

**Item Number:** No \_\_\_\_\_  
**Meeting Date:** November 14, 2006

November 3, 2006

## **Staff Report**

**TO:** City Council

**FROM:** Katherine Hess, Community Development Director  
Michael Webb, Principal Planner  
Ike Njoku, Planner

**SUBJECT:** EIR Consultant Contract for Wildhorse Ranch Project.

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### **Recommendation**

Staff recommends that the City Council take the following actions:

- 1a. Provide staff direction on whether to proceed with project application review, processing, and community-wide public outreach. If the City Council direction is to proceed with processing, the following additional recommendations are made:
  - 1b. Adopt a resolution authorizing the City Manager to enter into a contract with Raney Planning & Management, Inc. for the preparation of an Environmental Impact Report (EIR) for the Wildhorse Ranch proposal; and
  - 1c. Approve the attached Budget Adjustment in the amount of \$267,215 for the EIR.
2. Acknowledge that the proposed review timeline would likely result in presentation of the project and EIR to the City Council in Fall of 2007, and that meeting a November 2007 Measure J ballot will not be feasible; and
3. Confirm that the four project alternatives to be evaluated in the EIR, as outlined in the staff report, are appropriate; and
4. Confirm that the six city project objectives for the EIR are appropriate; and
5. Authorize staff to enter into Development Agreement negotiations with the applicant.

### **Fiscal Impact**

The recommendation contained in this report does not result in any fiscal impact to the City. The proposed contract amount is \$267,215. The applicant will pay all EIR contract and preparation costs plus a 20% administrative fee, per standard procedure, for a total of \$320,658. Fiscal impacts of the proposed project will be evaluated as part of the staff review of the application, separate from the EIR.

### **Project Description**

The city is in the early stages of reviewing the Wildhorse Ranch project proposal. The 25.8-acre Wildhorse Ranch parcel is proposed to be developed with approximately 192 single-family

homes. The proposed project will involve amendments to the General Plan land use designation of the site from Agriculture to Residential Medium Density, and rezoning from PD #3-89 (Agriculture) to a new residential Planned Development. The General Plan amendment, if approved by Council, is subject to Measure J voter approval. Other project applications, such as tentative map and final planned development, are not requested at this time. The proposed 192 for-sale single-family homes will be of varying types and sizes, including detached single family and attached townhomes. The conceptual site plan includes public open space, greenbelts, bike paths, and additional land to complete the greenbelt/agricultural buffer between actively farmed land and residential development. The conceptual site plan also contains the following data on the proposal:

1. Medium Density 5,000 Square Foot Lots, 44 units
2. Medium Density 4,000 Square Foot Lots, 26 units
3. Medium Density 3,150 Square Foot Lots, 21 units
4. Medium Density 2,975 Square Foot Lots, 21 units
5. Medium Density Townhomes, 80 units

Consistent with the California Environmental Quality Act (CEQA), staff has determined that an Environmental Impact Report (EIR) is required to analyze various potentially significant impacts of the project. Staff requests that the City Council authorize the City Manager to enter into a contract with Raney Planning & Management, Inc. for the EIR preparation.

### **Background & Analysis**

On June 21, 2006 a Request for Proposals was issued in an effort to secure a consultant to prepare the project Environmental Impact Report. The deadline for the RFP was July 21, 2006. The RFP process was started because a formal application was submitted on March 10, 2006 for amendment to the General Plan and Zoning Ordinance Land Use Map designations of the subject parcel. On the basis of the discussions, staff decided to seek a consultant to prepare the EIR for the proposed project. It is noteworthy that not until an EIR is completed and certified can the City Council take formal action to approve the requested entitlements.

The City received one proposal, which was from Raney Planning and Management (RP&M). Staff has no explanation as to why only one response was received on the RFP. There are a variety of factors that EIR preparation firms must take into account when submitting proposals, including their workload, their ability to present a competitive proposal, and perceived competition for the contract. RP&M has prepared two prior EIR's for the City for the Covell Village and Second Street Crossing projects. While only one proposal was received, staff has had a good working relationship with RP&M and has confidence in their ability to prepare an adequate and defensible EIR as an extension of staff.

Staff has been working, with cooperation from the applicant, with RP&M on the final scope of the EIR, and its total costs to arrive at the scope of work that is attached to this report.

Per standard practice in Davis, the contract for the EIR is being entered into by the city. The EIR consultant will report to directly to city staff. To ensure objective analysis, it is critical that the project applicant maintain an arms-length distance from the EIR process. CEQA requires the EIR to reflect the independent judgment of the public agency. Standard language will be included in the contract to identify those circumstances where communication between the applicant and the EIR consultant may and may not occur. The City Attorney will review all contract terms prior to initiation of the contract.

**The Project & Issues Discussion.** Staff requests Council input on the following areas:

1a -1c. Should the City Proceed with Processing this Application?

Also on this agenda, the City Council is being asked to determine whether to initiate a focused General Plan update. The goal of the update would be a certified Housing Element to meet the statutory deadline of June 30, 2008. With previous General Plan updates, the City Council has placed a hold on processing major development applications pending the completion of the update process. The City is currently operating under the one percent growth parameter. We expect the fair-share housing requirements will be similar to that parameter. So far this calendar year, building permits for 92 units have been issued, including 50 affordable units. This is significantly below the approximately 250 units authorized under the growth parameter.

Staff recommends the city proceed with processing the applications for Wildhorse Ranch. As with any General Plan update, it is possible that the effort in processing concurrent applications will be wasted because the update determines that the proposed development is unnecessary or inappropriate. In this case, staff does not believe that is likely to occur. We do not expect the horse ranch to continue to be viable as an agricultural use. Residential development seems likely to be approved on the parcel. Knowing whether and when this site will be developed may provide information that feeds into the General Plan update. In addition, the requirement for a Measure J vote ensures that the citizens have the final say in whether development will occur, so that community options for the parcel are increased, rather than decreased, if the applications are processed. If the direction is to proceed with application review, then staff recommends that the City Council authorize the contract with the EIR consultant and approve the attached budget adjustment.

Community outreach is an integral component of application review. The applicant has stated and provided documents in support of having worked with adjacent neighbors in drafting the current conceptual site plan. The city has historically conducted city initiated outreach. This generally includes immediate neighbors, but may also involve the broader community. Particularly with a project of this nature, and given the Measure J process, staff believes it is important to provide opportunities for community-wide input on the proposal. Staff recommends that the City Council direct staff to initiate community-wide public outreach concurrently with preparation of the EIR. Staff notes that it is not unusual for revisions to a project to occur as a result of community outreach efforts. Project changes, if substantive, could necessitate changes to the EIR analysis and project review timeline.

2. Applicant's November 2007 Deadline and Public Outreach.

The applicant has requested that the project, if ultimately approved by the City Council, be placed on the November 2007 ballot. Staff's primary objectives are to provide a solid and legally defensible EIR and establishing a review process that accommodates opportunities for both city and public input. In discussions with Raney Planning and Management and the applicant, staff has concluded that meeting the timeframe for a November 2007 ballot measure will not be feasible, due primarily to the legal and practical constraints associated with EIR preparation. A 2008 ballot measure would be feasible. The schedule of election dates for 2008 has not yet been published. Staff requests that the City Council acknowledge that the proposed review timeline would likely result in presentation of the project and EIR to the City Council in Fall of 2007, and that meeting a November 2007 Measure J ballot will not be feasible.

3. Identified EIR Project Alternatives. CEQA requires that a 'reasonable range' of alternatives be evaluated in the EIR. Typically, these include a no project, alternative site, and alternative project layout or project size alternatives. Staff has identified the following four project alternatives to be evaluated in the EIR:

- i. General Plan (GP) Alternative -- consists of the same number of units and compliance with various applicable GP design concepts, goals and policies of the General Plan for new subdivision near/adjacent agricultural land uses, or city limits. Incorporating public and semi-public uses, an affordable housing land dedication site, and maintaining a 200 foot agriculture buffer to the east are examples of elements that will be sought in this alternative. Staff will continue to develop additional details.
- ii. Infill Site Alternative (PG&E Service Center) – this alternative evaluates a similar project with the same number of units at an alternative “infill” location. This site is 25 acres and would also require General Plan and Rezoning, but no voter approval under Measure J.
- iii. Measure J Site Alternative (Signature Property, under the Mace curve) – this alternative evaluates a similar project with the same number of units at an alternative location. This is a 45-acre site that would also require voter approval under Measure J. Amendments to the General Plan and Zoning Ordinance land use maps would be required as well. This site has more acres than the Wildhorse Ranch project and less buffer issues as compared to the Wildhorse Ranch. However, it is viewed as having similar issues relative to existing land uses, located at the edge of the city, and requires voter approval under Measure J.
- iv. No Project Alternative – CEQA requires evaluation of the no project alternative.

The final range of alternatives will be established after the EIR scoping sessions and comment period on the Notice of Preparation. Staff requests that the City Council concur that the alternatives described above represent a reasonable range to be evaluated in the EIR.

Alternatively, the City Council may suggest additional or replacement alternatives to be evaluated.

4. City Project Objectives. The EIR provides an opportunity for the project applicant, as well as the city, to present project objectives. Developing city objectives will help to guide both the EIR consultant and staff in the review of the project. Staff has identified the following six project objectives to be included in the EIR:
  - i. Provide a diversity of housing types and sizes that will provide options to a range of economic levels.
  - ii. Contribute to the city's regional fair share housing needs.
  - iii. Provide safe and attractive transportation networks that promote alternative transportation modes, such as bicycling, walking, and public transit.
  - iv. Protect the viability of agriculture and prime agricultural land in and around Davis.
  - v. Minimize impacts on Davis' land, water, air and biological resources.
  - vi. Provide outdoor common areas, greenbelts, and agricultural buffers that enhance the environment and foster a sense of community.

Staff requests that the City Council concur that the project objectives described above are appropriate to be included in the EIR. Alternatively, the City Council may suggest additional or replacement objectives to be included.

5. Development Agreement. Part of this application includes negotiation of a development agreement with the applicant. Staff recommends that the Council authorize staff to enter into Development Agreement negotiations with the applicant. Accessible/visitable housing, green building techniques, allocation of units, contribution to community needs, EIR mitigation mechanisms, and mitigation funding are examples of the types of issues that will be pursued as part of the Development Agreement. The City Council will have ultimate reviewing authority over the contents of the Development Agreement.

### **Conclusion**

Staff and the development team have confidence in Raney Planning and Management's ability to prepare the EIR for this project proposal. Staff's experience with Raney on other projects has proven them to be responsive and well qualified. It is important to keep in mind that authorizing the EIR contract in no way implies ultimate acceptance of the project proposal. There are many steps to go through as the community contemplates this project.

### **Attachments**

1. Project Vicinity Map
2. Preliminary Site Plan
3. EIR Contract Resolution
4. Budget Adjustment Form
5. Scope of EIR Work

**RESOLUTION NO. 06-XXX, SERIES 2006**

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN  
AGREEMENT BETWEEN RANEY PLANNING AND MANAGEMENT, INC. AND  
CITY OF DAVIS**

BE IT RESOLVED by the City Council of the City of Davis that the City Manager is hereby authorized to execute an Agreement between RANEY PLANNING AND MANAGEMENT, INC., a California corporation and the City of Davis for preparation of an EIR for the Wildhorse Ranch project applications; and,

BE IT FURTHER RESOLVED that all terms, conditions, and covenants of said Agreement be, and the same are, hereby approved, ratified, and confirmed.

PASSED AND ADOPTED by the City Council of the City of Davis this fourteenth day of November, 2006 by the following vote:

AYES:

NOES:

ABSENT:

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Sue Greenwald, Mayor

ATTEST:

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Margaret Roberts, CMC  
City Clerk

# PROPOSAL TO PREPARE AN ENVIRONMENTAL IMPACT REPORT

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## Wildhorse Ranch Project

**Submitted to:**

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Community Development Department  
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**Submitted by:**

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RANEY PLANNING & MANAGEMENT, INC.  
**RP&M**

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# I. PROJECT UNDERSTANDING & APPROACH

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Raney Planning & Management, Inc. (RP&M) has prepared this proposal and scope of services to complete an Environmental Impact Report for the Wildhorse Ranch Project by Parlin Wildhorse, LCC in the City of Davis. For this proposal, we have assembled a team of well-qualified technical experts to supplement our firm's experience, skills and expertise in preparing environmental documents. We believe that we have the ability to deliver a unique, unmatched, and ultimately successful product and a process to the City. We are pleased to have this opportunity to submit our proposal to you for your consideration.

## PROJECT UNDERSTANDING

### *Project Location*

The project site is located on the north side of East Covell Boulevard, within the City of Davis. The project site currently consists of a horse ranch located in the southeast corner of the Wildhorse Subdivision. The property to the east of the project area is the Davis greenbelt and habitat area that also serves as an agricultural buffer. The areas to the north and west are established residential portions of the Wildhorse subdivision. To the south is also established residential development. In the current General Plan (2001), the project site is designated Agricultural which includes permitted uses such as horse boarding, breeding, and farming.

### *Project Description*

The Wildhorse Ranch Project consists of 25.8 acres and includes an amendment of the General Plan land use designation of the site from Agriculture to Residential Medium Density. The project also includes a Rezone from P-D#3-89 to a new Planned Development. The General Plan land use designation amendment request is also subject to the Measure J voter approval. The proposed project includes the development of approximately 192 for-sale single-family homes of varying types and sizes, including detached single family and attached townhomes. The proposed project also includes public open space, greenbelts, bike paths, and additional land to complete the greenbelt/agricultural buffer between actively farmed land and residential development. According to the Conceptual Land Use Plan, the residential parcels have the following number and type of proposed units:

Medium Density – 5,000 Square Foot Lots, 44 units

Medium Density – 4,000 Square Foot Lots, 26 units

Medium Density – 3,150 Square Foot Lots, 21 units

Medium Density – 2,975 Square Foot Lots, 21 units

Medium Density - Townhomes, 80 units

**Total: 192 units**

The townhomes are proposed to contain between 800 and 1,200 square feet, while the detached single family homes range from 1,300 to 2,600 square feet.

## APPROACH

RP&M proposes a project-level EIR that will provide a comprehensive analysis of the anticipated environmental effects associated with buildout of the proposed project. Analysis in the EIR will include assessment of the individual and cumulative environmental effects of the Wildhorse Ranch Project. The Draft EIR, Final EIR, and related work products will be prepared in accordance with the criteria, standards, and provisions of the California Environmental Quality Act of 1970 (CEQA), Section 21000 et seq. of the Public Resources Code and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), and the regulations requirements and procedures of the City of Davis.

RP&M understands the nature of public involvement in the planning and environmental process in the City of Davis and anticipates that the EIR will have chapters addressing a majority of the CEQA topics in order to ensure full public disclosure of the environmental impacts of the proposed project. Therefore, the Wildhorse Ranch Project EIR will address Land Use and Agricultural Resources, Population and Housing, Transportation and Circulation, Air Quality, Noise, Biological Resources, Aesthetics, Hydrology and Water Quality, and Public Services and Utilities. All other CEQA topics will be addressed in the Initial Study. In order to fully address these environmental issues of concern as they relate to the Wildhorse Ranch Project site, RP&M has assembled a team of technical experts. RP&M will utilize their extensive experience to professionally manage the team of technical experts to ensure that all of the pertinent environmental issues are addressed and that the technical reports are produced in an on-budget and on-schedule fashion.

Therefore, RP&M proposes to sub-contract with the following firms for the preparation of technical studies to be used in the Wildhorse Ranch EIR:

- Fehr & Peers, Inc.: Transportation and Circulation Analysis
- Bollard Acoustical Consultants, Inc.: Noise Analysis
- Donald Ballanti: Air Quality Analysis
- Sycamore Associates, LLC: Biological Resources Assessment

RP&M assumes that the project engineer and consultation with the City Public Works Department will provide adequate information pertaining to the technical engineering-related aspects of the EIR.

