

## 2.0 UNDERSTANDING AND APPROACH

### 2.1 SUMMARY OF APPROACH

The County of San Luis Obispo is soliciting proposals for professional services to prepare an Environmental Impact Report (EIR) for the San Miguel Community Plan Update (CPU). The CPU would amend the General Plan and Land Use Ordinance of San Luis Obispo County to plan comprehensively for growth in the Community of San Miguel through 2035. The CPU identifies areas for expansion of the Urban Reserve Line (URL); proposes several land use category changes; plans for circulation improvements, with a focus on alternative modes of transportation; and contains an economic strategy to encourage expansion of retail and service commercial uses and increase employment opportunities. Additionally, an implementation program and public facilities financing plan will be completed prior to the public hearing draft of the CPU.

County staff has already completed an Initial Study, circulated a Notice of Preparation (NOP), conducted a public scoping meeting, and drafted several EIR sections (including the introduction, project description, aesthetics, agricultural resources, hydrology and water quality, and recreation sections; land use will be prepared by County staff at a later date). Rincon will leverage this previous effort to complete a programmatic EIR for the CPU that maximizes the use of performance standards and/or policies to ensure that future development requires minimal or no subsequent environmental review. The EIR will be prepared in a manner consistent with State CEQA Guidelines Section 15183, wherein CEQA mandates that projects which are consistent with the development density established by a community plan, for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Accordingly, the EIR will allow for the streamlined CEQA review of future projects that are consistent with the Community Plan.

Our general scope of work is described below.

#### 2.1.1 Kickoff Meeting

Rincon will organize a kickoff meeting with County staff as soon as possible, but not later than seven days, from receipt of authorization to proceed. This meeting will serve as a forum to review and confirm study objectives and establish an operational protocol. Working schedules will be finalized and details for scheduled tasks will be discussed. The consultant team will use this opportunity to collect any relevant studies and information not already transmitted.

The kickoff meeting also allows an opportunity to discuss responses to the Notice of Preparation (NOP), including those given verbally at the EIR scoping meeting. This step will clarify the environmental concerns of the community and other agencies, allowing the team to verify the scope of the study. We will also have an opportunity to identify cumulative projections and the nature of the alternatives to the proposed CPU that will be addressed in the EIR.



### 2.1.2 Project Description and EIR Outline

A draft project description has been prepared by the County. Rincon will review and finalize this existing project description, format the section, and update figures as necessary for consistency with other EIR sections. The Rincon-modified project description will be provided to the County for final review, along with an outline of the full EIR, prior to initiation of the Administrative Draft EIR work effort. Four hard copies and one electronic copy of this deliverable will be provided to the County, in accordance with the RFP.

### 2.1.3 Administrative Draft EIR

The EIR will be prepared in accordance with the State CEQA Guidelines, which set the standards for adequacy of an EIR. Specifically, the State CEQA Guidelines declare that:

*An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible.*

Existing County-prepared EIR sections will be utilized to the greatest extent feasible. The analysis will additionally rely on the existing Initial Study and available technical reports to streamline the analytical effort. The overall approach to the analysis will be to verify and utilize existing data, supplemented where necessary with new information or modeling, to create a programmatic EIR that maximizes the use of performance standards and/or policies to ensure that future development requires minimal or no subsequent environmental review.

**Executive Summary.** Rincon will prepare a summary of the proposed project and associated environmental consequences. This information will be presented in tabular format to simplify review by decision-makers and the general public. This section will summarize project impacts and proposed mitigation measures. The summary will also note areas of known controversy and will summarize the alternatives reviewed and their associated impacts. The summary will also identify the environmentally superior alternative and rationale for its selection as such.

**Introduction and Environmental Setting.** The introduction has already been drafted by the County, while the environmental setting has been initiated, but will be largely prepared by Rincon. The introduction will be reviewed and finalized, and re-formatted for consistency with other sections. The Introduction will describe the process for evaluation of future projects for consistency with the Community Plan, in accordance with State CEQA Guidelines Section 15183, including limiting future CEQA review for consistent projects to impacts peculiar to the parcel on which a project is located. A discussion of the process for reviewing impacts that have already been addressed as a significant effect in the prior EIR, and for reviewing the imposition of uniformly applied development policies or standards will be provided.



The environmental setting, to be prepared by Rincon, will provide a general description of the San Miguel Community, including its geographic extent, climatic conditions and demographic conditions. The environmental setting will also describe our approach to and basis for the cumulative impact analysis.

