

**Pacific Municipal Consultants
doing business as**

PMC

SECOND AMENDMENT TO AGREEMENT FOR SERVICES No. 004D-A-11/12-PA

THIS SECOND AMENDMENT to that Agreement No. 004D-A-11/12-PA made and entered by and between the County of El Dorado, a political subdivision of the State of California (hereinafter referred to as "County"), and Pacific Municipal Consultants, a corporation, duly qualified to conduct business in the State of California, doing business as PMC, whose principal place of business is 2729 Prospect Park Drive, Suite 220, Rancho Cordova, California 95670 (hereinafter referred to as "Consultant");

RECITALS

WHEREAS, Consultant has been engaged by County to provide planning services, in accordance with Agreement No. 004D-A-11/12-PA, dated January 23, 2012, (hereafter referred to as "Agreement") as amended by First Amendment to Agreement, dated November 13, 2012, incorporated herein and made by reference a part hereof; and

WHEREAS, the parties hereto have mutually determined and agreed to amend **ARTICLE I, Scope of Services**, to add additional tasks and expanded services adding **Amended Exhibit C, Amended Scope of Work**; and

WHEREAS, the parties hereto have mutually determined and agreed to amend **ARTICLE II, Term**, to extend the expiration date of January 22, 2015 to November 12, 2015; and

WHEREAS, the parties hereto have mutually determined and agreed to amend **ARTICLE III, Compensation for Services**, to increase the not-to-exceed compensation amount of the Agreement by \$319,655.00, add **Exhibit C-1, Rate Schedule for the Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Projects**, and add **Exhibit C-2, Cost Estimate**; and

WHEREAS, the parties hereto have mutually determined and agreed to amend **ARTICLE IV, Changes to the Agreement**, to require prior written approval by County's Contract Administrator for changes to Consultant's Project Manager and subconsultant; and

WHEREAS, the parties hereto have mutually determined and agreed to amend **ARTICLE XII, Notice to Parties**, to update County's notices recipients; and

WHEREAS, the parties hereto have mutually determined and agreed to amend **ARTICLE XXI, Administrator**, to change County's Administrator; and

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WHEREAS, the parties hereto have mutually agreed to amend the Agreement to add **ARTICLE XXVI, Change of Address; ARTICLE XXVII, Audit by California State Auditor; ARTICLE XXVIII, No Third Party Beneficiaries; ARTICLE XXIX, Counterparts; ARTICLE XXX, Taxes, and ARTICLE XXXI, Consultant's Project Manager**, to reflect updated County contracting provisions;

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants hereinafter contained, County and Consultant mutually agree to amend the terms of the Agreement in this Second Amendment to Agreement for Services No. 004D-A-11/12-PA, as follows:

The Agreement is hereby amended such that all references to County's "Development Services Department" shall now read "County's Community Development Agency."

ARTICLE I, Scope of Services, the first paragraph of ARTICLE I is amended to read as follows:

- A. For the period beginning with the effective date of this Agreement and continuing to one day before the effective date of this Second Amendment to Agreement for Services No. 004D-A-11/12-PA, Consultant shall perform professional and technical services, on an as-needed basis for County's Development Services Department. Services generally include, but shall not be limited to, tasks outlined in the Scope of Work, attached hereto as Exhibits A and C, marked "Scope of Work," incorporated herein and made by reference a part hereof.

For the period beginning with the effective date of this Second Amendment to Agreement for Services No. 004D-A-11/12-PA and continuing through the remaining term of the Agreement, as amended, Consultant shall perform professional and technical services, on an as-needed basis for County's Community Development Agency. Services generally include, but shall not be limited to, tasks outlined in the Scope of Work, attached hereto as Exhibit A, and Amended Exhibit C, marked "Amended Scope of Work," incorporated herein and made by reference a part hereof.