RP&M firmly believes that the level of coordination between the City and the local citizens is directly proportional to the success of the project. RP&M intends on working closely with the project team throughout the development and processing of the EIR. The expectation of RP&M is that we will serve as environmental review consultants to the City, and we will make ourselves available to assist the City in any way necessary to facilitate the process.

RP&M recognizes that individuals and groups in the City of Davis will provide a high level of scrutiny during the CEQA process for the proposed project. RP&M has extensive experience handling such controversies. RP&M operates under a belief that some dissent and unrest regarding a new project may potentially be eliminated by the early involvement of project

stakeholders and concerned citizens. By allowing agencies, organizations, and individuals to comment on the project and participate throughout the processing of the project, RP&M is able to reduce the amount of conflict by providing involvement. This early involvement also provides RP&M with an idea of which issues will be of greatest concern to the public. By identifying these issues, RP&M can scrutinize the environmental documents to be sure that those issues were adequately addressed.

RP&M has a considerable amount of experience dealing with projects that generate a significant amount of controversy. For example, in the City of Brentwood, RP&M has experience dealing with extensive comments from local unions on the Rose Garden development project by Pulte Homes. RP&M prepared an Initial Study/Mitigated Negative Declaration for the 509-unit residential project, and extensive comments on the Negative Declaration were received from representatives of several local unions. RP&M prepared responses to the comments and the Planning Commission and City Council approved the project; however, the union subsequently circulated a referendum petition to qualify for the ballot. The City Council rescinded the approvals and RP&M prepared a Draft EIR and Final EIR for the project. In addition, RP&M is in the process of preparing EIRs for two very controversial projects in the City of Rocklin (Clover Valley and Vista Oaks) as well as one in the City of Sacramento (Curtis Park Village). RP&M has also prepared the Covell Village EIR and the Second Street Crossing (Target) EIR for the City of Davis which both involved a significant amount of public controversy.

RP&M is currently in the process of preparing several EIRs in various stages from start-up to the public hearing process. In addition to preparing EIRs, RP&M also prepares Initial Studies/Mitigated Negative Declarations and provides contract planning and project management services. While RP&M currently maintains a significant workload, RP&M is committed to meeting each individual client's needs and delivering a product on schedule and on budget. This can be illustrated by our past experience in the City of Davis where RP&M was able to balance our workload while still meeting the aggressive schedule set by the City. It should also be noted that in the final contract amendment for the Second Street Crossing Project EIR, RP&M was able to complete the project for slightly under the budgeted amount.

## II. TECHNICAL SCOPE OF SERVICES

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The following scope of services has been prepared for the City of Davis by RP&M to prepare the environmental impact report (EIR) for the Wildhorse Ranch Project. This scope of services identifies each task in the preparation of the necessary documents and includes an objective, approach, and work product associated with each task.

### ENVIRONMENTAL DOCUMENT PREPARATION

#### TASKS 1.1–1.5: PROJECT INITIATION THROUGH INITIAL STUDY

##### Task 1.1 Project Initiation

###### *Objective*

The objective of this task is to conduct a start-up meeting with representatives from the City of Davis and the project team to coordinate and confirm assumptions regarding the proposed project and scope of the EIR, as well as obtaining information pertaining to the project site, including the technical studies prepared by the applicant to date.

###### *Approach*

RP&M will obtain and review available data for the project area, as well as policy documentation from the City of Davis, California Department of Fish and Game, U.S. Army Corps of Engineers, the Central Valley Regional Water Quality Control Board, and other agencies which may be affected by the proposed project. The documents to be reviewed will include, but not be limited to, the 2001 City of Davis General Plan, Wildhorse Development Project EIR, Covell Village EIR, and reports prepared by the project applicant, such as the burrowing owl memorandum, tree appraisal, and Phase I Environmental Site Assessment. This information will become part of the foundation of the Wildhorse Ranch EIR and will be reviewed and incorporated into the analysis, as deemed appropriate.

Tim Raney and Nick Pappani will meet with City staff and the project applicant for purposes of reviewing the refined scope of work for the environmental document, providing RP&M with complete copies of all pertinent City documents, as well as materials and technical studies developed by the applicant to date. RP&M will coordinate with the project engineer in the generation of all mapping of the project site for purposes of the EIR preparation and project alternatives, and will generate any other needed information when existing data is not available. The RP&M team will review the project schedule and milestones as well as identify the role that each will play during the effort. During this meeting, RP&M will also work with City staff to identify the cumulative setting to be considered in the EIR, and the prospective description of

project alternatives. RP&M would also recommend that the traffic consultant attend this kick-off meeting, to ensure the assumptions to be used in the traffic analysis are valid.

Following a review of all materials and technical studies, RP&M will provide the City with a technical memorandum of any additional material or information needed. At this time, any necessary refinement to the scope of work will be made.

### **TASK 1.1 PRODUCTS**

- Project Initiation Meeting.
- Memorandum of outstanding environmental and project-related data requirements.

## **Task 1.2 Project Description**

### *Objective*

The objective of this task is to prepare a draft project description in consultation with City staff and the project sponsor.

### *Approach*

Based on our extensive CEQA experience, we have found that completing a draft of the project description during the project initiation phase greatly reduces the potential for project-related issues throughout the preparation of the environmental documents.

RP&M will rely on the application submitted to prepare a summary of the characteristics of the proposed project. RP&M will work with City staff and the project sponsor to build upon the project description details for use in the EIR. The Project Description will detail the project location, background, and history of the project, intended uses, discretionary actions, characteristics, goals, and objectives, phasing, agreements, and permits and approval that are required for the proposed project based on available information. This section will include a summary of the local environmental setting for the project. The project description will also include a regional and project location map as well as the Wildhorse Ranch Conceptual Site Plan.

The draft project description will be submitted to the City for review and comment. RP&M will incorporate City modifications into the project description prior to incorporation into the Wildhorse Ranch EIR.

### **TASK 1.2 PRODUCTS**

- Draft of project description for the environmental document.

## Task 1.3 Prepare Initial Study

### *Objective*

The objective of this task is to prepare an Initial Study based on the checklist contained in Appendix G of the CEQA Guidelines and the standard City of Davis format.

### *Approach*

RP&M will prepare an Initial Study to address the environmental effects of the proposed Wildhorse Ranch Project. The Initial Study will provide a discussion of the impacts related to development of the proposed project and will be used to focus the content of the Draft EIR onto those technical issues that may have significant impacts. A draft Initial Study will be submitted to the City for review. Once comments on the draft Initial Study have been received and incorporated, a Screencheck Initial Study will be submitted to the City for final review before printing the Final Initial Study, which will be provided to the public in conjunction with the Notice of Preparation. RP&M assumes that issues such as geology and soils, mineral resources, hazards, and cultural resources will be found less-than-significant and be appropriately addressed in the Initial Study. RP&M will review the Wildhorse Development EIR and any other documentation provided by the project applicant regarding existing structures to determine if cultural resources and hazards were adequately addressed. After reviewing the available documentation, should RP&M determine that the issues require further consideration or study, RP&M will contact the City to determine the next course of action. This would most likely involve amending the scope to contract with the appropriate technical consultant and include additional chapters in the EIR.

### **TASK 1.3 PRODUCTS**

- One (1) copy of the Administrative Draft Initial Study.
- One (1) copy of the Screencheck Initial Study.
- One (1) reproducible copy and electronic file of the finalized Initial Study.

## Task 1.4 Prepare Notice of Preparation

### *Objective*

The objective of this task is to prepare and release to the public a Notice of Preparation for the proposed project and conduct a scoping meeting during the 30-day NOP public review period.

### *Approach*

RP&M will prepare an Administrative Draft Notice of Preparation (NOP) for the Wildhorse Ranch Project for approval by City staff prior to distribution to the State Clearinghouse and agencies.

Consistent with the requirements of CEQA, the NOP will include a description of the proposed project, a map indicating the proposed project site, and general environmental effects anticipated to be caused by the proposed project. RP&M will consult with City staff and the project team to confirm the technical environmental issues to be addressed in the EIR. Upon approval of the Draft NOP, RP&M will create a final NOP for distribution. The Initial Study prepared in Task 1.3 will be attached to the Notice of Preparation. RP&M assumes the City of Davis will publish, post, and distribute the NOP to all interested parties (RP&M will work with the City in creating a distribution list). RP&M will submit fifteen (15) copies of the NOP to the State Office of Planning and Research (OPR) with a completed Notice of Completion (NOC).

During the 30-day NOP public review period, RP&M will conduct a public scoping workshop to solicit the public's input on the content of the EIR. RP&M will work with the City of Davis staff to schedule the meeting and to formulate project objectives and format for the public scoping meeting. RP&M suggests that the public scoping meeting be conducted as an open house with five primary stations. One station will be an introduction and sign-in table. A second will be occupied by the applicant and will include project information in order for the community to gain an understanding of the project and make comments based upon accurate knowledge of the project. RP&M will occupy the third station which will provide information on the CEQA process and potential topics to be addressed in the EIR. The fourth station will include City staff in order to address the policy issues associated with the proposed project. The final station will include a court reporter to record verbal comments on the scope of the EIR in order to ensure accurate contents of the public comments. The scoping meeting will emphasize the review process and will be presented so that the community can gain a greater understanding of the project, as well as the intent and requirements of CEQA. RP&M will provide handouts to supplement the discussion. This scoping format can be an effective way to bring together and resolve the concerns of affected federal, state, and local agencies as well as the local community.

#### **TASK 1.4 PRODUCTS**

- One (1) copy of the Administrative Draft NOP.
- One (1) reproducible copy of the finalized NOP and one electronic copy.
- Fifteen (15) copies of the NOP with a NOC to OPR.
- Attendance and facilitation of public scoping workshop.
- Summary of the public comments at the workshop.

## **TASKS 2.1–2.2: PREPARE ADMINISTRATIVE DRAFT EIR & DRAFT EIR**

### **Task 2.1 Prepare Administrative Draft EIR**

#### *Objective*

The objective of this task is to prepare an accurate, thorough, and complete Administrative Draft EIR for the proposed project.

### *Approach*

RP&M will prepare the Administrative Draft EIR in accordance with CEQA. The Administrative Draft EIR will include all statutory sections required by CEQA, including the project description, setting, assessment of environmental impacts, identification of required mitigation measures for each of the environmental issues, and a complete list of the authors responsible for the environmental analysis. The EIR will also conform to the City of Davis's preferred format.

The main purpose of the EIR will be to provide the public and decision-makers with a thorough, legally defensible environmental analysis of the proposed project. The report will be accurate and free of jargon so that the information it contains is readable and easy to use by the decision-makers as well as the public. Comments on the Notice of Preparation will be reviewed and incorporated, as appropriate. In addition to completing the Administrative Draft EIR, RP&M will also investigate the need for other agency permits. RP&M will coordinate with City staff to attend up to three (3) meetings to discuss progress on the preparation of the Administrative Draft EIR, including discussion of diagrams, format, and textual issues, as well as to determine whether "pre-mitigation" can be incorporated into the project description. The Administrative Draft EIR will be reviewed with City staff for adequacy and accuracy.

It should be noted that as part of preparing the Administrative Draft EIR, agencies will be contacted by RP&M as well as the subconsultants to resolve any issues early in the process. The traffic consultant will contact Caltrans and the biology consultant will consult with the California Department of Fish and Game and the United States Fish and Wildlife Service. RP&M will contact local service providers such as PG&E.

This scope of work assumes that the EIR will include analysis of the proposed project at a detailed level and that the alternatives will be analyzed at a lesser level of detail. However, after public input and staff consideration, should additional alternatives need to be analyzed at an equal level of detail as the proposed project, RP&M will amend the scope and the scope of the technical studies in order to ensure the alternatives are adequately addressed.

The Wildhorse Ranch EIR will include the following sections:

#### **Task 2.1.1 Introduction, Scope, and Summary of EIR**

The introduction will cite the provisions of CEQA and the City of Davis's CEQA implementation procedures to which the proposed project is subject. This section will identify the intended uses of the EIR, agencies that may rely upon the EIR, purpose of the EIR and statutory authority, and summary of the scoping procedures as well as a list of the NOP comment letters and the concerns raised in the letters.

The EIR will also include a Summary section, to briefly describe in text the impacts and mitigation measures, as well as proposed mitigation monitoring. A summary table will be included, consisting of a matrix of impacts and mitigation measures, including levels of significance of impacts before and after mitigation. The summary table will include all mitigation measures applicable to the proposed project.

## **Task 2.1.2 Environmental Analysis**

The environmental analysis for the proposed project will focus on Land Use and Agricultural Resources, Population and Housing, Transportation and Circulation, Air Quality, Noise, Biological Resources, Aesthetics, Hydrology and Water Quality, Public Services and Utilities, project alternatives, and statutorily required sections. Some refinement to these issues may be required based on the comments that will be received during the NOP scoping process.

Information will be drawn from the 2001 City of Davis General Plan and EIR and the Wildhorse Development Project EIR, as well as any other information pertinent to the project area. In addition to these documents, RP&M will also review the technical studies prepared by the sub-consultants. RP&M, after consultation with City staff, may substitute technical sub-consultants if the schedule and budget cannot be met. RP&M proposes to include the following technical environmental chapters in the Wildhorse Ranch EIR:

### **a) Land Use and Agricultural Resources**

The Land Use/Agricultural Resources chapter will evaluate the consistency of the proposed project with the City of Davis's adopted plans and policies. RP&M will review the City's General Plan and Zoning Ordinance, as well as any other appropriate documents to address consistency issues. The chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed. The land use chapter will identify land use impacts and mitigation measures and will instead note any inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project. This chapter of the EIR will also summarize the status of the existing agricultural resources of the site and in the areas surrounding the City of Davis, using the current state model and data, including identification of any prime/unique farmland or farmland of statewide importance on the project site. The chapter will also address the land use and planning impacts relative to the elimination of the planned horse ranch on this site. Any conflicts with existing zoning for agricultural use, Williamson Act, or right to farm ordinances applicable to the project site will also be identified. The analysis will further include a discussion regarding conversion of farmland to non-agricultural uses. Following the setting discussion, the chapter will identify thresholds of significance applicable to the proposed project including the loss of prime farmland. The impacts will be measured against the thresholds of significance and appropriate mitigation measures and monitoring strategies will be identified which are consistent with the policies of the City of Davis General Plan.

### **b) Population and Housing**

The Population and Housing chapter of the EIR will summarize regional and local information and data. The chapter will identify potential impacts to existing population and housing and the project's contribution to identified housing needs in the City. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation

measures and monitoring strategies. Sources for this chapter would include the Market Analysis being prepared for the project by the City.

**c) Transportation and Circulation**

The Transportation and Circulation chapter will be based on a traffic study prepared by Fehr & Peers, Inc., under contract with RP&M (See Appendix C for a complete scope). Although a preliminary scope of work has been developed and is summarized below, the final scope of work will need to be determined in consultation with City staff. The Traffic Study will include an analysis of fourteen (14) study intersections, including the existing and projected levels of service (LOS). In addition, the study will consider the impacts of the project on five (5) roadway system elements within the project vicinity. The traffic chapter will describe existing traffic conditions, existing plus Wildhorse Ranch traffic conditions, cumulative no project conditions, and cumulative plus project conditions. The chapter will also include standards of significance and methods of analysis, and will describe the impacts associated with the traffic and will propose mitigation to reduce the level of impacts, if feasible. The traffic chapter will summarize the existing and planned regional and local transportation network as well as existing and future traffic conditions. In addition, a detailed site circulation and access review will be conducted to determine the adequacy of the proposed site plan in accordance with generally accepted traffic engineering standards. Emergency access, transit, pedestrian, and bicycle facilities will also be discussed and analyzed to ensure adequacy of the proposed facilities based upon existing City of Davis plans.