**Environmental Impact Analysis.** Each environmental issue addressed in the EIR will have four main subsections:

- *Setting;*
- *Impact analysis;*
- *Mitigation measures; and*
- *Level of significance after mitigation.*

Several sections have already been prepared by the County (including aesthetics, agricultural resources, hydrology and water quality, and recreation; land use will be prepared by County staff at a later date). For these sections, Rincon will review and finalize the existing analysis, and format for consistency with other sections. For sections not already prepared by the County, Rincon will draft setting information based on existing data sources, including the County's General Plan, the County-prepared Initial study, and other relevant environmental documents prepared during recent years.

Where possible, impacts will be quantified. If existing data does not allow definitive quantification, reasonable assumptions will be used to qualitatively forecast potential impacts. Cumulative impacts will be discussed within this analysis, but at a lesser level of detail than the project-specific impacts. Mitigation measures will be programmatic in nature and apply specifically to the community of San Miguel. Where possible, mitigation packages will be provided for future urban infill projects in order to facilitate a tiered and streamlined approach to environmental review. All mitigation measures will be presented in wording that can be directly applied to either the proposed CPU or future projects pursuant to the proposed CPU, and will include monitoring requirements. All impacts will be classified as Class I, Class II, Class III or Class IV, and the significance remaining after mitigation discussion will identify the effectiveness of the mitigation measures and monitoring procedures. This will include a discussion of conditions that may trigger future environmental review, consistent with State CEQA Guidelines Section 15183.

As each impact analysis section is prepared, Rincon will compile source reports and other data for inclusion in the administrative record.

**Alternatives.** Three alternatives, including the required No Project Alternative, will be identified during the course of the study in consultation with County staff. Evaluation of alternatives will be in less detail than that for the proposed CPU, though the analysis will provide decision-makers and the public adequate information to decide among alternatives. For each of the selected alternatives, each environmental issue area will be briefly evaluated in a qualitative manner to determine whether the alternative would have the potential to result in greater, similar, or reduced environmental impacts when compared to the impacts of the proposed project. Where appropriate and feasible, quantitative comparisons will be provided.



The results of the alternatives analysis will be summarized graphically in a comparison matrix. This section will also identify the "environmentally superior alternative." If the No Project Alternative is determined to be environmentally superior, the EIR will identify the environmentally superior alternative among the remaining scenarios.

**Other CEQA-Required Sections.** The EIR will include all other sections required by the State CEQA Guidelines, including growth inducing impacts and irreversible significant effects.

Rincon will provide a digital copy of the Administrative Draft EIR for staff review. Thereafter, key consultant team members will meet with the staff in order to discuss any concerns, modifications, and input to the analysis and proposed mitigation measures. Rincon assumes that all comments will clearly indicate the requested changes. It will be the responsibility of County staff to resolve internal inconsistencies among staff comments.

#### **2.1.4 Publication of Draft EIR**

This task involves the production, editorial work, and communication processes anticipated to publish the Draft EIR for public review and comment following completion of the revisions to the Administrative Draft EIR. We assume that the County will be responsible for circulating the Draft EIR to commenting agencies and interested groups or individuals, as well as filing a Notice of Completion with the State Office of Planning and Research. In addition, we have assumed that the County will give notice to all organizations and individuals who have expressed interest in receiving such notice, and the notice will also be published in a local newspaper. We will provide 30 copies of the Draft EIR, including five hard copies with appendices (in three ring binders), five bound copies with appendices included as a CD, 15 bound copies of the executive summary with CDs of the entire document (for submittal to the State Clearinghouse), five CDs (with graphics and appendices) in "searchable" .pdf format, and one electronic copy in original format (Word). We have also included one digital version of the document in an HTML or other web-friendly format, per the requirement of RFP. In addition, we will provide a disc, including all references used in drafting of the document, for use as part of the administrative record and in case requested by members of the public during the Draft EIR public comment period.

#### **2.1.5 Final EIR**

The final formal stages of the EIR process involve responding to comments, public hearings, and final publication tasks. Through this process, final changes and policy decisions concerning the project are made. Our work effort regarding this task is delineated below.

**Response to Comments/Administrative Final EIR.** We anticipate having a meeting with County staff immediately following the close of the comment period to discuss the comments received, the implications of these and the general approach to responses. After this meeting, Rincon will submit a digital copy of the draft responses for County review, including any added or substantially revised sections of the Draft EIR that may be necessary. This scope of work assumes that no more than 40 hours of professional time will be required to respond to public comments on the Draft EIR, in accordance with the RFP. The final version of the response



to comments will be incorporated into the Final EIR. Rincon will provide three hard copies of the Administrative EIR with appendices as CDs.

