of each. amenities and identify pros/cons to each concept for the purpose of facilitating feedback. Having three concepts, in our experience, tends to elicit greater feedback as responding to more than two concepts avoids diametric either/or discussions, and (ideally) prompts discussions of value and meaning that provide a deeper understanding of preferences, needs, and constraints.

Preferred Concept Plan: Based on feedback received, we will prepare a preferred concept plan that incorporates feedback during the previous community meetings. We will review this plan with County staff and make any requested edits prior to public presentation.

Community Meeting #3: We will present the preferred concept plan at a community design review meeting (community meeting #3) In this step, we check for understanding, asking the community whether we have heard and interpreted their input accurately and whether the plan as presented represents their thoughts and vision. Anticipated as a regular or special session of the Parks and Recreation Commission meeting, we will ask that the Commission recommend approval of the preferred concept (or if necessary, the concept as discussed/modified during the meeting).

Client/Team Plan Development Meetings: we will attend up to three client/team meetings in person, as requested. All meetings as requested via phone or video are included.

Preliminary Design (30% plans)

Upon the Commission's recommendation of approval, we will develop the preferred concept plan into 30% construction drawings, as required for CEQA. We will present the preferred concept and 30% construction drawings to the El Dorado County Board of Supervisors for approval prior to proceeding with CEQA documentation.

We will develop, in detail, a CAD base plan for the items and areas in our scope. This plan will be based on information (backgrounds) provided by others and will serve to facilitate coordination of the team.

We will prepare construction plans that approximate a level of 30% completion. Plans will include various features, materials, paving, and layout of proposed work, which will be based upon 10% construction documents prepared by Warren Consulting Engineering, which will provide preliminary grading and wet utility plans.

These plans shall define the character and essentials of the project including selection of materials, plant palette, and general conformance with local development requirements. These plans will identify areas of improvement and disturbance to inform a robust project description. These plans will serve as a technical design guideline for working drawings and coordination between project consultants.

We will prepare an itemized Opinion of Probable Construction Cost (OPC) for proposed improvements within our scope of work.

We assume a maximum of three (3) client/team plan development meetings during this phase (in addition to the Board of Supervisor's meeting).

Task 4: CEQA Analyses and Documentation

Dudek's technical team will conduct site visits, technical analyses, and prepare technical reports that will address each of the following resource investigations. These tasks are described in general sequence, as project topographic surveys and site mapping will serve as the framework for all digital data developed for each technical study.

Prepare Notice of Preparation (NOP) and Initial Study

Dudek will prepare an administrative draft NOP for internal County review. The NOP will include a brief project description, project location map and summary of issues to be evaluated in the EIR. As part of the NOP, Dudek will prepare an Initial Study to refine the scope of analysis in the EIR. Our intent is to address certain items in the Initial Study that do not rise to a level of significance and remove those items from further analysis in the EIR. Dudek will consult with County staff to identify the appropriate standards of significance to use to evaluate project impacts. Potentially significant impacts will be identified, and if necessary, feasible mitigation measures presented.

It is assumed that the following issues will be addressed in the Initial Study and not addressed further in the EIR:

- Agriculture and Forestry Resources
- Geology and Soils
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services/Public Utilities
- Recreation

- Wildfire

Dudek will submit the draft NOP and Initial Study for County review. Upon receipt of County comments, Dudek will revise the NOP and prepare the final version for circulation to public agencies, interested individuals, and the State Clearinghouse. For this task, it is assumed County staff will address the local circulation of the NOP, including posting with the County Clerk and the State Clearinghouse. Dudek will prepare the transmittal form and submit 15 copies of the NOP/Initial Study to the State Clearinghouse to start the 30-day review period. This project is not considered a project of statewide or regional significance and therefore would not require a scoping meeting (unless a General Plan Amendment is required).

Deliverables:

- Administrative draft NOP and Initial Study provided electronically for internal review
- Final NOP provided in MS Word for internal County files and pdf for posting on the County's website and for emailing to public agencies (no hard copies will be provided)
- 15 hard copies and a NOC delivered to the State Clearinghouse

Administrative Draft EIR

The Administrative Draft EIR (ADEIR) will include an evaluation of the direct and indirect impacts of the proposed project, including construction.