**d) Air Quality**

The Air Quality chapter for the EIR will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive receptors near the project or roads providing access to the project site. The chapter will include an analysis of the construction impacts associated with the proposed project, such as those due to equipment exhaust and windblown dust. Microscale modeling of carbon monoxide levels will also be conducted near major intersections selected as having the greatest potential of carbon monoxide problems, using a screening form of the CALINE-4 computer model. The chapter will also include the preparation of an analysis of regional changes in emissions due to vehicular travel from the project for an appropriate horizon year using the URBEMIS2002 computer program. The level of significance of impacts identified in the analyses will be determined using the thresholds of significance recommended by the Yolo-Solano Air Quality Management District, and mitigation measures and monitoring strategies will be recommended for all impacts identified to be significant. RP&M will prepare the modeling of the air quality and the technical report for use in the EIR. RP&M will be assisted by Donald Ballanti, Certified Consulting Meteorologist.

**e) Noise**

The Noise chapter for the EIR will include an analysis of the existing setting, identification of thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The chapter will be based

on the acoustical assessment being prepared by Bollard Acoustical Consultants, Inc. (BAC) under contract with RP&M (See Appendix D for a complete scope). BAC will quantify existing traffic and general ambient noise levels in and near the project area through continuous and/or short-term noise level measurements and through application of accepted noise prediction methodologies. BAC will also identify all significant noise impacts due to and upon the proposed project. Particular attention will be paid to traffic noise impacts associated with increased traffic on the local roadway network, and the potential for future noise impacts at any noise sensitive land uses located in the project vicinity. The noise report will also evaluate potential noise impacts associated with construction activities. Appropriate and practical recommendations for noise control, which are aimed at reducing any identified potential noise impacts to a level of insignificance, will be included in the noise report and subsequently incorporated into the Noise chapter of the EIR.

**f) Biological Resources**

This chapter of the EIR will summarize the setting and describe the potential effects to plant communities, wildlife, and wetlands including adverse effects on rare, endangered, candidate, sensitive, and special status species for the project site. This chapter will be based on a technical study being prepared by Sycamore Associates, LLC, under contract with RP&M (See Appendix E for a complete scope). The chapter will include the results of a reference material and database search, including a review of the California Natural Diversity Database (CNDDDB), in order to determine the likelihood of whether the project site has the potential to support special status plant and animal species. After consultation with the City biologist, Sycamore will conduct a habitat assessment and focused surveys for western burrowing owl. Sycamore will also review the tree survey prepared for the project and provided by the applicant to determine its adequacy for use in the EIR. Graphics necessary to support the assessment will be prepared. The EIR chapter will identify the regulatory framework, thresholds of significance, as well as project impacts, and include the development of mitigation measures and monitoring strategies.

**g) Aesthetics**

The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting. The chapter will describe project specific aesthetics issues regarding development of the proposed project such as scenic vistas, trees, historic buildings, scenic highways, existing visual character or quality of the site and its surrounding areas. In addition, the potential impacts related to the light and glare will be analyzed. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

**h) Hydrology and Water Quality**

This chapter will summarize setting information and identify potential impacts on irrigation drainage, storm water drainage, flooding, groundwater, seepage, and water quality. Water quality will be addressed for both drinking water and stormwater runoff quality. Consideration will include on-site as well as off-site infrastructure facilities.

RP&M will consult with the appropriate City and other agencies in order to address the impacts. RP&M will also consult with the project engineer. The chapter will also include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, mitigation measures and monitoring strategies.

#### **i) Public Services and Utilities**

This chapter will summarize setting information and identify potential new demand for services on water supply including the City's water well capacity, storm water drainage, sewage systems, solid waste disposal, roads, law enforcement, fire protection, schools, libraries, and parks and recreation. The EIR will evaluate the proposed project relative to recreation and open space consistency with the City General Plan and other policies and standards. RP&M will consult with the appropriate City and other agencies early in the process in order to address public services and utilities and obtain the most recent information. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

The method and criteria used for determining the adverse impacts for each of these technical issues will be clearly and explicitly described in the respective sections of the EIR, including any assumptions, models, or modeling techniques used in the analyses. The determination of impacts will be based on (a) thresholds of significance drawn from the standards used in similar EIRs in the region and (b) from the technical studies prepared for the proposed project, and will be refined in consultation with City staff. For each significant impact, feasible mitigation measures, if available, will be identified and the level of significance after mitigation will be stated. Mitigation measures will identify the timing of the mitigation and the entities responsible for implementation. Each impact in the EIR will be numbered, as will the corresponding mitigation measures. Cross-references will be provided where necessary. The effectiveness and feasibility of mitigation measures will be discussed.

### **Task 2.1.3 Statutorily Required Sections**

This chapter of the EIR will evaluate potentially significant and unavoidable, significant irreversible, growth-inducing, and cumulative impacts. This chapter will summarize the cumulative impacts that will be contained in each technical section and will be qualitative in nature. The cumulative discussion would address other infill and proposed residential projects relative to City policies regarding housing and growth. As mentioned previously, RP&M will coordinate with City staff and the project team to determine the approach to the cumulative analysis.

### **Task 2.1.4 Alternatives Analysis**

The EIR will include an Alternatives section. The alternatives chapter of the Draft EIR will evaluate at a minimum four alternatives, including the No Project Alternative. Preliminarily, staff has determined that the alternatives for consideration include a General Plan Alternative, Infill Site Alternative, Measure J Alternative, and No Project Alternative. Alternatives shall be

refined in consultation with the City of Davis staff during the Administrative Draft EIR preparation period to respond to identified significant impacts. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2) and these locations will be determined in consultation with City staff. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a comparison of the impacts. It should be noted, however, that should the City determine that one or more alternative requires more in depth study, the scope of work will be amended to provide the necessary analysis.

### **TASK 2.1 PRODUCTS**

- One (1) unbound reproducible copy of the Administrative Draft EIR to City staff.
- One (1) CD copy of the Administrative Draft EIR to City staff.

## **Task 2.2 Prepare Screencheck and Draft EIR**

### *Objective*

The objective of this task is to edit the Administrative Draft EIR based on the comments received on the Administrative Draft, to prepare a Screencheck Draft EIR, and to distribute and process the Draft EIR.

### *Approach*

After City staff has reviewed the Administrative Draft EIR, RP&M will attend one working meeting with the City staff as necessary to discuss City comments on the Administrative Draft EIR. RP&M will respond to one consolidated set of City comments on the Administrative Draft EIR and incorporate City comments in the form of a Screencheck Draft EIR. RP&M will provide two bound copies of the Screencheck Draft EIR for City review.

RP&M will attend one meeting, as needed, with City staff to discuss additional comments from the City on the Screencheck Draft EIR (anticipated to only require editorial or other “non-substantive” changes). RP&M will incorporate these comments and prepare the document for the required 45-day public review period. RP&M will distribute the Draft EIR in accordance with CEQA requirements, and as directed by the City. In addition, RP&M will submit fifteen (15) copies of the Draft EIR and a copy of the Notice of Completion to the State Clearinghouse. RP&M will also coordinate with the City to attend a public hearing to receive public comments on the Draft EIR, if requested by the City.

## **TASK 2.2 PRODUCTS**

- Two (2) meetings with City staff as necessary to discuss comments on the ADEIR.
- One (1) meeting with City staff as necessary to discuss comments on the Screencheck DEIR.
- Two (2) bound copies of the Screencheck DEIR for City review.
- One (1) unbound reproducible copy of the DEIR and one CD copy of the DEIR in Microsoft Word format to City staff.
- A minimum of thirty (30) bound hard copies to city staff.
- RP&M will deliver fifteen (15) copies of the DEIR and copy of Notice of Completion delivered to the State Clearinghouse.
- Attendance at a public hearing to receive comments on the DEIR, if required.

## **TASK 3.1: PREPARE MITIGATION MONITORING PLAN**

### *Objective*

The objective of this task is to prepare a Mitigation Monitoring Plan (MMP) based on the standard City of Davis format.

### *Approach*

To comply with Public Resources Code Section 21081.6, RP&M will prepare a mitigation monitoring plan (MMP) for adoption by the City of Davis. The MMP will incorporate standard monitoring mechanisms in order to assist the City of Davis and the project team in meeting the intent of CEQA. The MMP will include a brief project description and project location map. The MMP will be in table format, and will specify mitigation measures, standards of success, parties responsible for implementing and monitoring, funding source(s) for mitigation, timing and provisions for remedial measures (if success standards are not met). The MMP will be provided to the City with the Administrative Final EIR. City comments on the MMP will be incorporated into the MMP in the Final EIR.

## **TASK 3.1 PRODUCTS**

- Mitigation Monitoring Plan to be submitted to the City as a component of the Administrative Final EIR.

## TASKS 4.1–4.2: PREPARE ADMINISTRATIVE FINAL EIR & FINAL EIR

### Task 4.1 Prepare Administrative Final EIR

#### *Objective*

The objective of this task is to prepare an Administrative Final EIR containing written responses to all comments received during the 45-day public review period.

#### *Approach*

After the public comment period for the Draft EIR has closed, RP&M will meet with City staff to review all comments received and determine the appropriate written responses to the comments on the Draft EIR received during the public review period. These comments and responses will be compiled into an Administrative Final EIR for review by the City of Davis. RP&M does not anticipate that these comments will raise new issues, or that new surveys or technical studies will be required to complete adequate responses. Although the City anticipates that a significant number of comments will require a response in the Final EIR, RP&M assumes that the amount and nature of comments can be addressed within the hours shown in the budget spreadsheet, which reflect the substantial number of comments expected. Should more time be needed to respond to additional comment letters, RP&M will initiate discussions immediately with City staff to conduct this extra work. The Administrative Final EIR will consist of comments on the Draft EIR and responses to all comments on the Draft EIR. Changes in the Draft EIR text necessitated by the comments will also be provided and summarized in an errata chapter of the Final EIR. The Mitigation Monitoring Plan discussed in Task 3.1 will also be a component of the Final EIR.

#### **TASK 4.1 PRODUCTS**

- Meeting with City staff to review comments received and discuss approach.
- One (1) unbound copy of the Administrative Final EIR.
- One (1) CD copy of the Administrative Final EIR.

### Task 4.2 Prepare Screencheck and Final EIR

#### *Objective*

The objective of this task is to revise the Administrative Final EIR in order to provide a thorough, responsive Screencheck and Final EIR.

#### *Approach*

RP&M will meet with City of Davis staff to discuss revisions to the Administrative Final EIR. Upon receiving comments on the Administrative Final EIR, RP&M will revise the

Administrative Final EIR document and submit a Screencheck Final EIR to the City prior to printing. RP&M will attend one meeting with City staff, as needed, to discuss City comments on the Screencheck Final EIR. RP&M will make the appropriate number of Final EIR copies and distribute the Final EIR at least ten days prior to the EIR Certification Hearings. The Final EIR will be distributed to city staff as well as agencies in accordance with CEQA Guidelines Section 15095. RP&M will also prepare a Notice of Determination (NOD) after project approval (should the project be approved).

#### **TASK 4.2 PRODUCTS**

- Meeting with City staff to discuss revisions to the AFEIR.
- Two (2) bound copies of the Screencheck Final EIR.
- One (1) unbound reproducible copy of the Final EIR (including MMP) and one (1) CD copy in Microsoft Word format.
- Minimum of thirty (30) bound hard copies of the Final EIR to city staff and agencies.
- One (1) copy of the NOD, if applicable.

### **Task 5.1 Project Management**

#### *Objective*

The objective of this task is to ensure close, extensive coordination and interaction with the city staff and the project team and to participate in the public hearings on the EIR.

#### *Approach*

Mr. Tim Raney, AICP will serve as the EIR Project Director and will be responsible for coordination of all EIR team members with city staff and appropriate representatives from the project team. Mr. Nick Pappani, Division Manager of RP&M, will serve as the EIR Project Manager. The EIR Project Manager is responsible for handling the day-to-day activities of the EIR preparation, coordinating with the city, the project team, and the technical consultants, and responding to staff inquiries about the EIR, mitigation monitoring plan, and the process. The Project Manager, Nick Pappani, will also be responsible for a detailed review of all EIR chapters drafted in part by Associate Antonio Garza, under supervision of Nick Pappani. Subsequently, Mr. Pappani will update all chapters using his detailed knowledge of the City of Davis and the project. Mr. Raney and Mr. Pappani will be assisted throughout the preparation of the EIR by Ms. Cindy Gnos, AICP, RP&M's Vice President as well as Associate staff. RP&M will assist the City as needed throughout the processing of the environmental document. RP&M will prepare and transmit monthly progress reports to city staff regarding schedule, progress, and budget. In addition, RP&M will attend up to four meetings, as necessary, to discuss progress of preparing the administrative draft including diagrams, format, and textual issues. RP&M will prepare the staff report section regarding the environmental determination and will attend up to three Planning Commission and three City Council Hearings on the EIR. If requested, RP&M

will also assist City staff in providing additional responses to the Planning Commission and/or City Council inquiries raised on the EIR at the public hearings.

#### **TASK 5.1 PRODUCTS**

- Monthly Status Reports.
- Attendance at up to four meetings with staff to discuss progress.
- Attendance at up to three Planning Commission and three City Council hearings on the project.
- Project Management throughout the process.

# III. FIRM QUALIFICATION & THE RP&M TEAM

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## FIRM QUALIFICATIONS

Since its establishment in 1999, company president Tim Raney, AICP has led RP&M to become one of the most trusted, experienced, and highly-regarded small planning firms in northern California. Under his leadership, RP&M has built an impressive client base working in cities throughout northern California, such as Brentwood, Oakley, Dixon, Davis, Rocklin, Sacramento, West Sacramento, Woodland, Suisun City, and Clayton.

As the project management team, Mr. Raney and Vice President Cindy Gnos have combined their experience, skills, and efforts on scores of projects throughout California. The variety of different projects that RP&M has completed as well as the experience that both Mr. Raney and Ms. Gnos bring to the firm ensure that RP&M's clients receive top-quality services.

Mr. Raney has both public and private sector development, planning, and environmental experience. In addition, Mr. Raney has served as a Mayor and Councilmember for a northern California city which also adds a political perspective to his approach to the preparation of EIRs. Mr. Raney is an expert planner and facilitator of the development review process and has extensive experience in public presentations and dealing with controversial projects.

Ms. Gnos, as an employee of the City of Dixon, managed the annexation, General Plan Amendment, and Rezoning of three large areas within the Dixon Planning Area. This included overseeing the preparation of the EIRs and facilitating the public hearing process through the City and LAFCo. Ms. Gnos, is also a former planner for the City of Sacramento where she processed development applications, including conducting the environmental review, participating in the neighborhood outreach, preparing staff reports, and giving presentations before the Planning Commission and City Council.

Working together for RP&M's clients, Mr. Raney and Ms. Gnos have built an impressive foundation for the company to stand on. Under contract with the City of Sacramento, RP&M prepared the 15th & L Street Hotel EIR, the Natomas Village Center EIR, the Curtis Park Village EIR, and the Freeport Boulevard/21<sup>st</sup> Street Two-Way Conversion EIR. In addition, Mr. Raney and Ms. Gnos prepared the Southpark Development Plan EIR in Dixon, the Clover Valley Lakes EIR in Rocklin, the Heritage Oaks Estates EIR and the Jones Ranch EIR in Wheatland, as well as EIRs for various infrastructure projects and numerous Initial Studies. RP&M has also prepared the EIRs for both the Covell Village Project and Second Street Crossing Project in the City of Davis.

In addition, both Mr. Raney and Ms. Gnos served as local government planning staff and are experienced public speakers, having made numerous presentations before community groups, Planning Commissions, and City Councils/Board of Supervisors. The wealth of experience outlined above enables RP&M to complete the processes involved in planning, project management, and environmental review in both a timely and cost-efficient manner while ensuring the needs and expectations of every client are satisfied.

A list and summary of some of the projects completed by RP&M is included in Appendix B. The Natomas Village Center EIR prepared by RP&M for the City of Sacramento involved the development of a Target store and associated retail on a site designated for office in the Natomas Community Plan. That project included significant public controversy; however, the controversy was primarily related to the policy decision and not associated with the analysis in the EIR. RP&M is also currently preparing an EIR for a retail project in the City of Suisun which involves the annexation of the property and development of up to 900,000 square feet of retail. RP&M has also prepared, or is in the process of preparing, environmental documents for several mixed use projects with commercial and residential project components.