**Mitigation Monitoring and Reporting Program.** Rincon will prepare the Mitigation Monitoring and Reporting Program (MMRP) as required by CEQA, which will be incorporated into the Final EIR document. The MMRP will be provided in a format designed for use by planners or code enforcement officers, and will incorporate both monitoring by the County and reporting by future developers within the CPU area, with subsequent report verification by on-site inspection, if necessary. Essentially, this plan will take the form of a detailed table that compiles all of the adopted mitigation measures developed within the body of the EIR, as well as information necessary to monitor compliance with each measure. The program will include:

- *Suggested wording as a condition of approval;*
- *Identification of persons/agencies responsible for monitoring compliance with each condition;*
- *Timing when monitoring must occur;*
- *Frequency of monitoring; and*
- *Criteria to be used to determine compliance with conditions.*

**Publication of the Final EIR.** After County certification of the EIR, Rincon will provide ten copies of the Final EIR, including five hard copies with appendices (in three ring binders), five bound copies with appendices as CDs in envelopes at the back of the document, and one CD in original software format (Microsoft Word and Adobe PDF). In addition, one set of CDs (or other electronic medium acceptable to the County) with the Draft and Final EIR, MMRP, and appendices will be provided. Spreadsheets and GIS layers will also be submitted electronically, per the RFP. Upon certification of the Final EIR and project approval, we understand that the County will be responsible for filing the Notice of Determination for the proposed project.

**CEQA Findings.** Rincon will prepare the CEQA findings for the project. CEQA Guidelines §15091 requires that no public agency approve or carry out a project, for which an EIR has been completed and identifies one or more significant effects, unless the public agency prepares findings for each significant effect. The findings will include information related to whether those significant impacts identified in the EIR will be reduced to below a level of significance by mitigation measures identified in the EIR. CEQA Guidelines §15093 requires that when an agency approves a project that will have a significant adverse environmental effect that is unavoidable, the agency must make a Statement of Overriding Considerations. If a significant and unavoidable impact is identified in the EIR, Rincon will prepare the Statement of Overriding Considerations. Rincon will provide an administrative draft of the CEQA findings to the County for review and comment, and then incorporate County comments into a final document. In accordance with the RFP, a budget of 32 staff hours is assumed for preparation of the CEQA findings.

### **2.1.6 Project Management/Coordination/Meetings and Public Hearings**

The Project Manager will be responsible for coordinating communication and developing a close working relationship with the County project coordinator. This will include participation in monthly conference calls or meetings to discuss the budget, schedule and progress of the



project, as well as the provision of a weekly status update via email outlining tasks completed in the last week, upcoming tasks for the coming week, details regarding any communications about the project, and deliverable information (including timeline). Formal letters will be drafted to document matters such as significant project milestones, changes in the schedule or cost, and other major issues of concern.

Rincon's Project Manager and/or Principal in Charge will attend up to three project meetings in addition to the kickoff meeting with County staff throughout the course of the project. In addition, the Project Manager and/or Principal in Charge will attend up to four public hearings. Attendance would include oral presentations to the hearing body and graphic presentations, if necessary. These hearings can be scheduled and selected at the County's discretion. We would attend additional hearings on a time-and-materials basis, in accordance with our schedule of fees.

## **2.2 TECHNICAL ISSUES**

The technical approach to analyzing each potential environmental issue is described herein. Based on the RFP and our review of the Initial Study prepared for the project, the following environmental issues will be addressed in the EIR.

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- *Aesthetics*
- *Agricultural Resources*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Greenhouse Gas Emissions*
- *Hazards and Hazardous Materials*
- *Hydrology and Water Quality*
- *Land Use*
- *Noise*
- *Public Services*
- *Recreation*
- *Transportation*
- *Water and Wastewater*

County staff prepared the following sections of the EIR: aesthetics, agricultural resources, hydrology and water quality, and recreation. In addition, the land use section will be prepared by the County at a later date. For these sections, Rincon will review and finalize each section, confirming technical information and sources, and reformat for consistency with other sections. Existing figures will be modified only as appropriate to ensure visual consistency with other figures in the EIR. The overall level of effort for each of these sections is anticipated to be between six and twelve staff hours, as shown in the attached cost spreadsheet.

Our approach for the remaining technical sections is outlined below. All sections will utilize the Initial Study prepared for the proposed CPU and other available technical reports to streamline the analytical effort. The overall approach to the analysis will be to utilize existing data,



supplemented where necessary with new information or modeling, to create a programmatic EIR that maximizes the use of performance standards and/or policies to ensure that future development requires minimal or no subsequent environmental review.