Consultant shall provide and make available Consultant's own personnel, sub-consultants, materials, vehicles, communication devices, and other equipment necessary to perform the services. Specific work tasks will be identified, scheduled, approved, and performed as follows:

ARTICLE II, Term, of the original Agreement is deleted in its entirety and the following Article is added in its place to read as follows:

ARTICLE II

Term: This Agreement shall become effective when fully executed by the parties hereto and shall expire on November 12, 2015.

ARTICLE III, Compensation for Services, as amended, is deleted in its entirety and the following Article is added in its place to read as follows:

ARTICLE III

Compensation for Services:

- A. Consultant agrees, understands, and acknowledges that the monies utilized by County to pay it as set forth under this Agreement are provided by Dixon Ranch Partners, LLC; Serrano Associates, LLC; G3 Enterprises, Inc., doing business as Delaware G3 Enterprises, Inc.; and Marble Valley Company, LLC (hereinafter collectively referred to as "Applicants"), under separate agreements between County and Applicants. Consultant agrees that payment, or any portion thereof, to it under this Agreement shall be expressly conditioned on, and dependent upon the payment to County by Applicant under the terms of said separate agreement, and that County has no obligation to pay Consultant for work performed hereunder until County receives the requisite monies from Applicants.
- B. For services provided herein, County agrees to pay Consultant monthly upon receipt of itemized invoice(s) detailing a description of work performed. Payments shall be made within forty-five (45) days following County's receipt and approval of invoices.
- C. For the purposes hereof, the billing rates for the Dixon Ranch Subdivision Project shall be in accordance with Exhibit A, Scope of Work, attached hereto, and Exhibit B, marked "Billing Rate Information," incorporated herein and made by reference a part hereof. Exhibit B, Billing Rate Information, may be updated annually. Exhibits A and B are specific to the Dixon Ranch Subdivision Project. For the purposes hereof, the billing rates for the Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Projects shall be in accordance with Exhibit C-1, marked "Rate Schedule for the Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Projects," incorporated herein and made by reference a part hereof. For the purpose of budgeting the tasks identified in Exhibit A, and Amended Exhibit C, the billing amounts for each task are described in Exhibit C-2, marked "Cost Estimate*," incorporated herein and made by reference a part hereof. Amended Exhibit C and Exhibit C-1 are specific to the Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Projects.
- D. In addition to the above, County shall reimburse Consultant for the actual, reasonable and necessary travel costs in accordance with Exhibit D, marked "El Dorado County Board of Supervisor's Travel Policy No. D-1," attached hereto and incorporated herein. Travel reimbursement will not be paid in excess of a given Task Order.
- E. The total amount of this Agreement, including all of the services detailed in Exhibit A, Scope of Work, and Amended Exhibit C, Amended Scope of Work,

and inclusive of all work of subconsultants, costs, expenses, and Task Orders shall not exceed \$521,575.00.

- F. Copies of documentation attached to invoices shall reflect Consultant's charges for the specific services billed on those invoices. Invoices shall be mailed to County at the following address:

County of El Dorado
Community Development Agency
Long Range Planning Division
2850 Fairlane Court
Placerville, California 95667
Attn.: David Defanti
Assistant Director

or to such other location as County directs.

ARTICLE IV, Changes to Agreement, of the original Agreement is deleted in its entirety and the following Article is added in its place to read as follows:

ARTICLE IV

Changes to Agreement: This Agreement may be amended by mutual consent of the parties hereto. Said amendments shall become effective only when in writing and fully executed by duly authorized officers of the parties hereto. Consultant shall not be held liable for any modifications or reuse of any County-owned deliverables. There shall be no change in Consultant's Project Manager or subconsultants, without prior written approval by County's Contract Administrator.