RP&M has worked on, and is in the process of preparing, EIRs for numerous controversial projects. Fortunately, none of the completed EIRs have resulted in litigation. Therefore, RP&M has not faced a legal challenge on completed environmental documents.

## **THE RP&M TEAM**

RP&M manages its staff in a very timely and cost-efficient manner. Mr. Raney and Ms. Gnos serve as the executive management team and oversee a staff of six writers and administrative personnel. As a firm with ten employees, we provide a hands-on approach to preparing each environmental document and to the provision of planning services and function as an extension of our client's staff. Unlike many of the larger EIR firms, RP&M provides each of its clients with the management core of the company. This provides our clients with the greatest level and depth of experience on each project, as well as specialized client services.

Mr. Raney and Ms. Gnos have over 30 years of combined experience on many highly controversial and complex EIRs completed for a variety of clients and projects. In addition, RP&M's executive management team has over 30 years of combined experience providing planning services to a variety of clients. These services include but are not limited to, the processing and review of project applications. RP&M's staff enables it to provide the quality, attention to detail, creative approaches, and successful on-schedule and on-budget processing that only a small firm can offer. RP&M is committed to providing tailor-made services, to creating high-quality, legally defensible documents, to sharing our experience and expertise throughout the process, and to meeting the proposed budget and schedule.

**C. Timothy Raney, AICP.** As the President of RP&M, Mr. Raney serves as the leader of the RP&M team. Mr. Raney specializes in CEQA processing and documentation and brings over 15 years of CEQA experience to every client. Mr. Raney has led projects for the Cities of Dixon, Oakley, Rocklin, and Sacramento and Tuolumne Counties. Mr. Raney has provided client services to the City of Sacramento and the Sacramento area for the past decade and has served as a project manager for the State Capitol Park Safety and Security Improvement Project EIR, the R Street Corridor EIR, the Sacramento Army Depot Reuse EIR, and Jacinto Creek Planning Area EIR. With this diverse background, Mr. Raney can effectively advise clients regarding the CEQA process and documentation.

Mr. Raney also brings his diverse experience in local government, including mayor of a city of 90,000 and planner in the City of Sacramento's Planning Department to each project. Mr. Raney has also been involved in local government issues with the League of California Cities, the Commission on Local Governance for the 21st Century, and the Citrus Heights Chamber of Commerce. This experience gives Mr. Raney a better understanding of the needs and requirements of local governments. Mr. Raney has a Bachelor of Science degree in Agricultural Economics from University of California, Davis.

**Cindy Gnos, AICP.** As the Division Manager for RP&M, Ms. Gnos brings over 15 years of experience in planning and management skills to every project. With RP&M, Ms. Gnos has headed up projects in Oakley, Brentwood, Davis, Dixon, and Sacramento. As a planner, Ms. Gnos has managed several projects, including the Dixon Downtown Revitalization Plan and the Community Development Block Grants Program. Ms. Gnos has also overseen the planning, environmental review, and development of numerous residential, commercial, and industrial projects, including annexations and rezonings. As a planner for both the City of Dixon and Sacramento, Ms. Gnos brings a broad understanding of local government goals and objectives. With this combination of skills and knowledge, Ms. Gnos can create and implement effective strategies to process development projects and complete comprehensive environmental documents. Ms. Gnos has a Bachelor of Science degree in City and Regional Planning from California Polytechnic State University, San Luis Obispo.

**Nick Pappani – Division Manager.** As the Division Manager of RP&M, Mr. Pappani brings his scientific writing skills to every project. Mr. Pappani has a Bachelor of Science degree in Wildlife Biology from Humboldt State University, Arcata, California. Mr. Pappani's degree enables him to effectively analyze and integrate biological information and assessments into CEQA documents prepared by RP&M. Since his arrival at RP&M, Mr. Pappani has been involved in the writing of the California Plaza Phase II EIR, the Cypress Grove EIR, the Jones Ranch and Heritage Oaks Estates EIRs, as well as being the principal author for the Woodland Gateway and Auto Center EIR, and Marseilles EIR. The Marseilles Project was a residential infill project located within the City of Brentwood. Mr. Pappani was the EIR Project Manager for both the Covell Village EIR and the Target EIR in the City of Davis. Mr. Pappani has also written several Initial Studies for Cities including but not limited to, Folsom, Woodland, Sacramento, Oakley, Brentwood, and Stockton.

#### **Eric W. Veerkamp AICP – Senior Associate**

Mr. Veerkamp brings to RP&M 14 years of public sector planning experience, specializing in Land Use Planning, Entitlement Processing, Redevelopment, and Grants Administration. Eric earned his Bachelors of Science degree in Business Administration, with a Minor in Environmental Studies from California State University, Sacramento. Eric's current responsibilities include serving as City Planning Staff for the City of Wheatland in Yuba County, and participating as a team member charged with reviewing environmental documents.

### **Roderick–Shane Stinson – Senior Associate**

Mr. Stinson brings experience from working at the San Luis Obispo County Air Pollution Control District to, most recently, writing and designing Stormwater Pollution Prevention Plans. Mr. Stinson holds a Bachelor of Science degree in Forestry and Natural Resources Management with a concentration in Environmental Management from California Polytechnic State University, San Luis Obispo. Mr. Stinson brings a CEQA background with air and water resources experience to every project. Managing Studies and Environmental Impact Reports, Mr. Stinson is currently a Senior Associate at Raney Planning & Management, Inc.

### **Antonio Garza –Associate**

Mr. Garza graduated from the Massachusetts Institute of Technology with a Bachelor of Science in Literature. Mr. Garza's background in science and engineering combined with his literary training, allows him to synthesize publicly accessible documents out of technical environmental information. In his short time at Raney Planning & Management, Mr. Garza has contributed to the composition of Initial Studies and Environmental Impact Reports, including the Final EIR for the Second Street Crossing Project in Davis.

### **Kyle Emery –Associate**

Mr. Emery brings experience from working at the California Department of Fish and Game's Aquatic Toxicology Laboratory, and a Professional Erosion and Soil Management company. Mr. Emery most recently designed and implemented Storm Water Pollution Prevention Plans and Chitosan Enhanced Sand Filtration Systems to comply with effluent discharge requirements in the State's Clean Water Act. Mr. Emery holds a Bachelor of Arts degree in Environmental Studies with a minor in Biological Sciences with a Concentration in Fish and Wildlife Management from California State University, Sacramento. Mr. Emery brings his CEQA and CWA background in water resource experience to every project. Contributing to Initial Studies and Environmental Impact Reports, Mr. Emery is currently an associate at Raney Planning & Management, Inc.

### **Sam Coulson –Associate**

Mr. Coulson presents a strong background in writing, editing and analytics to RP&M, including articles published through Government Technology Online Magazine and biographical features through the Center for Digital Government and the Center for Digital Education. In addition, he has performed policy and market analysis of state and local government purchasing practices and offered advisory services to major firms in the technology industry pursuing state and local government contracts and solutions. Mr. Coulson holds bachelor's degrees in Social Science as well as English from California Polytechnic State University, and has achieved a Masters in Philosophy in Literature from the University of Glasgow, Scotland.

## IV. SCHEDULE

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The below tentative schedule is based on experience preparing similar documents. This schedule could be lengthened or shortened, depending on the needs of the City of Davis. Factors that could lengthen or shorten the schedule include dates of receipt of project information (including information from the applicant), length of document reviews and unanticipated issues arising from City staff, project team, or public review of the environmental documents.

**TENTATIVE SCHEDULE FOR THE  
WILDHORSE RANCH PROJECT**

<b>Task</b>	<b>Date</b>
Notice to Proceed	October 18, 2006
Draft Project Description to City/applicant for review	October 25, 2006
Final Project Description to City	November 1, 2006
Draft NOP to City for Review	November 3, 2006
NOP Public Review Period	November 10 – December 11, 2006
NOP Scoping Meeting	≈December 5, 2006
Submit Draft Initial Study to City for Review	December 1, 2006
Comments on the Draft Initial Study Received from City	December 15, 2006
Receipt of air and noise data from traffic consultant	December 6, 2006
Receipt of all technical reports	January 3, 2007
Submit Administrative Draft EIR to City for Review	January 31, 2007
Comments on Administrative Draft EIR Received from City	February 9, 2007
Submit Screencheck Administrative Draft EIR (Including Initial Study) to City for Review	February 16, 2007
Comments on Screencheck Administrative Draft EIR Received from City	February 19, 2007
Public Review Period of DEIR (45 Days)	February 23 – April 9, 2007
Submit Administrative Final EIR, Including Mitigation Monitoring Plan to City for Review	April 30, 2007*
Comments on Administrative Final EIR and Mitigation Monitoring Plan Received from City	May 14, 2007
Submit Screencheck Administrative Final EIR to City for Review	May 21, 2007
Comments on Screencheck Administrative Final EIR Received from City	May 23, 2007
Public Review Period of Final EIR (10 Days)	May 28 – June 7, 2007
Planning Commission Hearing(s)	June 2007
City Council Hearing(s)	July 2007
Public Vote	November 2007
* This assumes that additional technical assistance from subconsultants is not needed to address the comments received on the DEIR.	

## V. COST PROPOSAL

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The estimated cost for completion of the Wildhorse Ranch Project is \$267,215. In addition, the planning services to be provided by RP&M will be billed on a time-and-materials basis. The tasks are summarized in the Technical Scope of Services of this proposal and costs by task are shown in the attached spreadsheet. These costs are based on the estimates of time for each task provided in the chart on the following page. Costs will be billed on a time and materials basis up to the maximum established budget for each phase, following RP&M standard billing rates included in the attached spreadsheet. The following assumptions were used in the calculations:

- RP&M will attend meetings with the City staff and the project team, as well as public hearings as described in the work plan. RP&M assumes that the number of meetings required will be achieved within the hours allocated in the attached spreadsheet. Additional meetings and hearings are easily accommodated and will be billed on a time-and-materials basis, as directed.
- RP&M costs are based on the assumption that the existing data and information for the City of Davis and the proposed project site is accurate and current and will be available for the preparation of the proposed environmental documents.
- Specific amounts of time for revisions to the Initial Study, Administrative Draft EIR, Administrative Final EIR, and Mitigation Monitoring Plan have been assumed. RP&M expects that responding to comments will not exceed the budgeted time. If unanticipated comments result in additional time beyond that which has been budgeted, those items will need to be renegotiated.
- RP&M will provide to the City of Davis and the project team the number of copies of the documents (printed double-sided on recycled paper) as indicated in the technical scope of services. All environmental text materials will be provided in camera-ready copy and on computer disk formatted in Microsoft Word, as required by the City of Davis. Additionally, RP&M will coordinate with, and provide direction to, the project engineer to provide all mapping of the project site and project alternatives. All maps and diagrams created by the project engineer under direction of RP&M and included in the environmental documentation will be submitted to the City of Davis on a CD separate from the documents in a format compatible with the latest version of AUTODESK.
- RP&M assumes that once a Notice to Proceed is issued, that the preparation of the environmental documents would be a continuous process without excessive delays. RP&M would propose to renegotiate the contract with respect to schedule and cost should substantial delays occur in the processing of the proposed project.
- Factors that would increase the scope of work and estimated costs outlined in the proposal include: attendance at additional public meetings; printing of additional copies of reports; analysis of additional issues above those discussed in this proposal or a more detailed level of analysis than described in this proposal; changes in the project requiring reanalysis or rewriting of report sections; collection of data required for the environmental documents beyond that described in this proposal; attendance at additional in-house meetings beyond those budgeted; and excessive comments on the environmental documents. We would propose to renegotiate these items, if required, or charge on a time-and-materials basis.

**PROPOSED COST ESTIMATE**

**WILDHORSE RANCH EIR**

		Tim Raney, AICP President	Cindy Gnos, AICP Vice President	Nick Pappani Division Manager	Associate	Cost Per Subtask	Cost Per Task
Task 1.1	Project Initiation	4		8		\$ 1,520	\$ 1,520
Task 1.2	Project Description	2		4	12	\$ 1,780	\$ 1,780
Task 1.3	Prepare Initial Study		4	6	20	\$ 2,920	\$ 2,920
Task 1.4	Prepare NOP	6		8	12	\$ 2,860	\$ 2,860
Task 2.1	Prepare Administrative Draft EIR	8	12	12	24	\$ 6,320	\$ 6,320
							\$ 45,770
	<b>Technical Sections</b>						
Task 2.1.1	Introduction, Scope, and Summary of EIR			4	12	\$ 1,460	
Task 2.1.2	Environmental Analysis						
a	Land Use/Agricultural Resources		4	10	18	\$ 3,190	
b	Population and Housing		4	8	12	\$ 2,460	
c	Transportation & Circulation	4		20	28	\$ 5,220	
d	Air Quality		4	4	32	\$ 3,720	
e	Noise		4	6	18	\$ 2,750	
f	Biological Resources		4	24	32	\$ 5,920	
g	Aesthetics	6		8	24	\$ 3,880	
h	Hydrology & Water Quality	4		12	24	\$ 4,000	
i	Public Services & Utilities		8	12	32	\$ 5,160	
	<b>Other Sections</b>						
Task 2.1.3	Statutorily Required Sections	4		8	10	\$ 2,370	
Task 2.1.4	Alternatives Analysis	10		12	32	\$ 5,640	
Task 2.2	Prepare Screencheck & Draft EIR	10	6	24	40	\$ 8,480	\$ 8,480
Task 3.1	Prepare MMP			6	12	\$ 1,680	\$ 1,680
Task 4.1	Prepare Administrative FEIR	12	24	40	120	\$ 19,880	\$ 19,880
Task 4.2	Prepare Screencheck & FEIR	8	6	12	40	\$ 6,840	\$ 6,840
Task 5.1	Project Management	80		120		\$ 26,000	\$ 26,000
	Total Hours	158	80	368	554		
	Hourly Rate	\$ 160	\$ 140	\$ 110	\$ 85		
	Total EIR Labor	\$ 25,280	\$ 11,200	\$ 40,480	\$ 47,090	\$ 124,050	\$ 124,050
	<b>Sub-Consultant/Expenses</b>						\$ 143,165
	Copying/Printing					\$ 2,000	
	Misc (Travel/fax/phone/Court Reporter)					\$ 1,500	
	Sub-Consultant - Fehr & Peers					\$ 76,000	
	Sub-Consultant - Ballanti					\$ 3,200	
	Sub-Consultant - Bollard Accoustical					\$ 7,500	
	Sub-Consultant - Sycamore					\$ 39,950	
	10% administrative fee					\$ 13,015	
<b>Total Budget</b>						<b>\$ 267,215</b>	<b>\$ 267,215</b>

## VI. REFERENCES

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Raney Planning & Management, Inc. has provided planning, environmental, and project management services throughout California. The following is a list of three references for which Mr. Raney and Mr. Pappani have served as the project management team.

**City of Wheatland**

Enita Elphick, Mayor

(530) 671-7152x100

**City of Brentwood**

Jeff Zilm, Senior Planner

(925) 516-5405

**City of Gridley**

Andrea Redamonti, Community Development Director

(530) 846-3631

# APPENDIX A

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## RESUMES

## TIM RANEY, AICP

### President

#### EDUCATION

Graduate Studies,  
Agricultural Economics  
University of California,  
Davis

B.S., Agricultural and  
Managerial Economics  
University of California,  
Davis

Mr. Raney has more than 15 years of CEQA experience, during which he has managed scores of CEQA/NEPA and environmental permitting documentation projects. He specializes in project coordination and management, public facilitation, CEQA processing and documentation, land use analysis, and business district information. Mr. Raney also conducts independent technical and quality control reviews of environmental documents. He has led projects for the Cities of Sacramento, Rocklin, Davis, Dixon, Brentwood, Oakley, Davis, Woodland, and Sacramento and Tuolumne Counties. In addition, Mr. Raney is very experienced in the workings of local government, having been mayor of a city of 90,000.