This task includes preparing the ADEIR for County (this scope of work does not include preparation of a second ADEIR If there are significant changes to the project description or new environmental issues raised after the scoping period).

Dudek will prepare a Draft EIR that includes the following information:

- Executive Summary. The Executive Summary chapter presents an overview of the results and conclusions of the environmental evaluation. This chapter will summarize the project alternatives and areas of controversy and will include, in tabular form, the potentially significant project impacts and feasible mitigation measures.
- Introduction. The Introduction chapter will describe the CEQA process, type of environmental document, areas of concern identified as part of the NOP review process, and project background/history.
- Project Description.
- Environmental Analysis. The specific approach to each of the issue areas listed below is described in more detail under the "Evaluation of Technical Issues" heading below. However, the final determination of what issues to address will be made in consultation with County staff during the scoping period. At this time, we are anticipating the EIR will evaluate the following issue areas:
  - Aesthetics
  - Air Quality
  - Biological and Oak Woodland Resources
  - Cultural and Tribal Cultural Resources
  - Energy
  - Greenhouse Gasses
  - Hazards and Hazardous Materials

- Hydrology and Water Quality
- Noise and Vibration
- Transportation

- **Project Alternatives.** This chapter discussed feasible alternatives that would avoid or substantially reduce one or more significant environmental impacts. The alternatives must include the No Project alternative, and may include alternate means of treating industrial wastewater and/or an alternative location. We assume three alternatives (including the No Project) will be considered.
- **Other CEQA Considerations.** This chapter discusses issues required by CEQA, including unavoidable adverse impacts, effects found not to be significant (including those "scoped out" during the NOP process), irreversible environmental changes. The EIR will also list the preparers and persons consulted during the preparation of the EIR.
- **Appendices.** Supporting documentation will be provided in the appendices, including all updated technical studies prepared for the project and any new technical studies relied upon for preparation of the EIR. The appendices will be provided on a CD to be inserted in a sleeve in the back cover of the Draft EIR document.

Evaluation of Technical Issues

Aesthetics

The technical sections of the EIR will describe the physical conditions at the project site. Existing federal, state, and local laws and regulations, including General Plan goals, policies, and implementing actions will be summarized in the regulatory setting discussion. The methods of analysis and standards of significance used for determining impacts of the project will be clearly and explicitly described in each technical section of the EIR, including any assumptions that are important to understand the conclusions of the analysis.

The impact analysis in each resource section will include direct and indirect impacts, including cumulative impacts. Dudek staff will work with County staff to identify the potential past, present, and foreseeable future projects that may contribute to cumulative impacts.

The aesthetics analysis will focus on potential impacts to scenic vistas, existing visual character and quality of the site and its surroundings, and day and night views due to new sources of lighting and glare. Since the project site is approximately 0.20 mile from the nearest highway included in the State Scenic Highways Program (i.e., State Route 49/Pleasant Valley Road, an eligible state scenic highway), potential effects to scenic resources with a state scenic highway will also be investigated.

Dudek will conduct a site visit and photographic inventory of the site and surrounding area to support the characterization of the existing visual setting presented in the focused EIR. The site visit will help establish the aesthetics baseline and provide an opportunity to document the existing character of and quality of existing views to the project site including views from designated scenic vistas (if applicable) and highways.

While the El Dorado County General Plan does not identify specific scenic vistas, the General Plan EIR lists important public scenic viewpoints in the County. The scenic vista assessment in the EIR will investigate these viewpoints and disclose from which (if any) the project site and project would be visible from. If applicable, impacts to existing scenic vistas or important public scenic viewpoints resulting from project implementation will be assessed based on the concepts of view obstruction/blockage, interruption, and degradation. Scenic resources visible from State Route 49 will be inventoried and the Project's potential to damage inventoried scenic

resources will be assessed. Effects to visual character and quality will be determined through a comparative assessment of existing and proposed conditions and the severity of visual change anticipated to occur due to park construction and operation. The visual character and quality assessment will be support by project visuals prepared by Roach & Campbell and/or conceptual imagery developed by the County.

Lastly, lighting and glare impacts will be informed through consideration of the currently vacant and undeveloped site and an understanding of lighting and glare sources to be installed at the future park. A lighting vendor, contracted with the Dudek team will produce a photometric/light spill analysis for recreational activity areas operations. This information will be analyzed in the context of the County's Outdoor Lighting Standards. (the results of which will be summarized in the aesthetics analysis). Parking lot and any other landscape lighting will be qualitatively analyzed to ensure compliance with Section 130.34.020, Outdoor Lighting Standards, of the El Dorado County Code.