ARTICLE XII, Notice to Parties, of the original Agreement is deleted in its entirety and the following Article is added in its place to read as follows:

ARTICLE XII

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

To County:

County of El Dorado
Community Development Agency
Long Range Planning Division
2850 Fairlane Court
Placerville, California 95667

Attn.: David Defanti
Assistant Director

With a copy to:

County of El Dorado
Community Development Agency
Administration and Finance Division
2850 Fairlane Court
Placerville, California 95667

Attn.: Sherrie Busby
Administrative Services Officer
Contract Services Unit

or to such other location as County directs.

Notices to Consultant shall be addressed as follows:

Pacific Municipal Consultants dba PMC
2729 Prospect Park Drive
Suite 220
Rancho Cordova, California 95670

Attn.: Philip O. Carter
President

or to such other location at Consultant directs.

ARTICLE XXI, Administrator, of the original Agreement is deleted in its entirety and the following Article is added in its place to read as follows:

ARTICLE XXI

Administrator: The County officer or employee with responsibility for administering this Agreement is David Defanti, Assistant Director, Community Development Agency, Long Range Planning Division, or successor.

The original Agreement is further amended to add the following new Articles:

ARTICLE XXVI

Change of Address: In the event of a change in address for Consultant's principal place of business, Consultant's Agent for Service of Process, or Notices to Consultant, Consultant shall notify County in writing as provided in ARTICLE XII, Notice to Parties. Said notice shall become part of this Agreement upon acknowledgment in writing by County's Contract Administrator, and no further amendment of the Agreement shall be necessary provided that such change of address does not conflict with any other provisions of this Agreement.

ARTICLE XXVII

Audit by California State Auditor: Consultant acknowledges that if total compensation under this agreement is greater than \$10,000.00, this Agreement is subject to examination and audit by the California State Auditor for a period of three (3) years, or for any longer period required by law, after final payment under this Agreement, pursuant to California Government Code §8546.7. In order to facilitate these potential examinations and audits, Consultant shall maintain, for a period of at least three (3) years, or for any longer period required by law, after final payment under the Agreement, all books, records and documentation necessary to demonstrate performance under the Agreement.

ARTICLE XXVIII

No Third Party Beneficiaries: Nothing in this Agreement is intended, nor will be deemed, to confer rights or remedies upon any person or legal entity not a party to this Agreement.

ARTICLE XXIX

Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

ARTICLE XXX

Taxes: Consultant certifies that as of today's date, it is not in default on any unsecured property taxes or other taxes or fees owed by Consultant to County.

ARTICLE XXXI

Consultant's Project Manager: Consultant designates Patrick Angell, Overall Project Manager, as its Project Manager for this Agreement. Consultant's Project Manager, or County-approved designee, shall be accessible to County's Contract Administrator, or designee, during normal County working hours and shall respond within twenty-four (24) hours to County inquiries or requests. Consultant's Project Manager shall be responsible for all matters related to Consultant's personnel, operations and any subconsultants authorized under this Agreement including, but not limited to (1) assigning qualified personnel to perform the required work and to prepare the deliverables required pursuant to this Agreement; (2) reviewing, monitoring and directing Consultant's personnel and any subconsultants authorized herein; and (3) providing qualified and appropriate traffic control services for field work.


Except as herein amended, all other parts and sections of Agreement for Services No. 004D-A-11/12-PA, as amended, shall remain unchanged and in full force and effect.

Requesting Administrator and Division Concurrence:

By: 
David Defanti, Assistant Director
Long Range Planning Division
Community Development Agency

Dated: 2/26/14

Requesting Department Concurrence:

By: 
Kimberly A. Kerr, Acting Director
Community Development Agency

Dated: 2/26/14

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IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to Agreement for Services No. 004D-A-11/12-PA on the dates indicated below.