#### AFFILIATIONS

American Institute of  
Certified Planners (AICP)  
American Planning  
Association (APA)

#### PRESIDENT

##### *Raney Planning & Management, Inc. (April 1999 - Present)*

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As President of RP&M, Mr. Raney provides a wide range of planning, management, and economic development services to public and private sector clients. Mr. Raney specializes in project coordination and management, CEQA processing and documentation, land use analysis, business district information, and public facilitation. With years of planning experience, he has developed a diverse and expanding network of clients, including developers, agency representatives, and state and local decision-makers. His diverse background enables him to advise his clients on effective strategies regarding government permitting processing, public involvement, and agency coordination. Mr. Raney provides quality client services, ensuring legally and procedurally accurate documentation while strictly adhering to all schedules and budgets.

#### COUNCILMEMBER/MAYOR

##### *City of Citrus Heights, CA (1997 - 2002)*

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Elected to serve on the first City Council, Mr. Raney was instrumental in the incorporation efforts for the City of Citrus Heights. While on City Council, Mr. Raney participated in the creation and adoption of the City's first General Plan as well as developing a city staff to be responsible for its implementation. Mr. Raney served as Mayor of Citrus Heights in 2002 winning numerous awards for his exceptional leadership skills. This experience behind the dais has given Mr. Raney the ability to understand projects from a variety of perspectives, thereby allowing him to provide a unique skill set to RP&M's clients.

TIM RANEY, AICP

### **PROJECT MANAGER/LAND USE PLANNER**

*EIP Associates (April 1993 - May 1995, November 1996 - March 1999)*

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As a project manager with EIP Associates, Mr. Raney prepared environmental impact reports for a wide range of controversial projects, including EIRs for two solid waste transfer stations, the State Capitol Park Safety and Security Improvements Project EIR, the R Street Corridor EIR, and the Sacramento Army Depot Reuse EIR.

### **INDEPENDENT CONTRACTOR/OWNER**

*Raney Consulting (June 1995 - November 1996)*

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As an independent contractor, Mr. Raney provided quality land use and environmental planning and consulting to his clients. His client base included the City of Sacramento, City of Folsom, CH2M Hill, and EIP Associates. With Mr. Raney's assistance, his clients were able to maneuver through the myriad of state and federal planning and environmental processes.

### **PROJECT MANAGER/LAND USE PLANNER**

*City of Sacramento, CA (September 1990 - April 1993)*

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Mr. Raney served as a planner for the City of Sacramento and worked as a liaison between developers and city staff. As a member of the City's Environmental Services Division, he managed the preparation of multiple environmental impact reports and coordinated the application process with both city staff and developers' representatives. Mr. Raney was also responsible for developing new methods and procedures to reduce the cost and time required to complete the city's environmental permitting process.

### **PROJECT MANAGER**

*Buzz Oates Enterprises/Massie & Co. (April 1988 - September 1990)*

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As a member of the core corporate team, Mr. Raney was responsible for managing new projects from initial design and engineering phases through the final permitting process. His duties included coordinating property owners, architects and engineers, and staff members of numerous local governments to ensure that development permits were obtained in an efficient and timely manner.

## CINDY GNOS, AICP

### Vice President

#### EDUCATION

Graduate Studies, Public  
Policy Administration  
California State University,  
Sacramento

B.S., City and Regional  
Planning  
California Polytechnic State  
University, San Luis Obispo

Ms. Gnos brings to Raney Planning & Management a wide range of public sector planning, management, and economic development services. Ms. Gnos specializes in land use analysis, project coordination and management, public facilitation, and CEQA processing and documentation. With nearly twelve years of public sector planning experience, she has developed an understanding of the diverse aspects of planning and community development within local governments. Her background enables her to advise clients on effective strategies regarding government permit processing, public involvement, and agency coordination.

#### AFFILIATIONS

American Institute of  
Certified Planners (AICP)  
American Planning  
Association (APA)

#### VICE PRESIDENT/DIVISION MANAGER/SENIOR ASSOCIATE

*Raney Planning & Management, Inc. (April 2000 - Present)*

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Ms. Gnos is responsible for the day-to-day coordination of the RP&M team and its efforts. As the principal contact for most of RP&M's projects, Ms. Gnos provides high-quality, uniquely personal services to RP&M's clients. Serving as Project Manager for many of RP&M's projects, Ms. Gnos is exceptionally organized and skilled at providing project management services to RP&M's clients. In addition to project management, Ms. Gnos is responsible for the quality and content of RP&M's documents, thoroughly reviewing every document before sending it out for client review. Ms. Gnos provides the energy that keeps the RP&M team running in top condition, thereby ensuring that its clients receive the very best of what RP&M has to offer.

#### SENIOR PLANNER

*City of Dixon, CA (November 1994- March 2000)*

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Ms. Gnos served as a planner for the City of Dixon, overseeing the planning, environmental review, and development of numerous residential, commercial, and industrial projects. Ms. Gnos coordinated the City of Dixon's downtown revitalization efforts through the management of the creation of the Dixon Downtown Revitalization Plan, and through personal participation in special downtown events. She implemented the Downtown Facade Improvement Program using Redevelopment funds. Ms. Gnos also oversaw the Community Development Block Grant (CDBG) Program for the City of Dixon which included Planning/Technical Assistance Grants and a Business Revolving Loan Fund. Ms. Gnos served as the housing coordinator for implementation of the City's Housing Element, including the use of Redevelopment Funds and HOME funds in a first-time homebuyer program.

## **ASSOCIATE PLANNER**

*City of Sacramento, CA (October 1988 - November 1994)*

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**CINDY GNOS, AICP**

As a land use planner for the City of Sacramento, Ms. Gnos was responsible for processing development applications. This included pre-application meetings, environmental review, coordination with the City, developer, and neighborhoods, as well as reports and presentations to the Planning Commission and City Council. During her tenure at the City of Sacramento, she also chaired the Subdivision Review Committee.

## **NICK PAPPANI**

### **Division Manager**

#### **EDUCATION**

B.S., Wildlife Biology, cum  
laude  
California State University,  
Humboldt

Mr. Pappani brings to Raney Planning & Management his technical writing and strong analytical skills to every project. As Division Manager with RP&M, Mr. Pappani assists Vice President Cindy Gnos and company President Tim Raney in the day-to-day management of the office, which includes overseeing the processing of various environmental and planning projects, management of office staff, and coordination with agency personnel and project applicants.

#### **DIVISION MANAGER/SENIOR ASSOCIATE**

*Raney Planning & Management, Inc. (September 2002 - Present)*

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Since January 2006, Mr. Pappani has worked under the title Division Manager and is now responsible for assisting Vice President, Cindy Gnos, and company President, Tim Raney, in the day-to-day coordination of the RP&M team and its efforts. Since his arrival at RP&M, Mr. Pappani has been involved in the writing of numerous EIRs and has served as the project manager for EIRs such as the Covell Village EIR and Target EIR in Davis, CA, the Woodland Gateway and Auto Center EIR in Woodland, CA, and the Marseilles EIR in Brentwood, CA. Mr. Pappani has also written several Initial Studies for Cities including but not limited to, Folsom, Woodland, Sacramento, Oakley, Brentwood, Stockton, and Clayton. In addition to CEQA documentation experience, Mr. Pappani has also provided planning services for various jurisdictions during his time at RP&M, including but not limited to serving as a contract planner for the City of Wheatland, and Clayton, CA.

#### **WILDLIFE TECHNICIAN**

*Grand Canyon National Park, AZ (May to August 1999 and 2000)*

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Mr. Pappani utilized his field research skills obtained at Humboldt State University to collect pertinent wildlife data for the Park Service. In addition to conducting numerous field studies for special-status species and keeping detailed records of all collected data, Mr. Pappani was appointed as crew leader in the absence of the acting crew leader, which involved appointing tasks to other staff and managing their workload.

#### **FIELD TECHNICIAN**

*LBJ Enterprises, Eureka, CA (May to August 1998)*

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Mr. Pappani conducted research for an environmental consulting firm

located in Eureka, CA. Mr. Pappani's primary duties included conducting detailed plant and animal surveys throughout Six Rivers National Forest. The animal surveys focused on detecting the presence/absence of the Federally Threatened Marbled Murrelet within Six Rivers National Forest.

# APPENDIX B

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## PROJECT HISTORY

The following is a brief description of some of the projects that have been prepared and/or managed by RP&M.

## **COMMERCIAL**

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### **Sierra College Annexation Initial Study and Planning Services**

Client: City of Rocklin, California

The Sierra Community College campus, in conjunction with the City of Rocklin, is proposed for annexation into the city in order to facilitate the provision of city services. RP&M assisted the City of Rocklin and Sierra College in the public facilitation of the annexation process including the preparation of a rezoning and General Development Plan for the city, as well as the LAFCo application. RP&M also prepared the Initial Study/Negative Declaration for use by the City of Rocklin as well as the Placer County LAFCo.

### **15th and L Street Hotel EIR**

Client: City of Sacramento, California

The 15th and L Street Hotel is a proposed 250-room hotel immediately adjacent to the State Capitol Building. RP&M prepared an EIR under contract with the City of Sacramento addressing traffic, noise, air quality, historic resources, and aesthetics for the proposed project. The Draft EIR was released for public review with two comment letters received. The Final EIR was prepared and the project was approved.

### **California Plaza Phase II EIR**

Client: City of Sacramento, California

California Plaza Phase II is the final phase on an office complex located off Arden Way in the City of Sacramento. An EIR was prepared and certified for a similar project in the early '90s but the project was never constructed. The applicant has filed an application for development of a similar office building. RP&M prepared an EIR under contract with the City of Sacramento addressing land use, traffic, and air quality for the proposed project. The EIR was certified and the project approved.

### **Granite Regional Park PUD Planning Services**

Client: City of Sacramento, California

RP&M provided planning services (under contract with ESA) for the processing of the Granite Regional Park Phase II development application. RP&M routed the project application and prepared the staff report for the Planning Commission. RP&M also prepared an Initial Study/Mitigated Negative Declaration for the Food Court building proposed in Granite Regional Park under contract with the City. In addition, RP&M prepared the Initial Study/Mitigated Negative Declaration for the Panattoni building located on the east rim of Granite Regional Park.

### **Natomas Village Center EIR**

Client: City of Sacramento, California

The Natomas Village Center is a multi-use shopping center, having Target as an anchor tenant, proposed for development within the City of Sacramento. RP&M prepared an EIR under contract with the City of Sacramento for the proposed project. The primary

issue associated with the proposed project was the Community Plan Amendment to allow the regional-scale shopping center. RP&M prepared a land use chapter in the EIR which outlined the policies applicable to the project and detailed the project's consistency with each of the policies. The EIR also addressed the traffic, noise, and air quality issues associated with a commercial development.

### **Woodland Gateway Retail Center EIR**

Client: City of Woodland, California

The proposed Woodland Gateway Retail includes 55 acres of regional retail development. The primary issues were traffic and loss of agricultural land, as well as biological habitat. The EIR also addressed offsite infrastructure necessary to serve the development. RP&M completed the Initial Study, Draft EIR, and Final EIR. The EIR has been certified and the project approved. RP&M also prepared a supplement to the EIR for a revised project which has been certified. RP&M also provided planning services for the processing of the revised project through the City of Woodland.

### **Initial Studies/Mitigated Negative Declarations**

Client: City of Sacramento, California

RP&M has prepared numerous Initial Studies/Mitigated Negative Declarations for the City of Sacramento. They include documents for the Del Paso Pipe and Steel project, Florin Road Mini Storage, Florin Road U-haul Expansion, Florin Road Walgreen's, Asher Lane project, Brighton Avenue project, Fruitridge and South Watt gas station and convenience store, and the South Watt and Elder Creek gas station and convenience store.

### **Strawberry Creek Center EIR**

Client: Granite Bay Ventures/City of Sacramento, California

The proposed Strawberry Creek Center includes retail development adjacent to an existing Target store adjacent to Highway 99. The primary issue was traffic. RP&M completed the Initial Study, Draft EIR, and Final EIR. The EIR has been certified and the project approved.

### **Second Street Crossing (Target Store) EIR**

Client: City of Davis, California

The proposed project involves the development of a 19.06-acre site for commercial uses. The project consists of a 126,842 square foot Target Store building plus a 10,000 square foot garden center for a total of 136,842 square feet (See Figure 3-4, Site Plan). In addition, the project includes the construction of four accessory building pads for future retail development totaling 46,000 square feet. The Draft EIR addressed all environmental issue areas with traffic and noise being of greatest concern to the surrounding area. The Draft EIR was circulated and a Final EIR prepared. The EIR was certified and the project is scheduled for a public vote.

### **Sierra College Center EIR**

Client: City of Rocklin, California

The proposed project involves the development of a 10-acre site for approximately 78,000 square feet of retail and office uses. The issues associated with the proposed

project include the loss of trees and traffic. RP&M is currently under contract with the City of Rocklin to prepare the Draft EIR.

## **RESIDENTIAL**

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### **Initial Studies/Mitigated Negative Declarations**

Client: City of Brentwood, California

RP&M has prepared numerous Initial Studies/Mitigated Negative Declarations, under contract with the applicants, for the City of Brentwood. RP&M has prepared, or is in the process of preparing, twenty (20) Initial Study/Mitigated Negative Declarations primarily for residential subdivisions ranging from 20 to 500 units. The projects also include one mixed-use project, as well as a multi-family project.

### **Rose Garden EIR**

Client: City of Brentwood, California

Rose Garden is a proposed 509-unit subdivision proposed in the City of Brentwood. RP&M is under contract with Pulte Homes to prepare the Initial Study for the City's use during the public hearing process. RP&M prepared the Initial Study/Negative Declaration and also prepared a very detailed response to comments received on the Initial Study/Negative Declaration. Under contract with the City of Brentwood, RP&M prepared a Draft and Final EIR. The project has been approved.

### **Barrington EIR**

Client: City of Brentwood, California

Barrington is a proposed 494-unit subdivision proposed in the City of Brentwood. The project also includes the development of an elementary school and a fire station, as well as off-site roadway and infrastructure improvements. RP&M is under contract with the City of Brentwood for preparation of the EIR. The EIR has been certified and the project approved.

### **Cypress Grove EIR and Planning Services**

Client: City of Oakley, California

Cypress Grove involves establishing the policy level approvals of a General Plan Amendment and Rezone as well as the project-level approvals for tentative maps for a 637-unit residential development. RP&M prepared an EIR for the project under contract with the City of Oakley. RP&M also provided project management for the City, serving as planning staff on the project, facilitating the public review process, and preparing the staff reports and public presentations. The City Council certified the EIR and approved the project.

### **Dutch Slough EIR**

Client: City of Oakley, California

Dutch Slough is a residential development comprised of three properties and five residential developers. The entitlements include a rezone, tentative maps, and design review in order to develop approximately 1,350 residential units and a 10-acre commercial center. RP&M is currently under contract with the City of Oakley to prepare the Draft EIR.

## **Clover Valley Lakes EIR**

Client: City of Rocklin, California

The Clover Valley Lakes is a residential development involving the construction of roadway and utility infrastructure in an area characterized by sloping valley walls and the Clover Valley Creek. RP&M is currently preparing an EIR under contract with the City of Rocklin for the proposed development. The EIR focuses on grading and erosion impacts associated with development on the hillside, as well as traffic and other issues associated with residential development. The Draft EIR was released for public review. The project has been amended and RP&M has prepared an EIR for recirculation. The Draft Recirculated EIR was distributed for public review and a Final EIR is currently being prepared.

## **Vista Oaks Subdivision EIR**

Client: City of Rocklin, California

The project is a tentative subdivision map to divide 93.2 acres into 100 single-family residential lots and 5 open space parcels. RP&M is under contract with the City of Rocklin to prepare the necessary CEQA documents, including the Initial Study, Draft EIR, and Final EIR. The Draft EIR has been circulated for public review and RP&M is currently preparing the Final EIR.