### **Air Quality**

The air quality section will be prepared in accordance with the methodologies outlined in the San Luis Obispo Air Pollution Control District (APCD) guidelines. The EIR will include a detailed discussion of the current air quality setting within the local airshed along with local climatic and air pollution data from local air monitoring stations. Emission factor data, when not identified in the APCD guidelines, will be obtained from EPA AP-42, *Compilation of Air Pollutant Emissions Factors*, Third Edition, and any updates published by the EPA. The motor vehicle constituents of concern include ROG, NO<sub>x</sub>, CO, and PM<sub>10</sub>. Significance criteria will be based on APCD thresholds.

Potential long-term emissions associated with the CPU are primarily a result of increased traffic and/or increased vehicle miles traveled. This input data will be carefully coordinated with existing traffic information, the traffic study prepared for the EIR, and APCD staff. The question is an important one, because trip-generation for is subject to varying assumptions regarding localized travel behavior.

Mobile emissions will be quantified using the California Emissions Estimator Model (CalEEMod) software. Vehicle usage factors to be employed in the analysis will be coordinated with the traffic study based upon the increase in trips associated with buildout of the proposed CPU, as determined by the traffic analysis. The analysis will include: the number of vehicle trips, percent cold-hot start, types of trips and average speed, and vehicle miles traveled per day.

Construction emissions will be estimated using estimates of the types of equipment needed for individual construction projects for the worst-case day during construction. Though the APCD has not adopted quantitative daily thresholds for construction emissions, standard measures to minimize construction-related impacts will be incorporated.

As noted in the County-prepared Initial Study, by coordinating land use, housing, and transportation policies with the County's strategic growth initiative, the County will also be accomplishing the land use planning strategies recommended in the Clean Air Plan (CAP). Thus, CAP consistency will not be further analyzed in the EIR. However, cumulative impacts will be addressed based on buildout of the County General Plan and CPU area. Where necessary, the EIR will identify measures required to mitigate air quality impacts identified, such as:

- *General transportation measures;*
- *Dust control measures during construction;*
- *Measures to minimize or avoid stationary source emission impacts;*
- *Measures to minimize odor impacts;*
- *Community Plan design guidelines or standards to promote alternative trip modes;*



- *Measures to minimize engine idling; and*
- *Development of an air impact fee program.*

### **Biological Resources**

The biological resources analysis will review and incorporate the findings of a biological resources assessment being prepared for the CPU under direct contract to the County. In addition, Rincon will review other existing reports and environmental documents, plans, databases, and literature and conduct a reconnaissance-level field survey to ground-truth existing information and document incidental observations of special status plant and animal taxa (species, subspecies, varieties) and terrestrial natural communities known or with potential to occur on the proposed project site. This scope of work also includes coordination with responsible agencies and authors of existing reports, as appropriate.

We understand that the CPU area is mostly urbanized and consists of ruderal or previously disturbed areas that are largely dominated by weedy plants (e.g., vacant lots, road edges). However, willow-cottonwood forest occurs along the Salinas River corridor and non-native annual grasslands with inclusions of coyote brush occur elsewhere in the CPU area. Agricultural fields and vineyards are present beyond the urban boundary. The willow-cottonwood forest (i.e., riparian habitat) may provide potentially suitable nesting habitat for special status birds, including raptors such as the ferruginous hawk (*Buteo regalis*). The ruderal areas and grasslands may provide potentially suitable nesting, foraging, and/or denning habitat for other special status animals, such as the burrowing owl (*Athene cunicularia*), San Joaquin kit fox (*Vulpes macrotis mutica*), and American badger (*Taxidea taxus*). Rincon will provide an analysis of potential impacts to these and other special status animal species and special status plant species as well as potential impacts to tree resources. The biological resources analysis will be prepared to serve as the basis for suitable analysis of potential impacts to such resources pursuant to the CEQA environmental review process. Since Rincon has conducted multiple biological studies in the region, we are intimately familiar with the biological resources occurring in the vicinity of and on the CPU area.

Rincon biologists will conduct the biological resources analysis with the express purpose of: 1) confirming the accuracy of existing data on biological resources; and 2) supplementing the existing data with current biological field observations and impacts analyses. Direct, indirect, and cumulative impacts to biological resources will be analyzed. Potential impacts to, and avoidance, minimization, and mitigation measures for biological resources will be developed.

This scope of work assumes that the peer review of the biological resource evaluation prepared for the project will deem the study to be adequate to address the relationship of the project to identified CEQA significance thresholds with minimal additional analysis.