--COUNTY OF EL DORADO--

By: _____

Dated: _____

Board of Supervisors
"County"

Attest:
James S. Mitrison
Clerk of the Board of Supervisors

By: _____

Dated: _____

Deputy Clerk

--PACIFIC MUNICIPAL CONSULTANTS
dba P M C--

By: 

Dated: 2-24-14

Philip O. Carter
President
"Consultant"

By: 

Dated: 2-24-14

Jennifer LeBoeuf
Corporate Secretary



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PMC

Amended Exhibit C

Amended Scope of Work

Consultant shall provide planning services for the following three (3) proposed projects:

Central El Dorado Hills Specific Plan: Proposed re-designation of Open Space area west of the El Dorado Hills Specific Plan. Project would consist of a mix of residential densities (483 – 763 dwelling units), parks (public and private) and open space. The project would include density transfer from Serrano Village D1 Lots C and D and the Pedregal property.

Village of Marble Valley: Proposed re-design of the project from its original approval as the 398-lot Marble Valley Master Plan. The Village of Marble Valley would concentrate and increase the residential (2,307 – 3,235 dwelling units) and civic/office uses, while expanding the open space areas.

Lime Rock Valley: Proposed development of a 704-acre site to provide for the potential development of up to 800 residential units east of the proposed Village of Marble Valley project.

Given the size and complexity of these projects and the need to maintain consistency on the treatment of issues and process, PMC has teamed with Kent MacDiarmid with the MacDiarmid Company to provide the necessary range of services to process these applications in an efficient manner on behalf of County.

Project Coordination (Ensuring Consistency in Processing, Policy Consideration and Timing) Patrick Angell (Consultant) Overall Project Manager Kent MacDiarmid – Assistant Project Manager			
Project Name	Central El Dorado Hills	Village of Marble Valley	Lime Rock Valley
Support Services (as needed) <i>Staff Report</i> <i>Preparation Support</i> <i>Technical Project Evaluation</i> <i>Technical Review of EIR and WSA</i>	Principal Land Use Planner Assistant Land Use Planner Senior Biologist Senior Geologist Arborist, Air Quality, GHG Analyst Senior Economic Analyst Graphics Support GIS Support Technical Editor Administrative Staff Support		

AMENDED SCOPE OF WORK

The following amended scope of work applies to each of the three (3) projects identified above. It is anticipated that each project will have its own unique issues to be addressed (e.g., density transfer for Serrano Westside/Pedregal).

Task 1 - Project Initiation and Meetings

This initial work task establishes communication protocols with County staff and the Applicants, includes a kick-off meeting, background research and detailed review of each project application materials, site reconnaissance, and establishing overall project management approaches and regular meetings throughout processing for each of the three (3) projects.

1.1: Kick-Off Meetings

Consultant shall prepare an agenda for a kick-off meeting with County staff for each project, at which the following items shall be addressed:

- Establish communications protocols between the Consultant's project team, County staff, the Applicant's teams, agencies, and the public. This step shall include a review of how the Consultant's project team will communicate with County staff, treatment of e-mail messages and correspondence, establishment of regular meetings, treatment of administrative and draft reports, projects' files, and similar issues.
- Receive any additional project-related documentation and project updates from County staff on the projects.
- Review the final projects' scopes of work and schedules and determination of when there is adequate project detail and agreement between County and Applicants to initiate the environmental review process to be handled by ICF Jones & Stokes, Inc. (ICF) for the projects.
- Maintain appropriate application hard copies and electronic files for the projects.
- Discuss key issues associated with the projects, both in terms of project processing and with respect to the Environmental Impact Report (EIR) preparation.

Consultant shall provide a summary memorandum of the kick-off meeting to County staff and the expectations for project processing for each project that are determined at this meeting.

1.2: Review of Application Studies and Background Materials

Consultant shall review the projects' applications, related background studies provided by the Applicants' teams, and information gathered during the kick-off meeting and at subsequent meetings to gain a full understanding of key project issues and environmental conditions. Key issues shall be summarized in

memorandums and other correspondence and shall be presented to County staff and each Applicant's team.

This task also includes peer reviews of special geotechnical investigations associated with mine and quarry stability and safety for Village of Marble Valley Specific Plan and Lime Rock Valley Specific Plan.