Included in this discussion will be a qualitative assessment of field lighting

Assumptions:

- This scope of work does not include the preparation of (1) visual simulations or (2) a technical photometric/light spill analysis.
- This cost assumes two (2) rounds of review by the County and necessary revisions performed by Dudek.
- Substantial revisions to the aesthetics analysis due to substantial changes to the Project are not included in this scope of work.

Air Quality

Dudek will prepare an assessment of the air quality impacts of the project utilizing the significance thresholds in Appendix G of the CEQA Guidelines and the El Dorado County Air Quality Management District (EDCAQMD) emissions-based thresholds as the basis. After reviewing all available project materials, Dudek will prepare a request for any outstanding data needed to conduct the analysis. If precise information on a particular factor is not available from the County or its representatives, Dudek will make every effort to quantify these items using the best available information for comparable data sources, but in all cases will consult first with the County regarding the information needed.

Dudek will estimate emissions associated with the construction phase of the proposed project using the California Emissions Estimator Model (CalEEMod). The analysis of short-term construction emissions will be based on scheduling information (e.g., overall construction duration, phasing, and phase timing) and probable construction activities (e.g., construction equipment type and quantity, workers, and haul trucks) developed by the County and/or standardized approaches. Dudek will then evaluate the significance of the construction emissions based on the significance thresholds recommended by the EDCAQMD.

Dudek will also use CalEEMod to estimate operational air pollutant emissions generated by mobile, energy, and area sources for the proposed project. Dudek will use the traffic impact analysis to estimate emissions from motor vehicles. Energy and area source emissions (e.g., natural gas combustion and consumer products) will be estimated using the default values in CalEEMod for the proposed project, unless project-specific data is available. Operational emissions will be compared to the significance thresholds established by the EDCAQMD.

Dudek will evaluate whether traffic associated with the proposed project could lead to potential exposure of sensitive receptors to substantial concentrations of air pollutant emissions, specifically carbon monoxide

hotspots, based on the project's traffic impact analysis and the criteria recommended by the EDCAQMD. Dudek anticipates that the project would not exceed the EDCAQMD's carbon monoxide hotspots criteria and that a qualitative analysis will be adequate.

The proposed project would result in a short-term increase in toxic air contaminant (TAC) emissions related to construction. Based on a review of the project's location and surrounding uses because there are sensitive receptors proximate to the project site, a construction-related health risk assessment (HRA) has been included as a task, below. If a construction HRA is not required to evaluate the potential health risk the project may have on nearby sensitive receptors, Dudek will qualitatively address the potential for the project to expose sensitive receptors to substantial TACs in the EIR.

Additional Appendix G thresholds will also be evaluated, including the potential for the project to expose sensitive receptors to substantial pollutant concentrations, to result in other emissions such as odors, or to impede attainment of the current EDCAQMD air quality management plan. Details of the analysis (e.g., daily criteria air pollutant emission calculations and HRA) will be included in appendices to the assessment.

Construction HRA. The main contaminant of concern associated with construction activities is diesel particulate matter (DPM), which has been listed as a TAC by CARB. Dudek will evaluate the proposed project's potential health risks associated with construction activities using an appropriate exposure period to evaluate short-term emissions increases. The dispersion of DPM will be modeled using the AERMOD dispersion model and the CARB HARP2, along with meteorological data provided by EDCAQMD for the project area. The results will be compared to EDCAQMD thresholds for impacts resulting from TAC emissions in the air quality section of the environmental document. A health risk assessment will be prepared as a technical appendix and a summary of the methodology and results will be provided in the air quality section of the EIR.

Biological and Oak Woodland Resources

Upon completing the oak resources and biological analyses described above, Dudek will utilize this information to prepare an impact analysis that addresses biological resources and will illustrate the location of the site, the existing biological conditions, and any aquatic resources. Impact avoidance, minimization, and mitigation requirements will be analyzed in terms of regional planning as well as state and federal laws and guidelines. The potential impacts of the project on species that are determined to be potentially occurring and recommend measures that could reduce any significant impacts to less than significant.