The biological resources analysis will include the following specific tasks:

- *Assess and describe current baseline conditions and habitat quality and rarity throughout the CPU area, with particular emphasis on identifying endangered, threatened, rare, and other special status species, habitats, and plant communities occurring or potentially occurring within and in close proximity to the proposed project site;*



- *Update sensitive species information based on current California Natural Diversity Database (CNDDDB) occurrence records or other data;*
- *Assess direct and indirect, short- and long-term impacts to existing biological resources from future development, including, but not limited to: loss of habitat, sedimentation from grading and site preparation efforts, and long-term impacts of increased human activity;*
- *Consider impacts to listed species and other regulated resources, if any, and discuss role of other regulatory agencies (e.g. USFWS, CDFW, USACE, etc.);*
- *Assess cumulative impacts to biological resources and the CPU's contribution to those impacts.*
- *Identify feasible mitigation measures, if any, and identify residual impacts; and*
- *Identify and evaluate alternatives that would avoid significant impacts.*

Optional Task A: Biological Resources Assessment and SJKF Habitat Evaluation and SJKF Mitigation Recommendations. As an optional task, Rincon will conduct the biological resources assessment for the CPU, and incorporate results into the CPU. For this work program, we propose to conduct protocol-level botanical surveys, vegetation mapping, and habitat evaluation for the San Joaquin kit fox (*Vulpes macrotis mutica*; SJKF). Other special status animals that have potential to occur in the CPU Area will either be addressed as part of the aforementioned species surveys (e.g., incidental observations of individuals and/or sign thereof) or programmatically based on existing records and data for the area. Rincon will closely coordinate with the County to plan for, conduct, and successfully complete this work program.

Biological Resources Assessment. We propose to conduct a biological resource assessment for the Planning Area based on existing biological data and reconnaissance-level surveys conducted by vehicle along public roads. This assessment will include a literature review, reconnaissance-level driving surveys with intermittent stopping for spot-checks to evaluate current existing conditions, and an assessment of wildlife habitats and potential to support special status species. A vegetation community map will be produced from existing data sources and ground-truthed where public roads provide access. Suitability of existing habitats to support special status species will be assessed and documented.

This task consists of data procurement, literature and database reviews, field survey, and report preparation that will include a summary of our findings upon completion of the botanical resources review and survey efforts.

Our cost for this task assumes up to eight (8) hours for literature review, eight (8) hours each for two biologists to conduct driving surveys, up to thirty-two (32) hours for completion of the report (including QA/QC), and up to six (6) hours for spatial analysis and for completion of the figures/maps.

SJKF Habitat Evaluation and SJKF Mitigation Recommendations. The existing SJKF mitigation program developed by the County in cooperation with the California Department of Fish and Wildlife applies to project sites located within the kit fox habitat area when no kit foxes are present. Standard mitigation ratios for projects that remove habitat were devised as part of the program. Rincon proposes to assess current San Joaquin kit fox habitat in the CPU Area, review current records for SJKF in the region, and provide an updated SJKF mitigation program



for the CPU Area, focused on infill areas, based on the outcome of the habitat evaluation and agency coordination.

To complete this task we would first conduct a SJKF Early Evaluation in accordance with the *U.S. Fish and Wildlife Service San Joaquin Kit Fox Survey Protocol for the Northern Range* (June 1999) for the CPU area. A study area comprised of infill areas within the CPU Area will be defined.

Rincon will conduct a literature review of aerial imagery of the study area and surrounding region, and a query of the CNDDDB. We will also contact the USFWS and CDFW for recent SJKF sightings not entered into the CNDDDB. Sightings within a 10-mile radius of the Planning Area will be compiled and depicted on aerial imagery or a topographic base map. Data from the biological resources assessment and a reconnaissance-level driving survey would be evaluated for information on vegetation types, prey base, and suitable den sites.

An Early Evaluation Report suitable for submission to the USFWS and CDFW will be prepared. The report will document the results of the literature review and reconnaissance level survey and will include the following components as outlined in the USFWS protocol (June 1999) for an Early Evaluation:

- *A brief description of the CPU Area and infill study area, and a map;*
- *A map of SJKF sightings within a 10-mile radius;*
- *A description of the vegetation communities found in the CPU infill study area;*
- *A description of connectivity between the study area and other areas within a 10-mile radius which may support SJKF;*
- *A discussion of the suitability of the CPU infill study area to provide habitat for SJKF;*
- *An analysis of project and cumulative effects on SJKF, if any; and*
- *Recommendations for avoidance and minimization measures to mitigate potential impacts to SJKF.*

In addition to the standard components of the Early Evaluation Report, Rincon will also evaluate the existing habitat mitigation program and habitat evaluation protocol currently in use within the CPU Area. The existing habitat mitigation ratio map will also be evaluated and updated with consideration for parcel size, suitability, and connectivity to potential SJKF habitat. Infill parcels will be considered for reduced mitigation ratios or potentially no mitigation requirement. Based on this analysis, revised mitigation under the County agreement with CDFW will be recommended. We will submit draft and final reports in .pdf format to the agencies for review and discussion.