1.3: Site Reconnaissance

Consultant shall conduct site reconnaissance visits with County staff and the Applicant to gain a full understanding of each site's conditions, design, and layout of the proposed projects and the environmental settings.

1.4: Meetings and Project Management

Consultant shall develop a schedule of planned meetings with County staff and each Applicant's team, that will provide for intensive review of application materials, information sharing, and open dialog in processing of the applications and key steps in County's process for application consideration.

The Project Manager shall ensure regular communication is maintained with County staff as the application moves forward and as each EIR is being prepared. Communication shall occur via regular (weekly conference calls) meetings with Community Development Agency staff combined with phone calls, e-mail, and other information exchanges.

The Project Manager shall maintain communication with each Applicant's team, ensuring that they understand where each project stands in processing at any given time, addressing key issues as they arise and with a goal of early issue resolution, and allowing the Applicant's team to share information with Consultant staff. This shall consist of monthly project meetings involving the Applicants' teams and County staff.

The Project Manager shall establish a dialog and points of contact with key agencies during this process to improve information sharing and to facilitate early identification of key issues and concerns, and will establish resolution options to each project processing. Key agencies and special districts are expected to include, but are not limited to, El Dorado Irrigation District (EID), El Dorado Hills Fire Protection District, El Dorado Hills Community Services District, El Dorado County Air Pollution Control District, El Dorado County School Districts, Caltrans and Local Agency Formation Commission (LAFCo).

This amended scope of work includes the following meetings and staffing coverage for each project. Where applicable, meeting dates for projects shall be combined to improve efficiency. This amended scope of work includes no limit on conference call meetings.

- Monthly meetings with project Applicants' teams and County staff (currently assumed to be twenty-six [26] meetings).

- Attendance at the County's Technical Advisory Committee meeting and the El Dorado Hills Advisory Committee meeting as well as other related meetings.
- Attendance at meetings with other public agencies (e.g., Caltrans, fire departments, Community Service Districts, school districts).
- Senate Bill 18 Native American coordination meetings.
- Attendance at five (5) public hearings for the Planning Commission and the County's Board of Supervisors.
- EIR-related meetings as described in the EIR task, below.

1.5: Administration, Quality Control and Document Production

Consultant shall utilize its in-house quality control and document production capabilities throughout each project. This sub-task includes editing of administrative, draft and final reports and documents, use of Consultant's administrative support staff and GIS/graphics team, and production of documents.

Task 2 - Application Processing

Task 2 includes processing details for each project. It focuses on finalizing the approach to projects' processing and preparing the entitlement application materials for review.

2.1: Application Processing Matrix

With information gained from the completion of Task 1 research, Consultant shall prepare a project processing matrix for each project for review by County staff. The matrix shall provide a summary of the following:

- Overview of applicable General Plan policies.
- Summary of projects' consistency with the General Plan.
- A related summary of key issues, including a summary of projects' consistency with other key County Zoning Ordinance and development regulations.
- Relationship with previous approvals for the projects' sites and the consideration of transferring development rights (residential units).

Based on the results of the application processing matrix, the Project Manager shall provide County staff with a memorandum summarizing the results and a list of options and recommendations on how to best approach project processing upon submittal of a complete specific plan for each project. This task includes an assessment of potential ways in which the specific plans can be crafted to minimize potential for conflicts with previous actions taken by the County on other projects or other policy issues.

Critical at this stage is the determination of a project approach (application processing pathway) to be utilized for each project.

2.2: Update/Refinement of Application and Associated Materials Review

Consultant shall work closely with the Applicants and County to modify, as appropriate, the various application materials and specific plans for each project. Adjustments to the application could help to remove or reduce potential inconsistencies (if identified) with the General Plan or other adopted plans as well as to avoid other issues. This effort includes review and input on technical reports used to support the specific plans and EIRs on issues including, but not limited to, the following:

- Traffic analysis and specific plan roadway system design.
- Biological resource impacts, preservation of resources, compliance with County oak woodland retention policies.
- Off-site infrastructure improvements.
- Mine stability (Village of Marble Valley and Lime Rock).
- Cultural resources and associated compliance with SB 18.
- Water Supply Assessment (EID) and associated "Vineyards" case law analysis for EIR.
- Service provision and associated LAFCo actions.
- Fiscal and Public Facility Financing plans and studies.