## **Southpark Development Plan EIR**

Client: City of Dixon, California

Southpark is a primarily residential development plan, which was proposed in the City of Dixon. The project involved the refinement to the General Plan and Zoning designations, which were adopted by the City Council in 1994 as part of the properties Annexation, as well as a Tentative Map. RP&M, under contract with the City of Dixon, prepared a Subsequent EIR for the proposed project. The Subsequent EIR addressed the impacts of the proposed land use designation refinements, as well as the Tentative Map. In addition, the EIR provided further clarification and refinement of the mitigation measures to better address the timing of the necessary improvements.

## **Marseilles EIR**

Client: City of Brentwood, California

Marseilles is a proposed 579-unit subdivision (#8729) proposed in the City of Brentwood. The Marseilles project includes the construction of single family detached units and multi-family units as well as a recreation center. The Marseilles project application includes the request for a Rezone of the southern portion of the project site from Single Family Residential (R-1-6) to PD-44, the approval of a Vesting Tentative Map and Design Review for project structures and improvements. The EIR has been certified and the project approved.

## **Jones Ranch EIR**

Client: City of Wheatland, California

Jones Ranch is a 550-unit residential project proposed for annexation to the City of Wheatland. The project involves the Annexation, General Plan Amendment, and Prezone of the property. RP&M prepared a Program EIR for the proposed project

under contract with the City of Wheatland. The EIR was prepared to serve the City of Wheatland as well as the Yuba County LAFCo and addresses all the issues associated with annexation and residential development including growth inducement, the provision of public services, traffic, etc. The Draft EIR and Final EIR have been prepared and subsequently certified.

### **Heritage Oaks Estates EIR**

Client: City of Wheatland, California

Heritage Oaks Estates is a commercial and residential development being proposed for annexation to the City of Wheatland. The project involves the Annexation, General Plan Amendment, and Rezone of the property. RP&M is under contract with the City of Wheatland to prepare a Program EIR for the proposed project. Similar to Jones Ranch, the EIR is being prepared to serve the City of Wheatland as well as the Yuba County LAFCo. The Draft EIR is complete and the Final EIR has been released for public review. Since the closing of the public review the EIR has been certified.

### **Glenbrook Tentative Map EIR**

Client: City of Sacramento, California

The Glenbrook Tentative Map was a small single-family subdivision adjacent to the freeway. A focused EIR was required to address the freeway noise. RP&M prepared the Draft and Final EIR for the proposed project under contract with the City of Sacramento.

### **Jimenez Initial Study/Mitigated Negative Declaration**

Client: Western Pacific Housing

The Jimenez project is located in San Joaquin County within the City of Stockton Sphere of Influence. The Jimenez project application includes a request for the annexation and pre-zoning of approximately 100.8 acres into the City of Stockton, and a General Plan Amendment to redesignate a portion of the site. The annexation requested for the Jimenez project would allow the future development of up to 495 residential units, including multi-family units; however, only 305 single family units are currently proposed for construction on the project site. RP&M is currently under contract with Western Pacific Housing and has prepared an Administrative Review Draft Expanded Initial Study/Proposed Mitigated Negative Declaration for the Jimenez project.

### **Clayton Annexation Project**

Client: City of Clayton, California

The Clayton Annexation project involves three properties located in Contra Costa County, in the southeast area of the City of Clayton. The proposed project consists of three separate annexations, pre-zoning applications, and tentative maps to subdivide the project site into single-family lots. Development of the Clayton Annexation project would require the removal of existing buildings, including barns and sheds. RP&M is currently under contract with the City of Clayton to prepare one Initial Study to analyze the potential environmental effects associated with all three property annexations. RP&M has also been contracted to provide planning services associated with the processing of the Clayton Annexation project.

## **Lexington Heights EIR**

Client: City of Galt, California

The project is a rezone and tentative subdivision map to subdivide a site into lots for the development of 64 single family homes. RP&M is under contract with the City of Galt to prepare the necessary CEQA documents, including the Initial Study, Draft EIR, and Final EIR. The primary issues addressed in the EIR include traffic, air quality, noise, and biology. The Draft EIR has been circulated for public review and the Final EIR was prepared. The EIR has been certified and the project approved.

## **Fairway Oaks EIR**

Client: City of Galt, California

The proposed project consists of a rezone and tentative map to create 127 single-family lots and an 8.5-acre neighborhood park with an oak tree preserve with and a Class I bike trail that travels along Dry Creek. RP&M is under contract with the City of Galt to prepare the necessary CEQA documents, including the Initial Study, Draft EIR, and Final EIR. The primary issues addressed in the EIR include traffic, air quality, noise, and trees. RP&M is currently preparing the Draft EIR.

## **MIXED USE**

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### **Covell Village EIR**

Client: City of Davis, California

The Covell Village project site consists of a 386-acre unincorporated portion of Yolo County just north of the Davis city limits. The proposed project consists of a residential subdivision containing up to approximately 1,475 dwelling units as well as a commercial center with 40 loft-type apartments above, a fire station, a satellite high school, and parks and greenbelts to serve the community. RP&M has prepared the Draft EIR for the Covell Village project and has completed the process of responding to numerous public comments for the Final EIR. The EIR has been certified and the project approved by the City Council. The project was subsequently denied by a public vote pursuant to Measure J.

### **Suisun Gentry EIR**

Client: Suisun City, California

Consisting of approximately 151 acres, the Gentry/Suisun project site is located in unincorporated Solano County west of Suisun City and south of Fairfield. The project site is located within Suisun City's Sphere of Influence. The project includes rezoning and annexation of the project site for mixed uses, including a commercial service district, a business park/limited industrial district, and high-density residential units. A big box super center has been discussed as a potential user within the commercial portion of the project; therefore, RP&M has subcontracted for an economic analysis of the potential impacts of the super center. RP&M is in the process of preparing an EIR for the Suisun Gentry project.

### **Curtis Park Village EIR**

Client: Petrovich Development Company for Sacramento, California

The proposed Curtis Park Village project (includes obtaining the appropriate entitlements for the development of about 250 single-family home sites, 310 multi-family housing units, approximately 50,000 square feet of first floor commercial uses with multi-family housing on upper floors, approximately 150,000 square feet of neighborhood-serving commercial uses, and five to six acres of park/open space. RP&M is in the process of preparing an EIR for the project.

### **Brentwood Downtown Specific Plan EIR**

Client: City of Brentwood, California

The Downtown Specific Plan is a district wide plan. Development within this district will reflect the Downtown's roles as the "Heart of the City" and will be a logical future transit access point. This specific plan shall set required minimum development intensities and promote a multiplicity of uses. Several elements will be incorporated into the Downtown Specific Plan to ensure a variety of mixed-uses. The EIR has been certified and the specific plan approved.

### **Capitol Grand Tower EIR**

Client: Downtown Resources/City of Sacramento, California

The proposed project involves the demolition of the existing structure and the construction of a 38-story, 405,000-square foot building located at 1215 J Street in downtown Sacramento on 0.29 acres. The Capitol Grand Tower will contain 192 hotel rooms with a pool/fitness room, 2,500 square-foot restaurant, a small coffee shop, 238 stalls of above-ground tandem parking, a 550-square foot meeting room, and 85 condominium units, as well as a basement and lobby area. The Draft EIR is currently being prepared.

### **Cathedral Square EIR**

Client: St. Anton Partners/City of Sacramento, California

The proposed project involves the demolition of the existing on-site structures and the construction of a 25-story, 472,020 square foot (sq. ft.) building located on 0.67 acres in downtown Sacramento. The proposed project includes 233 condominium residential units, approximately 10,100 sq. ft. of ground floor retail, and 326 parking stalls. RP&M is currently preparing an EIR which addresses traffic, air quality, noise/vibration, shadows, as well as historic and cultural resources.

### **Deniz Ranch EIR and Planning Services**

Client: City of Gridley, California

The Deniz Ranch project includes annexation, general plan amendment, rezoning, and a tentative map for a 120-acre mixed-use project. RP&M is under contract with the City of Gridley to prepare the EIR, assist staff in the preparation of the staff reports, and facilitation of the annexation through LAFCO.

## **INFRASTRUCTURE**

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### **Sibley Street Widening Project Initial Study/Mitigated Negative Declaration**

Client: G.C. Wallace

The Sibley Street Widening project includes the widening of Sibley Street in the City of Folsom between Blue Ravine Road to Glenn Drive (approximately 2,575 lineal feet) to accommodate two lanes in either direction. The proposed project includes the acquisition of approximately 0.55 acres of right-of-way along the western side of Sibley Street. The City of Folsom is proposing the project to reduce vehicle congestion on Sibley Street. RP&M is currently under contract with G.C. Wallace and has prepared a Mitigated Negative Declaration for the City of Folsom Public Works Department.

### **Pond A and Lateral 1 Improvements Project**

Client: City of Dixon, California

The Pond A and Lateral 1 Improvements Project is a City of Dixon project to expand the capacity of the detention/retention basin (Pond A) and to improve the outfall from the basin along Lateral 1. RP&M prepared a Draft and Final EIR for the proposed project under contract with the City of Dixon. The EIR addressed the construction-related traffic, air quality, and noise issues, as well as biological impacts associated with the implementation of the proposed project. In addition, the EIR outlined the multi-jurisdictional nature of the proposed drainage improvements.

### **Lone Tree Way Undercrossing EIR**

Client: City of Brentwood, California

Lone Tree Way is currently an at-grade railroad crossing which the City of Brentwood is proposing to drop below grade and to widen from two lanes to six lanes. Public and private utilities beneath both Lone Tree Way and the Union Pacific Railroad would be relocated beneath the undercrossing and a drainage system would be constructed to accommodate the undercrossing. The EIR prepared by RP&M was certified and the project has been approved.

### **Freeport Boulevard and 21st Street**

Client: City of Sacramento

An EIR has been prepared by RP&M, under contract with the City of Sacramento, for the conversion of both Freeport Boulevard and 21<sup>st</sup> Street to two-way roadways. The project site is within an area currently undergoing major fluctuations in circulation; therefore, major issues being analyzed are traffic, noise, and air quality. The EIR was certified and the project approved.

### **Rio Del Oro Sewer Force Main Initial Study**

Client: Olivehurst Public Utility District, California

RP&M, under contract with the Olivehurst Public Utility District, prepared an Initial Study for the placement of a sewer force main from the proposed Rio Del Oro Subdivision within the Plumas Lake Specific Plan area to the existing Olivehurst Wastewater Treatment Plant. The Initial Study tiered from the Yuba County General Plan EIR as well as the Plumas Lake Specific Plan EIR, addressing the temporary impacts

associated with construction such as water quality, air quality, and noise. The Initial Study also addressed the capacity of the wastewater treatment plant.

### **South Plumas Lake Water Master Plan Initial Study**

Client: Olivehurst Public Utility District, California

RP&M, under contract with the Olivehurst Public Utility District, prepared an Initial Study for the South Plumas Lake Water Master Plan consisting of a series of wells, a water treatment facility, a storage tank, and distribution lines. The Initial Study tiered off the Yuba County General Plan EIR and the Plumas Lake Specific Plan EIR.

### **Kibbe Road EIR**

Client: County of Yuba, California

The proposed project consists of the construction of a private haul road and improvements to the intersection of SR 20 and Kibbe Road. The purpose of these improvements is to provide a new haul route for Teichert's existing Hallwood mining facility to alleviate existing traffic-related impacts on rural residences. RP&M has prepared the Draft EIR which was circulated for public review. RP&M also prepared the Final EIR,. In addition to preparation of the EIR, RP&M has also assisted the planning staff by preparing the staff reports and distributing the necessary public notices.

### **Railroad Avenue Widening EIR**

Client: City of Suisun City, California

The proposed project includes the widening and realignment of Railroad Avenue from Sunset Avenue to Olive Avenue and the installation of traffic signals. The EIR has been certified and the project approved.

## **MISCELLANEOUS**

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### **Oakley 2020 General Plan**

Client: City of Oakley

RP&M assisted with the General Plan process review for the City of Oakley, when the City required assistance to facilitate the public, Planning Commission, and City Council critique of the draft General Plan document prepared for the City by another consulting firm. Through its efforts, the RP&M staff enabled the City to systematically receive comments and move through the review process and meet the state-mandated adoption deadline, enabling the City to complete its General Plan ahead of schedule.

RP&M utilized a two-phase approach to the services provided in conjunction with the General Plan process. The first phase included the review of the background information prepared for the General Plan and the draft General Plan document. RP&M also attended the initial meetings regarding the General Plan with staff and the Planning Commission/City Council. The second phase involved the facilitation of the General Plan approval process. R&M also facilitated the certification of the EIR and the adoption of the General Plan through the public review process. RP&M facilitated meetings with Planning Commission and City Council in order to review and obtain consensus on the General Plan.

## **Oakley Zoning Ordinance**

Client: City of Oakley

Based on RP&M's experiences with the Oakley 2020 General Plan and their successful public facilitation of the approval process for the General Plan, the City of Oakley contracted RP&M to complete their new Zoning Ordinance.

RP&M has proposed a series of five basic tasks to be repeated as necessary in order to complete a successful process for creation of a comprehensive Zoning Ordinance. The tasks include project initiation, workshops and facilitation, research, preparation of the Zoning Ordinance, and preparation of the Initial Study/Negative Declaration. To date RP&M has conducted four workshops in order to provide coordination with the Planning Commission and City Council on the key issues and to review draft portions of the Oakley Zoning Ordinance prepared by RP&M. At the conclusion of each workshop, RP&M has conducted further research in order to provide the City several options for each issue area. The cycle of workshops and research will continue as needed in order to adequately address the issues and approaches to the City's Zoning Ordinance. To date, RP&M has also prepared an Initial Study, which analyzes the potential impacts the Oakley Zoning Ordinance would have on the environment.

## **Zoning Administrator Staff**

Client: City of Sacramento

Ms. Cindy Gnos was under contract with the City of Sacramento to provide Zoning Administrator staff services. Ms. Gnos reviewed development applications for consistency with City standards, routed the development applications for agency review, prepared conditions of approval, attended the Zoning Administrator hearings, and prepared the action reports. Ms. Gnos coordinated with staff and agencies as well as the project applicant in the processing of the development application. In addition, Ms. Gnos responded to public inquiries regarding each application.

## **Special Projects**

Client: City of Oakley, California

RP&M has completed several special projects for the City of Oakley, including research of land use entitlements to determine non-conforming use status and potential code enforcement actions, research of ownership and assessed value information for a potential expansion of the Redevelopment Area, research and preparation of a staff report outlining options for a Zoning Ordinance Amendment related to size of accessory structures, and research and preparation of a staff report outlining options for a Zoning Ordinance Amendment related to outdoor sales/peddling. In addition, RP&M has assisted City of Oakley staff by preparing staff reports and presenting to Planning Commission and City Council several tentative map time extensions, design review applications, and use permits.

## **City of Wheatland Planning Services/General Plan and EIR**

Client: City of Wheatland

RP&M is currently serving as planning staff for the City of Wheatland. This includes taking the day-to-day planning phone calls as well as processing entitlement requests. In addition, the City of Wheatland is updating its General Plan and RP&M is assisting

the General Plan consultant by facilitating the review and preparing the EIR for the General Plan Update. A public review draft of the General Plan is currently available, and the Draft EIR has been circulated for public review. The Final EIR is currently being prepared

### **Marysville Mine EIR**

Client: County of Yuba, California

The proposed project consists of modifications to the approved mining operations for Teichert's Marysville Mine, including increase in annual production, modified dredging equipment, and extension of the PG&E improvements to the site. RP&M is currently preparing the Draft EIR.

### **Placer County Teichert Mine Recirculated EIR**

Client: County of Placer, California

The Teichert aggregate facility in Placer County was approved and an EIR certified. The approval was the subject of a lawsuit and the judge has identified areas that were not adequately addressed in the EIR. RP&M has been hired by the County of Placer to prepare an EIR for recirculation that responds to the judge's decision. RP&M is currently preparing the Draft Recirculated EIR.