This subtask includes engaging the USFWS Ventura Fish and Wildlife Office staff to encourage a quick review of the Early Evaluation and address questions or comments they may have. Revised mitigation ratios will be discussed with CDFW. Recommendations from the agencies will be incorporated into final mitigation measures for SJKF.

An updated SJKF mitigation program will be developed for the CPU Area based on findings of the Early Evaluation Report and agency coordination. An accompanying map identifying updated SJKF mitigation ratios under the County program will be provided.



Our cost for this task assumes up to six (6) hours for literature review, up to eight (8) hours for analysis of existing mitigation ratios, up to forty (40) hours for completion of the report (including QA/QC), and up to twenty four (24) hours for agency coordination. An additional eight (8) hours each for two biologists to conduct driving surveys to field truth mitigation ratio recommendations and surveys is included. Our cost also assumes up to twenty (20) hours for spatial analysis and for completion of the figures/maps.

### **Cultural Resources**

The EIR will evaluate the potential to unearth archaeological or paleontological resources or human remains within the Planning Area, including within areas proposed for expansion of the URL. This scope of work assumes that the evaluation will be based on a cultural resource evaluation being prepared for the CPU under direct contract with the County. The EIR cultural resources section will include a description of the cultural resources setting, methodologies used in the analysis, an assessment of any cultural resources identified, and a discussion of mitigation measures needed to fully mitigate the impacts of the proposed project. This scope of work assumes that the peer review of the cultural resource evaluation prepared for the project will deem the study to be adequate to address the relationship of the project to identified CEQA significance thresholds with minimal additional analysis. Rincon understands that the County will conduct an in-house cultural resources records search that will provide the basis for the archaeological analysis.

Rincon's paleontologist David Daitch, PhD, will examine the issue of paleontological resources. The analysis will assess the existing setting information that has been provided, and qualitatively determine the likelihood of encountering resources within the study area as a result of development. Programmatic mitigation measures will be proposed as appropriate.

Specifically, this section will include:

- *Incorporation of the results of the cultural resource evaluation;*
- *Analysis of the impacts of the CPU and identification of mitigation measures as necessary;*
- *Assessment of the cumulative impacts to cultural resources and discuss the CPU's contributions to those impacts; and*
- *Assessment of any residual impact levels.*

Optional Task B: Cultural Resources Sensitivity Analysis and Mitigation Program. As an optional task, the Rincon team will conduct background research regarding archaeological and historical resources in the CPU study area, identify resource sensitivity area, and identify mitigation programs to address potential resource impacts.

Archaeological Resources Sensitivity Analysis. Rincon will coordinate with County staff to describe archaeological resources records in the CPU study area, and identify archaeological resources sensitivity area. The sensitivity analysis will be based on maps and records maintained by the County. The analysis will use known archaeological resources locations, areas previously studied, and geomorphological data to identify areas of sensitivity. Rincon will



prepare guidance policies and a map illustrating the areas of high archaeological sensitivity. Mitigation policies will be tailored to identified sensitivity areas.

Historic Built Environment Resources Analysis. Rincon subconsultant San Buenaventura Research Associates (SBRA) will develop a historic context, conduct a historic resources reconnaissance survey to identify potentially significant resources, and define a mitigation program for the impacts of future development in the Planning Area.

SBRA will prepare a brief historic context for the San Miguel community. The context will identify the historic periods of development of the community, developmental themes within these periods, and potentially significant property types that may be associated with the themes and periods.

Potentially historic properties within the Planning Area will be identified by age using Sanborn maps, assessor records, and other available resources, and field verified with a windshield survey. A preliminary determination of integrity will be made for properties of sufficient age to be potentially eligible.

The product of the context and survey will be guidance policies and a map illustrating the locations of potentially historic properties, including areas of sensitivity associated with Mission San Miguel. The study will include consultation with one or more experts and/or literature sources on the California missions.

This scope of work assumes that the County will make available assessor parcel data in spreadsheet form including APN, situs address, and dates of construction fields.

### **Greenhouse Gas Emissions**

The EIR will evaluate impacts related to greenhouse gases (GHGs) and climate change. This analysis will consider the proposed CPU's potential contribution to cumulative impacts related to climate change. The study will include an overview of the types and sources of GHGs, and the potential environmental effects of GHGs and climate change. An overview of the current regulatory framework regarding GHGs/climate change, including Assembly Bill (AB) 32, Senate Bill (SB) 97, and SB 375, as well as adopted amendments to the State CEQA Guidelines, will also be described.