Consultant shall work with County staff and each Applicant's team in continuing development of the terms of the Development Agreement that will be part of the entitlement package. The Development Agreement will contain details related to project phasing and schedules, financial sureties related to future project status, and responsibilities of both County and Applicants.

2.3: Application Routing

Consultant shall assist in the routing of application materials for each project both internally (to key County departments) and externally (to regional, state, and, as applicable, federal agencies and special districts) for review and comment. This includes follow-up meetings with interested public agencies.

2.4: Completion of Project Description for Use in Environmental Review

With the finalization of project application materials and project approach for each project, a detailed draft project description will be prepared by ICF (under their contract and scope) for review by Consultant, County staff and each Applicant's team.

Task 3 – Environmental Review Assistance

It is assumed that ICF has contracted with County to prepare EIR's for each project. This includes preparing the notice of preparation (NOP), administrative draft environmental impact report (ADEIR), draft environmental impact report (DEIR), final environmental impact report (FEIR), CEQA findings and mitigation monitoring plan (MMP). It is also assumed that EID will prepare the Water Supply Assessment (WSA) for each project.

Consultant shall provide the following:

- Review of the draft NOP in coordination with County staff.
- Distribution of the NOP to local agencies and interested parties through the County.
- Participation at the NOP scoping meeting for the projects, including setting up the facility.
- Coordination with ICF and County departments associated with the preparation of the ADEIR. This includes review of the traffic analysis, development of assumptions and touch-in meetings on key issues.
- Review of the draft WSA and provision of comments to EID.
- Review of the ADEIR in consultation with other County departments and provision of requested edits to ICF. This may involve a meeting with ICF to go over edits and ensure clear understanding of requested changes.
- Review of Screencheck DEIR to ensure edits were made and follow up meeting with ICF on any final edits.
- Distribution of the DEIR locally, and posting of the Notice of Availability at the County's Recorder Clerk and local newspaper.
- Participation in a public meeting to receive comments on the adequacy of the DEIR.
- Collection of the comments on the DEIR and provision of these comments to ICF.
- Review of the draft FEIR in consultation with other County departments and provision of requested edits to ICF. This may involve a meeting with ICF to go over edits and ensure clear understanding of requested changes.
- Distribution of the FEIR.
- Review of the CEQA Findings of Fact and MMP in consultation with other County departments. Coordination with the MMP and conditions of approval will be a key component of this activity.

Task 4 - Entitlement Actions and Project Decision

This task follows each project through the entitlement review process and County action by the Planning Commission and County's Board of Supervisors.

Task 4.2: Planning Commission Action

Consultant shall assist in the preparation of a notice of public hearing for the Planning Commission's consideration of each project. The notice will be mailed by County staff.

Consultant shall assist in the preparation of a draft staff report for review by County staff for each project. The report shall be prepared using the standard County template and include a detailed description of the projects' proposals, analysis of key issues, summary of the projects' EIRs and mitigations, a project recommendation, and conditions of approval. Findings of the staff report shall be discussed with the Applicants' teams. It is assumed that the staff report will involve at least two (2) reviews and revisions.

Consultant shall assist in the preparation of a Planning Commission PowerPoint presentation, and the Project Manager shall present the item to the Planning Commission for consideration.

Task 4.3: Board of Supervisors Action

Consultant shall assist in the preparation of a notice of public hearing for County's Board of Supervisor's consideration of each project. The notice will be mailed by County staff.