Please note that this proposal does not include additional tasks that could be necessary for regulatory compliance based on the findings of the initial assessment, such as agency meetings or focused surveys for special-status species.

Cultural and Tribal Cultural Resources

Dudek will prepare California Historic Resource Information System records search request for the project site and a 0.5-mile radius. In addition, a Sacred Lands File search from the Native American Heritage Commission and outreach to the Native American community using the list of tribal contacts provided by Native American Heritage Commission for tribal groups associated with project area vicinity is typically conducted at the same time.

After completion of the records search, Sacred Lands file search, and Native American outreach, Dudek will conduct an intensive/reconnaissance-level field survey for archaeological resources within the project area that may not have been previously surveyed and to also document the current baseline conditions. A cost to conduct the fieldwork is included in the project's cost estimate.

This project is subject to the requirements of Assembly Bill (AB) 52, which provides California Native American tribes an opportunity to engage in formal consultation with public agencies considering approval of projects that could result in impacts to tribal cultural resources. AB 52 is initiated with the release of the NOP. The County is required to contact any local Native American tribes that have requested to be consulted pursuant to AB 52 to address any potential impacts to tribal cultural resources. It is anticipated tribal cultural resources will be addressed in the EIR. The scope assumes that the County will conduct notification and consultation pursuant to AB 52. If necessary, Dudek will prepare the AB 52 letter to be sent under County letterhead and signature.

Based on a review of the project area it does not appear there are any buildings slated for removal, or otherwise affected by the project that would require evaluation for historic significance, pursuant to Public Resources Code Section 5020.1 or the National Historic Preservation Act (NHPA).

The results of the cultural resources inventory will be included in a letter report, which will demonstrate compliance with Section 106 of the NHPA and provide the basis of the EIR chapter.

Energy

Dudek will prepare an energy assessment for the project per Appendix G of the CEQA Guidelines including if the project would (1) result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and (2) conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The proposed project will be assessed in regard to construction and operational energy consumption, which will be quantified to the extent estimation methods and project-specifics are available. Project electricity and natural gas usage will be estimated based on project specifics or CalEEMod default values. Petroleum consumption will be estimated using CalEEMod and based on the same equipment and vehicle assumptions assumed in the air quality and GHG emissions analysis. The proposed project's energy consumption will be presented in the assessment and details of the analysis will be included in an appendix.

Project elements that would reduce the proposed project's energy demand during construction and operations will be identified in the analysis and quantified as available. Dudek assumes that the County or its representatives will provide a list of the proposed project's energy conservation measures prior to initiating air quality and GHG emissions modeling, as the energy analysis will be prepared consistent with the emissions modeling assumptions.

Greenhouse Gases

The greenhouse gas (GHG)emissions assessment will include a description of greenhouse gases, global climate change, and applicable regulatory measures. Dudek will estimate the GHG emissions associated with construction of the project using CalEEMod based on the same construction scenario utilized in the air quality analysis. Project-generated operational GHG emissions that will be estimated will include those associated with area, energy, mobile, water and wastewater, and solid waste. When project details are not available, CalEEMod default values will be used to calculate direct and indirect source GHG emissions. GHG emissions will be presented in the analysis and details of the analysis (e.g., annual GHG emission calculations) will be included in an appendix.

Since the County and EDCAQMD have not adopted GHG thresholds, consistent with other recent County documents, Dudek will rely on the Placer County GHG thresholds. In addition, Dudek will discuss how the proposed project complies with state regulations (Assembly Bill 32 and Senate Bill 32); the Plan Bay Area; and applicable laws and regulations that would increase energy efficiency, such as the California Building Code.

Hazards and Hazardous Materials

Dudek will prepare a Phase I Environmental Assessment as an initial activity of this project, under Task 1. Dudek will incorporate the results of the Phase I analysis and database review into the EIR analysis, along with a discussion of hazardous materials to be used and stored at the proposed park site.

Hydrology and Water Quality

For the EIR, Dudek will describe the general hydrologic conditions of the site, including onsite drainage features, water quality, and downstream receiving waters. Data sources will include published maps and reports by the California Department of Water Resources and Central Valley RWQCB; County-provided, site-specific geotechnical and drainage reports.