The analysis will quantify carbon dioxide equivalent (CDE) units associated with future construction and operation. Emission factors and methodologies from the Local Government Operations Protocol (LGOP) for the Quantification and Reporting of Greenhouse Gas Emissions Inventories (June 2010) will be used to calculate GHG emissions from the proposed CPU. These emission factors will be applied through the use of CalEEMod, which was developed by air districts throughout the state and is designed as a uniform platform for government agencies, land use planners and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with project construction and operation. CalEEMod quantifies direct emissions from construction and operation (including vehicle use), as well as indirect emissions, such as GHG emissions from energy production, solid waste handling, vegetation planting



and/or removal, and water conveyance. Further, the model calculates the benefits from implementing mitigation measures, including GHG mitigation measures developed and approved by the California Air Pollution Control Officers Association (CAPCOA).

The County of San Luis Obispo has not yet adopted GHG emissions thresholds for use in CEQA documents. In March 2012, the SLOAPCD adopted GHG thresholds in order to achieve goals outlined in the County's EnergyWise Plan. The adopted GHG significance thresholds include one qualitative threshold and two quantitative thresholds options for evaluation of operational GHG emissions. The qualitative threshold option is based on a consistency analysis in comparison to a Qualified Greenhouse Gas Reduction Strategy, or equitably similar adopted policies, ordinances and programs. If the project complies with the County's EnergyWise Plan, then project impacts would be considered less than significant. However, due to the anticipated growth envisioned in the CPU, the plan may not be consistent with the EnergyWise Plan; therefore, SLOAPCD's quantitative thresholds may be applied. The two quantitative threshold options include: 1) a "bright-line" threshold of 1,150 metric tons CO<sub>2</sub>E /year; and 2) an "efficiency" threshold of 4.9 metric tons CO<sub>2</sub>E /year per "service population" defined as residents plus employees. An additional GHG significance threshold of 10,000 MT CO<sub>2</sub>E /year has been adopted for industrial stationary sources. The efficiency threshold is specifically intended to avoid penalizing large-scale plans or projects that incorporate emissions-reducing features and/or that are located in a manner that results in relatively low vehicle miles traveled. If the CPU is determined to not be consistent with the County's EnergyWise Plan, Rincon will compare the project's quantified GHG emissions to the SLOAPCD efficiency threshold.

Specifically, the GHG emissions section will include the following:

- *Description of the applicable GHG emissions/climate change regulatory framework, including all applicable federal, state, and local regulations and standards;*
- *Description of the methodology and significance thresholds, which will detail the criteria for determining a project's contribution to cumulative greenhouse gas emissions/climate change impacts;*
- *Incorporation of CalEEMod emissions calculations for stationary and construction GHG emissions;*
- *Determination of the significance level of project generated GHG emission contributions to cumulative GHG emissions/climate change using appropriate thresholds;*
- *Identification of any necessary or recommended mitigation measures; and*
- *Assessment of residual GHG emissions impacts.*

### **Hazards and Hazardous Materials**

The EIR will discuss impacts related to hazardous materials, including those associated with railroad operations and the storage of hazardous materials. Rincon will confirm the list of hazardous waste facilities cited in the County-prepared Initial Study by referencing the following databases:

- *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database*
- *Geotracker search for leaking underground fuel tanks*



- *Department of Toxic Substances Control's Envirostor database*
- *State Water Resources Control Board (SWRCB) solid waste disposal sites, active Cease and Desist Orders (CDOs), and Cleanup and Abatement Orders (CAOs)*
- *Other databases as appropriate*

Potential conflicts with operations on nearby Camp Roberts will be discussed, utilizing the recently-completed Joint Land Use Study, for which Rincon prepared environmental analysis. In addition, because the community of San Miguel is in a "high" fire severity area, impacts associated with wildland fire hazards will be discussed.

This section will also involve identification of applicable local, State and Federal codes and regulations that are in place to manage these hazards. Specifically our work scope includes the following:

- *Contact with local agencies to identify potential public safety hazards in the study area;*
- *Identify potential project specific and cumulative public safety impacts associated with the proposed Community Plan Update; and*
- *Develop mitigation measures needed to avoid or minimize public safety impacts.*

### **Noise**

The noise section of the EIR will adhere to the County of San Luis Obispo noise thresholds as the primary criteria to determine the significance of impacts to sensitive receptors. The evaluation, however, will be at a program level, and will not include extensive site-specific noise modeling. It will, however, identify areas that are near, or could be affected by, major noise generating roadways. For such areas, the analysis will be evaluated whether such areas of development could be exposed to significant noise levels and include program level mitigation as appropriate.