### **Vernalis East and West Quarry EIR**

Client: County of San Joaquin, California

Teichert Aggregates is requesting a permit to mine and reclaim approximately 790 in four phases or approximately 40 years. The estimated yield of the quarry is 142 million tons of processed aggregate to increase the existing plant output from 4 million tons per year to 6 million tons per year. San Joaquin County issued an RFP for the preparation of an EIR. RP&M has been selected to prepare the EIR and the contract is currently pending the Board of Supervisor's approval.

### **Sacramento County Planning Services**

Client: County of Sacramento, California

RP&M is currently serving as an extension of planning staff by preparing staff reports for projects throughout the County. RP&M meets with County staff and based upon their direction, prepares a staff report for the staff's use in processing the development projects.

### **City of Gridley Planning Services**

Client: City of Gridley, California

RP&M served as Planning Director while the Director was on medical leave. RP&M attended the weekly project meetings and assisted staff in responding to public inquiries. In addition, RP&M prepared the staff reports and attended Planning Commission and City Council as needed.

# APPENDIX C

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## Traffic Scope

**Wildhorse Ranch EIR  
Transportation Scope of Work  
October 5, 2006**

**SCOPE OF WORK**

Fehr & Peers will work closely with City of Davis staff throughout preparation of the EIR. We will submit to staff a technical assumptions memorandum prior to commencing the operations analysis. This will ensure that staff agrees with the basis of the analysis. The scope is divided into eight tasks, as described below.

***Task 1 – Existing Conditions Analysis***

To identify possible impacts of the project on the roadway system, we recommend inclusion of the following study intersections; after the preparation of trip generation and distribution estimates in Task 3, if any additional intersections should be added based on the significance criteria, we will discuss amending the scope of the study with City staff.

1. Covell Boulevard / L Street
2. Covell Boulevard / Pole Line Road
3. Covell Boulevard / Monarch Lane / Project Entrance # 1
4. Covell Boulevard / Project Entrance # 2
5. Covell Boulevard / Alhambra Drive
6. East 8<sup>th</sup> Street / Pole Line Road
7. 2<sup>nd</sup> Street / Mace Boulevard
8. Mace Boulevard / Alhambra Drive
9. Mace Boulevard / I-80 Westbound Ramps
10. Mace Boulevard / Chiles Road
11. Chiles Road / I-80 Eastbound Off-Ramp
12. Alhambra Drive/Fifth Street
13. Alhambra Drive/Loyola Drive
14. Loyola Drive/Monarch Lane

Fehr & Peers will conduct morning (i.e., 7:00-9:00 AM) and evening (i.e., 4:00-6:00 PM) peak period traffic, bicycle and pedestrian counts at the existing study intersections when UC Davis and local schools are in session. Fehr & Peers will also collect available data for transit services, bicycle facilities, and pedestrian facilities within the study area. Signal timing sheets for signalized intersections will be obtained from the City of Davis.

Using the collected data, Fehr & Peers will determine the existing morning and evening peak hour level of service at each intersection using the *2000 Highway Capacity Manual* method and Synchro operations analysis software. Synchro has been selected as the appropriate tool for this study because of the close spacing of signals on Mace Boulevard between Alhambra Drive and Chiles Road. Peak hour volume signal warrants analyses will be conducted for the unsignalized intersections using the *Manual on Uniform Traffic Control Devices* (MUTCD) warrant criteria.

In addition to analyzing the above intersections, we propose to study five additional roadway system elements:

- A. Pole Line Road, between Covell Boulevard and East 8<sup>th</sup> Street
- B. Mace Boulevard Curve, between Covell Boulevard and Alhambra Drive
- C. Southbound Mace Boulevard to eastbound Interstate 80 loop on-ramp queues
- D. Interstate 80, east of Mace Boulevard
- E. Interstate 80, west of Mace Boulevard

### ***Task 2 – Significance Criteria***

Fehr & Peers will work closely with the City of Davis staff to identify the significance criteria against which significant impacts will be measured. Criteria will be developed for each travel mode including intersections, transit services, bicycle and pedestrian facilities, parking, and site access/circulation. The criteria will be based on policy direction of the City's General Plan and other adopted documents.

### ***Task 3 – Trip Generation and Distribution***

Fehr & Peers will estimate the trip generation of the proposed project based on the most recent published rates from the Institute of Transportation Engineers (ITE) or trip generation rates from the City's travel demand model. Fehr & Peers will estimate the trip distribution of project traffic under existing plus project and cumulative plus project conditions using sources such as existing counts and the City's travel demand model.

The proposed assumptions for trip generation, distribution, and land uses coded in the travel demand model will be submitted to the City of Davis staff for review and comment prior to completing the impact analysis. As noted in Task 1, if any additional intersections, located further away from the project, should be added based on the Task 3 findings, we will recommend adding those intersections to the study.

### ***Task 4 – Impact Analysis***

The impact analysis will be conducted for the following scenarios:

- Existing Plus Project
- Cumulative No Project
- Cumulative Plus Project

The Cumulative No Project case is included to demonstrate the relative increase in traffic volumes and relative change in traffic conditions, with the project vs. without the project. 'Project Impacts' are identified relative to existing conditions, and 'Cumulative Impacts' are identified relative to the Cumulative No Project conditions.

For the Cumulative No Project scenario, Fehr & Peers will use the City's travel demand model to develop morning and evening peak hour turning movement forecasts for the study intersections. The year 2015 forecasts will reflect the City of Davis' General Plan plus the addition of growth anticipated in the University of California's Long Range Development Plan for the Davis campus. Fehr & Peers will verify that the trip-generating land use assumed for the site in the model reflects the true "no project" scenario.

City staff has requested that an additional 1 percent per year traffic growth be assumed for the five year period 2010 – 2015. Fehr & Peers will discuss with City staff the intent and proper method for adding this growth the 2015 model projections.

For the Existing Plus Project and Cumulative Plus Project scenarios, Fehr & Peers will develop a TRAFFIX model to trace the generation, distribution, and assignment of project trips through each study intersection based on the assumptions approved by City staff under Task 3.

Fehr & Peers will determine the levels of service under each scenario for each study intersection. Freeway segment and loop on-ramp operations will also be evaluated. Peak hour volume signal warrants analyses will be conducted for the unsignalized intersections using the *Manual on Uniform Traffic Control Devices* (MUTCD) warrant criteria. Mitigation measures will be identified for impacts that exceed the thresholds established in the significance criteria. Where new signal(s) are

recommended, a full assessment of the required lane geometry will be conducted, and the approximate timing of the signal need will be provided, if the signal is shown to be warranted for cumulative conditions but not for Existing Plus Project conditions. This will involve a straight-line analysis of Existing Plus Project and Cumulative Plus Project volumes, to allow determination of the approximate year that the signal would be required based on the volume growth.

We note that the effects of the pending new bicycle undercrossing of Covell Boulevard near the project will be incorporated into the analysis. Specifically, we will estimate the change in at-grade pedestrian and bicycle crossings at the nearby intersections, due to the new undercrossing, and will incorporate those changes into the traffic analysis for the intersections.

Project impacts will be assessed for transit, bicycle, and pedestrian facilities by evaluating the proposed project against the significance criteria established in Task 2. Mitigation measures will be identified for impacts that exceed the thresholds established in the significance criteria.

#### ***Task 5 – Site Access, Circulation, and Parking***

Fehr & Peers will evaluate the site access and circulation of the proposed project. Considerations will include such items as vehicle access and sight distance, on-site vehicle circulation, on-site traffic control, pedestrian and bicyclist access and circulation. A peak hour volume signal warrant analysis will be conducted for the intersection of Monarch Lane/Covell Boulevard which is currently a flashing yellow traffic light. The warrant will be assessed for both Existing Plus Project and Cumulative Plus Project conditions.

Impacts will be identified and mitigation measures developed for impacts that exceed the thresholds established in the significance criteria. As noted in Task 4, the required lane geometry and approximate timing of installation of a new signal, if recommended, will also be addressed.

#### ***Task 6 – Project Alternatives***

Fehr & Peers will qualitatively evaluate up to four project alternatives by estimating the trip generation characteristic of each alternative and comparing it to that of the proposed project.

#### ***Task 7 – Documentation***

Fehr & Peers will prepare the following documents:

- Technical Memorandum summarizing the proposed trip generation, trip distribution, and travel demand model land use assumptions
- Technical Memorandum documenting the traffic forecasts under each scenario to expedite the air quality and noise analyses
- Transportation and circulation section of the Administrative Draft EIR
- Transportation and circulation section of the Draft EIR
- Responses to comments on the Draft EIR to supports preparation for the Final EIR
- All of the above documents will also be transmitted in electronic form

Note that our cost estimate assumes up to 32 hours for response to public comments.

#### ***Task 8 – Meetings***

This proposal covers the cost for Fehr & Peers to attend two staff level meetings and two public hearings.

## **COST ESTIMATE**

Fehr & Peers can complete Tasks 1 through 8 for a fee of \$76,000. We will be available for additional meetings at a fee of \$2,000 per staff-level meeting or \$2,500 per public meeting/hearing. A breakdown of the cost is provided in Table 1.

## **SCHEDULE**

Fehr & Peers will submit each of the products as follows:

- Technical Memorandum documenting the proposed project trip generation, distribution and model assumptions – ***Within three weeks upon receiving written authorization to proceed and a formal project description***
- Technical Memorandum documenting the traffic forecasts under each scenario to expedite the air quality and noise analyses – ***Within four weeks of receiving approval of the trip generation/distribution assumptions memorandum and receipt of traffic counts.***
- Transportation and circulation section of the administrative draft EIR – ***Within six weeks of receiving approval of the trip generation/distribution assumptions memorandum and receipt of traffic counts.***

1 - Existing Conditions	2	16	48	4	70
2 - Significance Criteria	0	6	4	0	10
3- Trip Generation/Distribution	2	8	12	4	26
4 - Impact Analysis	4	40	90	12	146
5 - Site Access and Circulation	2	12	16	8	38
6 - Project Alternatives	2	8	12	2	24
7 - Documentation	8	40	60	36	144
7A - Response to Comments	4	16	16	0	36
8 - Meetings					
staff-level meetings (2)	14	14	0	2	30
public hearing (2)	16	16	0	2	34
Subtotal Hours	54	176	258	70	558
Billing Rate	\$170	\$125	\$115	\$90	
Total Labor Cost	\$9,180	\$22,000	\$29,670	\$6,300	\$67,150
Other Direct Costs (traffic counts, printing, travel, etc.)					\$8,850
<b>Total Cost</b>					<b>\$76,000</b>
<b>Additional Services</b>					
Additional Meeting Attendance (each)					
staff-level					\$2,000
public meeting/hearing					\$2,500

# APPENDIX D

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## Noise Scope

July 20, 2006

Ms. Cindy Gnos  
Raney Planning & Management, Inc.  
1401 Halyard Drive, Suite 120  
West Sacramento, CA 95691

Dear Ms. Gnos:

Based upon the information that you forwarded to our office, Bollard Acoustical Consultants, Inc. is pleased to provide a proposal to prepare a noise study for the Wildhorse Ranch Project EIR located in Davis, California. I have read the information provided to us and have developed this scope of work based on that information and based on our experience in working on similar projects.

- 1. Evaluation of Existing Noise Levels:** Bollard Acoustical Consultants, Inc. will conduct continuous background noise level measurements and/or short-term noise level measurements on and in the vicinity of the project site. The intent of the noise level measurements is to quantify existing background noise levels and for comparison to the predicted project noise levels.
- 2. Evaluation of the Existing and Future Traffic Noise Levels:** Based upon the intended uses of the site, we will conduct an analysis of future traffic noise levels due to and upon the project site. The report will focus on increases in traffic noise levels due to the project at existing noise-sensitive land uses, and traffic noise levels at the proposed residential uses due to major local roadways.
- 4. Report Preparation:** A written report will be prepared which details our analytical approach and findings. The report will comply with the requirements of the City of Davis General Plan Noise Element and CEQA. In addition, mitigation measures will be proposed where required, and the resulting noise levels will be analyzed. BAC proposes to provide the report as a stand-alone technical noise analysis, and does not propose final formatting for direct inclusion into the project EIR. To the extent possible, we will follow general format guidelines provided by your office.
- 5. Response to Comments:** Bollard Acoustical Consultants, Inc. will respond to comments on the draft document, assuming up to 8 hours of effort.

We propose to provide the above-described services for a total fee of \$7,500. Attendance at meetings outside our office, if required, will be charged based upon a rate of \$170 per hour, and expenses.

If you have any questions, please contact me at (530) 745-0550.

Respectfully submitted,

Bollard Acoustical Consultants, Inc.

*Paul Bollard*

Paul Bollard  
President

# APPENDIX E

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## Biology Scope

October 4, 2006

Cindy Gnos  
Raney Planning & Management, Inc.  
1401 Halyard Drive, Suite 120  
West Sacramento, CA 95691

**REVISED PROPOSAL: Biological Services for the Approximately 26-acre Wildhorse Ranch Project Located at 3003/3027/3075 East Covell Boulevard, Davis, Yolo County, California**

Dear Cindy:

Thank you for the opportunity to present you with this proposal to provide biological consulting services. Sycamore Associates LLC is a full service biological consulting firm assisting clients with biological evaluation and permitting issues. Specifically, we provide expertise in habitat evaluations for rare and endangered plant and animal species, wetlands, permitting, mitigation planning, CEQA and NEPA compliance, habitat restoration, monitoring, agency consultation, due diligence studies and constraints analyses. We have a long history of successfully permitting projects such as yours by performing careful analyses and anticipating agency concerns. You can learn more about us by visiting our web page at [www.sycllc.com](http://www.sycllc.com).

We understand that the City of Davis requires an assessment of potential biological impacts for the approximately 26-acre Wildhorse Ranch Project, APN 017-140-11, located at 3003/3027/3075 East Covell Boulevard, Davis, Yolo County, California in order to prepare an Environmental Impact Report (EIR) for the project. As such, Sycamore proposes to conduct a biological resources assessment of the property proposed for the construction of up to 200 single-family residential lots, which will include a reconnaissance-level site visit to make a preliminary assessment of the potential for occurrence of special-status plant and animal species based on existing habitat quality, identify the need for additional focused surveys to comply with CEQA or for regulatory permitting, and the mapping of on-site habitats. This scope of work assumes that adequate base maps in electronic form that use a standard projection coordinate system, *i.e.* UTM, State Plane, NAD 27, or NAD 83 and site access will be provided by the Client.

Based on information provided by the City of Davis, we understand that the site may provide habitat for western burrowing owl (*Athene cunicularia hypugea*), a California Species of Special Concern and Swainson's hawk (*Buteo swainsoni*), state-listed Threatened. Based on recent input

from the City, Sycamore will evaluate Swainson's hawk foraging habitat on site as part of the biological resources assessment report. Sycamore will conduct a habitat assessment and focused surveys for western burrowing owl in accordance with methods outlined by the California Department of Fish and Game's *Staff Report on Burrowing Owl Mitigation*<sup>1</sup> and the California Burrowing Owl Consortium's (CBOC) *Burrowing Owl Survey Protocol*<sup>2</sup>. Survey protocol requires both nesting season and winter season surveys to identify habitat use by breeding pairs as well as year-round residents.

We have included time for background research, project coordination, and attendance at team meetings. This scope assumes that Raney Planning and Management will prepare the biological resources section of the Draft EIR for the project based on Sycamore's CEQA ready biological resources assessment. If additional coordination time is required beyond the hours included in this scope a budget amendment will be requested. However, we will assist in addressing any public comments made to the biological resources section for the Final EIR.

Sycamore will provide these services for a labor cost estimated to be \$36,450 and expenses cost estimated to be \$3,500, for a total cost estimate of \$39,950. Mileage is billed at \$0.485/mile for 2WD and \$0.65 for 4WD. This proposal is valid for 60 days. We are prepared to commence work on this project upon receipt of a signed contract. Once executed, this contract is valid for a period of 12 months; any delays in work may necessitate renegotiation of this contract. Sycamore is an equal opportunity employer and a certified woman-owned business.