Based on the hydrologic setting of the project site, Dudek will evaluate short-term construction impacts and long-term operational impacts with respect to Appendix G – Environmental Checklist, of the most recent CEQA guidelines. Short-term impacts would likely be related to potential erosion of exposed sediments; and potential incidental spills of minor amounts of petroleum products and hazardous substances leaking from construction equipment and vehicles. It will be assumed that grading and construction would occur in accordance with a State Water Resources Control Board - Construction General Permit and associated construction related stormwater pollution prevention plans (SWPPP), which would include best management practices (BMPs) to minimize water quality impacts.

Noise and Vibration

Dudek will conduct an environmental noise and vibration assessment for the proposed El Dorado Community Park Project for incorporation into the subsequent environmental documents. The analysis will identify and discuss applicable noise exposure standards at the local (El Dorado County General Plan and the County Code), State and Federal levels. Potential temporary and permanent noise impacts associated with the proposed Project at nearby sensitive receptors will be predicted and evaluated against the applicable thresholds.

Dudek will develop and execute a noise level monitoring program to quantify the existing ambient acoustical conditions in the Project vicinity. The existing ambient noise monitoring program is anticipated to include noise level measurements at up to three (3) locations; incorporating short-term (i.e., 10-15 minutes) measurements at up to two (2) locations and long-term (i.e., 24-hour) monitoring at one (1) location.

Potential construction noise (temporary noise) at nearby noise-sensitive land uses will be evaluated using construction noise level prediction methodologies developed by the Federal Highway Administration (FHWA), Federal Transit Administration (FTA) and empirical reference noise level data. Construction-related vibration will be discussed based on appropriate guidance by the US Department of Transportation, FTA and the California Department of Transportation (Caltrans).

Long-term (operational) noise effects in relation to existing, future, and project-related vehicle trips along selected nearby roadways will be predicted using the Federal Highway Administration's traffic noise prediction algorithms, which will rely on traffic data and other input parameters supplied by the County or contained in the project's Traffic Impact Analysis.

On-site operational (a.k.a., stationary) noise associated with the proposed project will be analyzed at nearby noise-sensitive land uses. On-site operational noise sources that will be analyzed and discussed are assumed to include

normal recreational and sporting events, anticipated special and community events. The analysis will be based on available reference sound level emission data and information detailing the anticipated activities, event capacities and restrictions supplied by the project team.

The significance of noise and vibration impacts will be assessed based on the relevant El Dorado County, state, and federal criteria and guidelines. The regulatory background, existing noise environment, study methodology, results of the noise analysis, findings of potential effects will be discussed and presented in a technical memorandum, suitable for incorporation into the noise section of the project's environmental documentation.

Deliverables:

- Electronic submittal of the ADEIR in MS Word with all figures, tables, and technical appendices.

Transportation (Vehicle Miles Traveled Analysis)

The project's vehicle miles traveled (VMT) will be addressed per Senate Bill (SB) 743 requirements and County of El Dorado's Resolution 141-2020 VMT Thresholds of Significance for Purpose of Analyzing Transportation Impacts under CEQA (adopted October 2020). Dudek will include a qualitative analysis that describes the various components of the park and the daily operation of the proposed facilities which could include recreation center, sports fields and/or park facilities, and league or tournament plays. Dudek will conduct an analysis of proposed operations to determine which components would be local-serving i.e. serve the adjacent residents and communities and if any operations would be regional-serving i.e. serve players and attract visitors outside of the local jurisdiction primarily for regional tournaments.

Local serving uses would screen out of conducting a VMT analysis, however, the regional serving uses cannot be immediately presumed to be less than significant. Therefore, the regional serving component of the proposed facilities will be analyzed to determine if the VMT generated by those operations would cause a significant impact. Using detailed programing data for weekday and weekend operations of the proposed facilities, Dudek will estimate the number of person trips generated per day and/or weekend by each operation, calculate vehicle trips and average trip length for vehicle trips based on local and regional distances and then estimate the annual VMT for the proposed project. The estimated VMT will be normalized per day and per capita or service population and compared to the most appropriate VMT threshold for the County to determine if the regional serving component of the project would result in a significant impact. Additionally, the project's consistency with the General Plan land use and zoning will be reviewed to determine if the proposed project would exceed any VMT limit established by the County.