Consultant shall assist in the preparation of a draft staff report for review by County staff for each project. The report shall be prepared using the standard County template and shall include a detailed description of the projects' proposals, analysis of key issues, summary of Planning Commission action/recommendations, summary of the projects' EIRs and mitigations, a project recommendation, and conditions of approval. Findings of the staff report shall also be discussed with the Applicants' teams.

Consultant shall assist in the preparation of a Board of Supervisors PowerPoint presentation, and the Project Manager shall present the item to County's Board of Supervisors for consideration.

Consultant shall assist in the preparation of a final action summary letter to the Applicants containing notice of the final decision, projects' conditions of approval and related items.

Task 5 - Project Implementation

Consultant shall provide County staff with a project implementation matrix that summarizes the projects' conditions of approval, EIR mitigation measures, and related necessary actions for the projects' construction and operation. The matrix shall group key items by implementation stages and projects' phasing (i.e., actions necessary prior to final map recordation, submittal of improvement plans, issuance of grading plans and

building permits, etc.) and shall identify what County departments and agency approvals/permitting are required for each action.

Pacific Municipal Consultants

Exhibit C-1

**Rate Schedule for the Central El Dorado Hills, Village of Marble Valley, and
Lime Rock Valley Specific Plan Projects**

Project Role/Classification	Rate
Principal	\$220.00
Subconsultant – Kent MacDiarmid	\$220.00
Senior Biologist/Planner	\$185.00
Senior Geologist	\$185.00
Senior Economic Analyst	\$145.00
Land Use Planner	\$110.00
Arborist	\$ 90.00
Air Quality	\$ 90.00
GHG Analyst	\$ 90.00
GIS, Graphics, Text Editor	\$ 85.00
Administrative Staff Support	\$ 65.00

**Pacific Municipal Consultants
doing business as**

PMC

Exhibit C-2

Cost Estimate*

Dixon Ranch Subdivision EIR Project

Initial Work Effort	\$	9,120.00
Project Processing	\$	9,500.00
Contingency Funds	\$	6,380.00

Total Dixon Ranch Project \$ 25,000.00

Central El Dorado Hills Specific Plan Project

Task 1. Project Initiation and Meetings	\$	40,650.00
Task 2. Application Processing	\$	51,240.00
Task 3. Environmental Review Assistance	\$	45,620.00
Task 4. Entitlement Actions and Project Decision	\$	19,970.00
Task 5. Project Implementation	\$	880.00

Total Central El Dorado Hills Project \$ 158,360.00

Marble Valley Specific Plan Project

Task 1. Project Initiation and Meetings	\$	45,330.00
Task 2. Application Processing	\$	54,650.00
Task 3. Environmental Review Assistance	\$	45,215.00
Task 4. Entitlement Actions and Project Decision	\$	17,760.00
Task 5. Project Implementation	\$	880.00

Total Marble Valley Project \$ 163,835.00

Lime Rock Specific Plan Project

Task 1. Project Initiation and Meetings	\$	45,330.00
Task 2. Application Processing	\$	62,870.00
Task 3. Environmental Review Assistance	\$	47,540.00
Task 4. Entitlement Actions and Project Decision	\$	17,760.00
Task 5. Project Implementation	\$	880.00

Total Lime Rock Project \$ 174,380.00

Total Proposed Budget Cost Estimate \$ 521,575.00

Subconsultant: MacDiarmid Company**

*All expenses and their distribution among Tasks are estimates only. This Exhibit represents the composition of the total not-to-exceed budget for this Agreement. In the performance of the scope of services to be provided in accordance with this budget, Consultant may request to reallocate the expenses listed herein among the various Tasks identified herein (including the authorized subconsultant), subject to County's Administrator's written approval. In no event shall the total not-to-exceed amount of the Agreement (\$521,575.00) be exceeded.

**Subconsultant task budget allocation is included in Consultant task budgets for the Central El Dorado Hills, Marble Valley, and Lime Rock Specific Plan Projects.