If you have any questions, please don't hesitate to call. If this proposal meets with your approval, please sign below and return.

Sincerely,

Angie Harbin-Ireland  
Biology Unit Manager  
Sycamore Associates LLC

Marylee Guinon  
Principal  
Sycamore Associates LLC

Attachments: Attachment A - Scope of Work  
Attachment B - Contract Provisions  
Attachment C - 2006 Fee Schedule

cc: Nick Pappani, Raney Planning and Management

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<sup>1</sup> California Department of Fish and Game. 1995. *Staff Report on Burrowing Owl Mitigation*. State of California.

<sup>2</sup> California Burrowing Owl Consortium (CBOC). 1997. Appendix B: Burrowing Protocol and Mitigation Guidelines. *J. Raptor Res. Report 9*: 171-177.

**REVISED PROPOSAL: Biological Services for the Approximately 26-acre Wildhorse Ranch Project Located at 3003/3027/3075 East Covell Boulevard, Davis, Yolo County, California**

Total Labor Cost: \$36,450

Expenses Cost: \$3,500

Total Cost: \$39,950

Client Authorization to Proceed

Sycamore Authorization

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# ATTACHMENT A

## SCOPE OF WORK – WILDHORSE RANCH

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### Task 1. Background Research

Sycamore will review available environmental documentation, recent and historic aerial photographs, and other relevant background information provided by the client, including the tree survey report completed by Tree Associates in September 2006. Sycamore will peer review biological studies provided by the client, such as the tree report. We will request additional information or amendments to the studies as needed. We will conduct a review of the California Natural Diversity Database and the California Native Plant Society's inventory of rare and endangered vascular plants of California to prepare a list of potentially occurring special-status plant and animal species for the study area, which is necessary for the CEQA review process and permit submittals. The previous Wildhorse Development project EIR will be reviewed for pertinent information that can be built upon in the biological resources assessment. We will also review our internal files for information generated regarding biological resources on other project sites in the vicinity.

**Timeline: 1 week upon receipt of background information from the client**

**Task Cost: \$1,500**

### Task 2. Biological Resources Assessment and CEQA-Ready Report

A qualified Sycamore botanist and wildlife biologist familiar with the target special-status species within the region will conduct a reconnaissance-level site visit to assess the sensitivity of on-site habitats, make a preliminary assessment of the potential for occurrence of the target special-status plant and animal species based on existing habitat availability, identify the need for focused surveys, and evaluate the constraints and opportunities posed by existing on-site habitats. Areas of potential habitat for special-status species, vegetation communities present, plant and wildlife and species observed, and identified sensitive natural communities will be recorded and mapped during the site visit.

Special-status wildlife species that are of concern to the City of Davis and other responsible agencies include the following: Swainson's hawk (*Buteo swainsoni*), state-listed Threatened; western burrowing owl (*Athene cunicularia hypugea*), a California Species of Special Concern, and Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), federally-listed Threatened, among others. Sycamore will evaluate the suitability of habitats for these and other species within the project area.

Upon completion of our fieldwork, we will prepare a CEQA-ready technical report describing the biological resources found on site and the potential for occurrence of special-status species, as well as an evaluation of permitting implications. We will prepare a map indicating the location of sensitive biological resources for use in the preparation of a constraints-based site plan and

incorporate information acquired as part of previous biological studies conducted on the property. We will draft suggested mitigation measures for those species with potential to occur on site (*i.e.* pre-construction surveys for nesting birds) as well as tree mitigation measures appropriate to the site plan.

This task does not include conducting focused special-status species surveys, other studies not specifically described in the above scope of services, trapping studies, preparation of CEQA documents, initiation or completion of permitting activities, development of detailed or conceptual mitigation plans, analysis of impacts, agency coordination or obtaining agency approvals. It is important to note that protocols for focused studies for state or federally listed species require that surveys be performed during the appropriate seasons when the target species is most likely to be found. These survey windows are based on the reproductive biology and ecology of the species.

**Timeline: Field Work and Report – 8 weeks**

**Task Cost: \$7,500**

### **Task 3. Habitat Assessment and Protocol-Level Focused Surveys for Burrowing Owl**

To adequately analyze and disclose potential effects of the project on burrowing owls, Sycamore will conduct a habitat assessment and focused surveys for western burrowing owl (*Athene cunicularia hypugea*), a California Species of Special Concern, in accordance with methods outlined by the California Department of Fish and Game's *Staff Report on Burrowing Owl Mitigation*<sup>3</sup> and the California Burrowing Owl Consortium's (CBOC) *Burrowing Owl Survey Protocol*<sup>4</sup>. Survey protocol requires both nesting season and winter season surveys to identify habitat use by breeding pairs as well as year-round residents. Nesting surveys will be conducted between April 15 and July 15, and winter season surveys will be conducted between December 1 and January 31.

A qualified Sycamore biologist(s) will walk the entire project site on foot, including a 150-meter (450-foot) buffer surrounding the site, where feasible. We will locate and map potential burrowing owl burrows and document any sign of burrowing owl presence, including feathers, whitewash, pellets, and prey remains. The entire project site will be surveyed for burrowing owls with binoculars from as many vantage points as is necessary to view the entire project site and buffer areas. Focused surveys for burrowing owl will consist of site visits on four separate days, mornings or evenings, to monitor areas of highly suitable habitat and potentially active burrowing owl burrows identified during the habitat assessment. These surveys will serve to determine if the habitat on site is currently being utilized by burrowing owls and the number of resident and/or nesting owls present.

Sycamore will provide a technical report which will include a description of the study site, a brief natural history of burrowing owls, an assessment of habitat suitability for burrowing owls,

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<sup>3</sup> California Department of Fish and Game. 1995. *Staff Report on Burrowing Owl Mitigation*. State of California.

<sup>4</sup> California Burrowing Owl Consortium (CBOC). 1997. Appendix B: Burrowing Protocol and Mitigation Guidelines. *J. Raptor Res. Report 9*: 171-177.

incorporate the results of previous burrowing owl studies conducted on the property, occurrences in the vicinity, survey methods employed, survey results including a map of burrow concentrations and locations of any active burrowing owl burrows, and any further recommendations. Based on the current survey results, adequate mitigation measures can be included in the DEIR.

If burrowing owls, active burrows, or sign (feathers, whitewash, pellets, prey remains) are detected, California Department of Fish and Game guidelines recommend a 50-meter (160-foot) buffer zone during the non-breeding season (September 1 through January 31) or a 75-meter (250-foot) buffer zone during the breeding season (February 1 through August 31), around each occupied burrow to minimize disturbance during construction activities.

Passive relocation of burrowing owls off of a project site can be accomplished during the non-breeding season with the cooperation of California Department of Fish and Game and local agencies (*i.e.* cities and counties). Passive relocation efforts can only be performed between September 1 and January 31.

**Timeline:      Winter Season Field Work and Report – 2 months starting December 1, 2006  
                     Breeding Season Field Work and Report – 2 months starting April 15, 2007**

**Task Cost: \$17,450**

#### **Task 4. Biological Resources Mapping**

Based on information developed in earlier tasks, Sycamore will prepare maps of on-site habitats, including vegetative communities associated with special-status plants and wildlife. Sensitive natural communities will be mapped, as they receive consideration under CEQA. Separate maps of existing conditions and sensitive biological resources will be produced for the varying levels of analysis. These maps will be produced in ArcView, which will allow the City of Davis and the EIR team greater flexibility to update, modify, and edit the maps, allowing production in report size as well as allowing them to be utilized for other forms of graphics. We will bring any information conflicts to your attention so that they can be resolved or otherwise documented. These biological resource maps should serve as an informational layer for constraints analysis and identification of practicable alternatives.

This task includes time to verify and modify existing habitat maps with updated information. The maps of biological resources will be used to calculate acreages of each habitat and as a basis for the analysis of impacts and analysis of alternatives.

**Task Cost: Included in Task 2**

### **Task 5. Final Environmental Impact Report Response to Comments**

We have included 35 hours to prepare responses to public comments received on the Draft EIR that relate to biological resources in order to aid in preparation of the Final EIR. We will review comment letters and draft responses in the City requested format and make revisions as needed based on input from the City.

**Timeline:** Responses can be drafted within one to two weeks of receiving comments letters, depending on number of comments received

**Time and Materials Cost: \$5,000**

### **Task 6. Team Coordination, Meetings and Project Management**

We have included up to 40 hours to provide time for client, subcontractor and agency coordination, and project management. Sycamore will coordinate with the City of Davis staff biologist regarding our survey methodology and findings to ensure that appropriate mitigation measures are incorporated into the DEIR to be drafted by Raney Planning and Management. These hours are an estimate and if additional time is required a budget augmentation will be required. Sycamore only bills for those hours actually worked.

**Time and Materials Cost: \$5,000**

### **Task 7. Travel, Graphics, Reproduction and Communication Expenses**

We have included a cost estimate to account for expenses including travel, graphics, film processing, report reproduction, and other expenses likely to be incurred outside the scope of the previous tasks. The mileage has been estimated based on \$0.485/mile for 2WD and \$0.65 for 4WD and no more than 12 field visits or travel to off-site meetings. This estimate includes the reproduction cost of no more than 10 report copies for each technical report. Map reproduction is limited to 10 oversize maps in addition to those provided in the technical reports. All additional map and report reproduction and travel mileage will require a budget amendment. Sycamore only bills for materials actually used and we will not exceed this amount without prior authorization.

**Expenses Cost: \$3,500**

**Total Cost: \$39,950**

## **ATTACHMENT B**

### **CONTRACT PROVISIONS**

1. This agreement contains the entire agreement between Client and Sycamore relating to the project(s) and the provision of services to the project(s). Any prior agreements, promises, negotiations or representations not expressly set forth in this agreement or its referenced documents are of no force or effect. Subsequent modifications to this agreement shall be in writing and signed by both Client and Sycamore. If any term, condition, or covenant of this agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this agreement shall be valid and binding on Client and Sycamore.
2. Sycamore's waiver of any term, condition, or covenant shall not constitute the waiver of any other term, condition, or covenant.
3. Sycamore shall only act as an advisor in all governmental relations. Sycamore shall not be construed as an agent of Client, unless Client and Sycamore both acknowledge in writing their agency relationship. Consistent with Sycamore's permits and company policy, client acknowledges and agrees that Sycamore is obligated to report findings of listed rare, threatened or endangered plant and animal species to the California Natural Diversity Data Base, CDFG and/or the USFWS. Sycamore will notify Client of any such findings prior to submittal of information to the regulatory agencies. This contract is governed by and construed in accordance with laws of the State of California and laws of the United States.
4. Client agrees that the instruments of service provided to Client by Sycamore shall not be subject to unauthorized reuse, that is, reuse without written authorization of Sycamore. Such authorization by Sycamore is essential because it requires Sycamore to evaluate the documents' applicability given new circumstances, not the least of which is the passage of time. Accordingly, Client agrees to waive any claim against Sycamore, and defend, indemnify and hold Sycamore harmless from any claim or liability for injury or loss allegedly arising from unauthorized reuse of Sycamore's instruments of service. Client further agrees to compensate Sycamore for any time spent or expenses incurred by Sycamore in defense of any such claim, in accordance with Sycamore's prevailing fee schedule and expense reimbursement policy.
5. Client shall provide Sycamore with all project reports, aerial photos, digital files, base maps, site plans, grading plans, or other illustrations relating to the site's environmental resources in order for Sycamore to complete its work in an efficient manner.
6. Client shall provide Sycamore with free access to conduct reconnaissance or other studies, whether invasive or noninvasive. When appropriate, access during night hours and periods of rain shall be provided. Client is responsible for providing adequate notice to property owners, renters, and lessees to ensure safe and uninterrupted access by Sycamore. Client is further responsible for notifying Sycamore of any and all known or suspected hazardous materials conditions or situations on the work site.
7. Sycamore makes no guarantees, expressed or implied, regarding final approval or acceptance by the regulatory agencies of survey results, project plans or mitigation measures. Client is responsible for the preparation of any engineering-level drawings, illustrations or graphics. Sycamore cannot prepare engineering-level drawings or submittals.
8. Sycamore shall be entitled to immediately, and without notice, suspend the performance of any and all of its obligations pursuant to this agreement if Client files a voluntary petition seeking relief under the United States Bankruptcy Code or if there is an involuntary bankruptcy petition

filed against Client, and that petition is not dismissed within fifteen (15) days of its filing. Any suspension of services made pursuant to this paragraph shall continue until such time as this agreement has been fully and properly assumed in accordance with the applicable provisions of the United States Bankruptcy Code and in compliance with the final order or judgment issued by the Bankruptcy Court.

9. Charges not paid within thirty (30) days of invoice will accrue a late charge at a rate of 1.5 percent per month. If Client fails to pay Sycamore within thirty (30) days after invoices are issued, Client agrees that Sycamore has the right to consider such nonpayment a material breach of this entire agreement, and, upon written notice, the duties, obligations, and responsibilities of Sycamore under this agreement are terminated. In such event, Client shall promptly pay Sycamore for all fees, charges, and services provided by Sycamore including collection costs and related attorneys' fees. Client agrees that all billings from Sycamore to Client are correct, conclusive, and binding on Client unless Client, within ten (10) days from the date of receipt of such billing, notifies Sycamore in writing of alleged inaccuracies, discrepancies, or errors in the billing.
10. If Sycamore, pursuant to this agreement, produces reports, or other documents and/or performs field work, and such reports, and other documents and/or field work are required by one or more governmental agency, and one or more such governmental agency changes its ordinances, policies, procedures or requirements after the date of this agreement, any additional office or field work thereby required shall be paid for by client as extra work. Client agrees that if Client requests services not specified pursuant to the scope of services description within this agreement. Client agrees to pay for all such additional services as extra work. Sycamore is not responsible for delays caused by factors beyond Sycamore's reasonable control. Sycamore shall not be liable for damages resulting from the actions or inactions of governmental agencies.
11. Client acknowledges that Sycamore is not responsible for the performance or work by third parties, including but not limited to engineers, geotechnical engineers, planners, landscape architects, and construction contractors / subcontractors.
12. Client acknowledges that the work performed pursuant to this agreement is based upon field and other conditions discovered at the time of preparation of Sycamore's work. Client further acknowledges that field and other conditions may change by the time project construction occurs and clarification, adjustments, modifications or other changes may be necessary to reflect changed field or other conditions or project details.

**ATTACHMENT C**  
**SYCAMORE ASSOCIATES LLC**  
**2006 FEE SCHEDULE**

<u>TITLE</u>	<u>HOURLY RATE</u>
Principal	\$110-170
Project Manager	\$85-170
GIS Technical Services	\$70-110
Project Biologist / Restorationist	\$65-125
Project Analyst	\$60-85
Project Certified Arborist	\$70-105
Clerical / Editor	\$55-80
Hydrologist / Geomorphologist	\$90-160
Entomologist	\$90-185
Herpetologist	\$120-140
Fisheries Ecologist	\$140-170

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Hours reflected on invoice include travel time.

Reimbursable Expenses/Direct Costs are billed at cost plus ten percent (10%).

Per diem/travel are billed at cost plus ten percent (10%).

Certain items of field equipment have a rental charge (rates available upon request).

Mileage is charged at \$0.485/mile (2-wheel drive) and \$0.65/mile (4-wheel drive).

Hourly rates and other fees are subject to change.

Rates to provide expert testimony for depositions or trials are 1.5 times those rates shown above.

A 1.5% per month finance charge on unpaid balances over 30 days may be assessed.

Sycamore shall be reimbursed for all collection costs and attorney fees.

**OVERTIME RATES:**

Sycamore employees are paid as per the employment guidelines as set forth by the Federal and State regulations. Rates increase by the factor of 1.5 for all hours worked in excess of (8) Monday through Saturday. Rates increase by a factor 2.0 for all hours worked in excess of twelve (12) Monday through Saturday. On the seventh consecutive day of work rates increase by a factor of 2.0.