If any VMT impacts are found, possible Transportation Demand Management (TDM) measures including carpooling and site design to encourage non-vehicular travel to the proposed park will be recommended to reduce project VMT. The methodologies, assumptions, analyses, findings, and mitigation measures (if any) will be summarized in a technical memorandum suitable for incorporation into the transportation section of the project's environmental documentation.

Deliverables:

- Technical Memorandum in MS Word with all figures, tables, and technical appendices.

Prepare and Circulate Draft EIR

Following County review of the ADEIR, Dudek will prepare a screen check of the Draft EIR (DEIR). It is assumed only minor (non-substantive) changes will be made at the screen check phase. Following screen check approval, Dudek will publish the DEIR. Dudek will assist the County with preparation of the Notice of Availability (NOA) of the

DEIR. It is assumed the County will be responsible for distributing the notice to required local agencies, posting with the County Clerk, and publication in a newspaper of general circulation.

Dudek will prepare the Notice of Completion (NOC), and deliver it, with 15 electronic copies of the EIR and 15 printed Executive Summaries, to the State Clearinghouse for distribution to state agencies.

10 hard copies of the Draft EIR provided to the County; a version in MS Word for the County's use; and a version in PDF for posting on the County's website.
15 CD copies of the Draft EIR and 15 printed Executive Summaries for State Clearinghouse distribution
Draft NOA
NOC

Prepare Final EIR

After close of the 45-day public comment period, Dudek will list and scan all comment letters (including email). Individual comments will be numbered and bracketed in the letters. A written response will be provided for each comment addressing an environmental issue. If comments received reiterate the same concerns Dudek may prepare master responses to address those comments. We assume no more than 25 unique comments will be received (a comment letter may contain multiple comments). Should comments on the Draft EIR raise new issues or require that new surveys or technical studies be conducted to complete adequate responses, Dudek will initiate discussions immediately with County staff to evaluate the options.

Consistent with CEQA requirements, a mitigation monitoring and reporting program (MMRP) will also be prepared to ensure implementation of all required mitigation measures. The MMRP will be designed to ensure compliance with all adopted mitigation measures and will identify the entity responsible for monitoring compliance, timing of when compliance is required, and frequency, if required, and criteria to ensure successful completion. A draft of the MMRP will be provided with the Administrative Final EIR.

Deliverables:

- An electronic copy of the Administrative Final EIR in MS Word for internal review
- An electronic copy of the draft MMRP [4 days to do this plus CEQA findings. I can do this in one day]
- An electronic (PDF) copy of the screen check Final EIR for internal review
- 10 hard copies of the Final EIR, an electronic copy in MS Word, and PDF version for posting on the County's website

Findings

Dudek will prepare the draft Findings of Fact for each significant impact, as required by CEQA. If the project would result in a significant and unavoidable impact, Dudek will prepare a Statement of Overriding Considerations. It is assumed that County staff will provide information related to the project benefits to be incorporated into the Statement.

Deliverables:

- An electronic copy of the draft Findings and Statement of Overriding Considerations (if necessary)

EIR Project Management and Meetings

During preparation of the DEIR, Dudek's EIR project manager will participate in bi-weekly conference calls with County staff to address any issues that may arise associated with preparing the environmental analysis. It is

assumed over the life of the project up to 16 conference calls may be required. In addition, two (2) in-person meetings to discuss the EIR process are assumed in this task.

Over the life of the project, an average of one (1) hour per week of project management time is assumed to coordinate interaction between the EIR team and County staff, and other agencies. The project manager will also oversee internal staff, manage document review, review monthly invoices and prepare required invoice documentation, prepare memos, and complete other project management tasks.

Attendance at one (1) County Council hearing during project review/approval is assumed. Dudek will assist County staff in preparing a power point presentation or other graphics for the hearings. A total of four (4) hours per hearing is assumed, including drive time.

Meetings:

- Biweekly conference calls (up to twice monthly).
- Two (2) project meetings.
- One (1) public hearing.

Deliverables:

- Email summarizing items discussed on conference calls and in-person meetings with County staff and assignment of staff for any action items.
- Preparation of presentation materials for public hearing.

Preliminary Cost and Schedule

Following your review and any revisions this scope of work, we will prepare a cost estimate for the proposed tasks. A preliminary schedule has been prepared below. This schedule will be revised following review and revision of the scope of work.

We look forward to working with the County to tailor our approach to minimize costs. Given the aggressive schedule that we are proposing we recommend that a 15% to 20% contingency to address unforeseen conditions.

Our preliminary schedule calls for the development of 30% plans for the consideration by the Board of Supervisors in August 2022. With the Board's approval and direction, the CEQA process would be immediately initiated and concluded in June 2023.

Preliminary Cost

Task 1: Opportunities and Constraints Analysis Project Management	**$2,920**
Kickoff Meeting	$800
Coordination and Project Management	$2,120
Task 2: Opportunities and Constraints Technical Analyses	**$80,928**
Detailed Topographic Survey	$7,840
ALTA/NSPS Land Title Survey	$12,200
Oak Resources Evaluation	$5,100
Phase I Environmental Site Assessment (ESA)	$7,835
Biological Resources Constraints Analysis	$14,600
Transportation Constraints Analysis	$14,320
Cultural Resources Constraints Analysis	$4,733
Civil Engineering Analysis (Warren Consulting Engineering)	$12,500*
Summary Opportunities and Constraints Memorandum	$1,800
Task 3: Park Planning and Design	**$71,290**
Project Description	$2,040
Plan Development Process (Roach & Campbell)	$28,050*
Preliminary Design (30% plans) (Roach & Campbell)	$41,200*
Task 4: CEQA Analyses and Documentation	**$127,435**
Prepare Notice of Preparation (NOP) and Initial Study	$10,000
Administrative Draft EIR	$22,400
Aesthetics	$5,720
Air Quality	$4,970
Health Risk Assessment (HRA)	$3,630
Biological and Oak Woodland Resources	$3,000
Cultural and Tribal Cultural Resources	$1,500
Energy	$3,820
Greenhouse Gases	$4,400
Hazards and Hazardous Materials	$2,500
Hydrology and Water Quality	$2,500
Noise and Vibration	$9,000
Transportation (Vehicle Miles Traveled [VMT] Analysis)	$5,500
Prepare and Circulate Draft EIR	$5,520

Preliminary Cost

Prepare Final EIR	$12,000
Findings	$2,000
EIR Project Management and Meetings	$28,975
Subconsultant Markup (10%) – indicated with *	**$13,192.50**
Direct Costs (printing/travel):	**$2,230.00**
Total Cost	**$297,995.50**

Preliminary Schedule

Milestone	Time	Cumulative Time
Project initiation	1 week	1 week
Kickoff Meeting	1 week	2 weeks
Prepare Opportunities and Constraints Analysis	12 weeks	13 weeks
Public Outreach	2 weeks	8 weeks
Preliminary Park Plan Development	4 weeks	8 weeks
Coordination with County Parks and Trails Committee	2 weeks	6 weeks
Coordination with County Board of Supervisors	2 weeks	16 weeks
Finalize 30% Plans	2 weeks	18 weeks
Prepare NOP/Initial Study	4 weeks	6 weeks
County review of NOP/Initial Study	2 weeks	8 weeks
Revise NOP/Initial Study	1 week	9 weeks
30-day scoping period	4 weeks	13 weeks
Prepare Admin Draft EIR	8 weeks	21 weeks
County review of Admin Draft EIR	3 weeks	24 weeks
Prepare Screen Check Draft EIR	2 weeks	26 weeks
County review of Screen Check	1 week	27 weeks
Prepare Public Draft EIR	1 week	28 weeks
45-day Public Review Period	6 weeks	34 weeks
Dudek prepares Admin Final EIR	4 weeks [1]	38 weeks
County reviews Admin Final EIR	2 weeks	40 weeks
Prepare Final EIR	1 week	41 weeks
Prepare Findings	1 week	42 weeks

Notes:
(1) Preparation of the Final EIR will vary with the number and technical complexity of comment letters received.

Exclusions to the Scope of Services

1. The County shall provide the following information or services as required for performance of the Scope of Services. We assume no responsibility for the accuracy of such information or services and shall not be liable for errors or omissions therein. Should we be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.
   d. Roadway Improvements including curb, gutter and sidewalk.
   e. Geotechnical, Civil, Structural, Lighting Design, Electrical Engineering, or other services not explicitly noted above.
   f. Utility company/entity application processing and/or coordination.
   h. SWPPP documentation and/or erosion control plans.

2.