Rincon will examine existing noise sources in the CPU area and will conduct ambient noise measurements in the field to characterize the existing noise conditions in the vicinity of the project site. The measurements will be taken using an ANSI Type II sound level meter. Up to five 20-minute daytime measurements will be taken. The existing regulatory setting will be described, including federal, state, and local noise requirements. The criteria used to determine the significance of any impacts will be from the County of San Luis Obispo General Plan Noise Element. The Noise section of the EIR will be prepared in accordance with the Guidelines for Noise Study Reports as Part of Environmental Impact Reports issued by the California Department of Health Services, Office of Noise Control.

Operational noise would include the addition of traffic to area roadways. In addition, future development within the community would place new sensitive receptors in proximity to existing noise sources, including US Highway 101, the Union Pacific Railroad, and the Camp Roberts Military Installation. Because of these sources, virtually all development in San Miguel will be located in areas where noise levels exceed Noise Element thresholds. Rincon will estimate existing and future traffic noise levels along US Highway 101, Mission Street, River Road, 14<sup>th</sup> Street, and Cemetery Road based upon data from the traffic impact analysis prepared for the CPU by Wood Rodgers (December 2013). Traffic noise will be forecast using the Federal Highway Administration Traffic Noise Model® (TNM version 2.5). Traffic generated by future



development in accordance with the CPU will be added to the current traffic volumes and the incremental noise level increases will be calculated. Railway noise will be assessed using the U.S. Department of Housing and Urban Development (HUD) Site DNL Calculator. Noise exposure from these sources will be assessed in terms of Community Noise Exposure Levels (CNEL). Mitigation requirements will be identified for noise impacted areas, including a noise mitigation program containing a suite of indoor and outdoor noise attenuation measures which can be incorporated into any project to bring ambient noise levels down to acceptable levels.

### **Public Services**

The proposed CPU would generate additional population, and extend the response areas for local law enforcement and fire protection agencies. The additional population would also affect local schools and libraries. For these reasons, the EIR will evaluate the potential impact on the provision of these public services. The Initial Study prepared for the CPU identified solid waste as a less than significant impact; this section will verify this conclusion by evaluating solid waste management systems that are available in the study area as well as future development's effects on such systems. This section will examine both direct and indirect impacts from the CPU as well as those effects anticipated to result from cumulative buildout in the study area.

Water, wastewater services, and recreation will be discussed in separate sections of the EIR. Rincon's scope for preparing the water and wastewater section is discussed under *Water and Wastewater*, below. As noted previously, the County already drafted a recreation section. Thus, Rincon's work effort will consist of review and finalization of each section, confirmation of technical information and sources, and reformatting for consistency with other sections.

This section will involve contact with local service providers and quantification of existing and projected services levels. Fire protection officials will be contacted to evaluate site design requirements, emergency response times, adequacy of emergency services, fire flow, road width/grade, ingress/egress requirements, and other issues that may have an adverse effect on fire protection capabilities. Where necessary, mitigation measures will be developed for all identified impacts. Law enforcement officials will similarly be contacted to identify any special requirements associated expanding service into the Community Plan area.

The introduction of new residential uses in the area will generate additional school-aged children and has the potential to adversely affect local schools. The San Miguel Joint Union School District and other school districts that serve the San Miguel community will be contacted regarding potential impacts to school capacity and traffic safety impacts.

Secondary effects associated with the potential extension of new utility lines or construction of new facilities will be examined. Where possible, the significance of these effects will be identified and mitigation measures developed to avoid or minimize environmental effects.

Generation and demand factors will be developed and verified through contact with affected service agencies. The analysis will provide quantification of existing and projected demands as well as a comparison of these demands to the service capabilities. Where service deficiencies are



identified, mitigation programs will be developed to avoid or minimize potentially adverse impacts.

This section will not quantify fiscal effects of the CPU on public services, unless such analysis is available from affected service agencies. The mitigation discussions will describe existing fee programs that are in place to offset public services impacts. The impact analysis will examine both project specific and cumulative project impacts.

### **Transportation/Circulation**

Wood Rodgers prepared a transportation impact study for the CPU in December 2013. The study concludes that the Mission Street/14<sup>th</sup> Street/River Road intersection would operate at unacceptable levels of service (LOS) under Cumulative (Year 2035) Base plus Project conditions. Mitigation would include construction of a westbound left-turn storage lane (interim improvement) and signalization (long-term improvement). The traffic study also concluded that the California MUTCD traffic signal Peak Hour Warrant 3 (rural areas) would be met at the Mission Street/10<sup>th</sup> Street intersection under Cumulative (Year 2035) Base plus Project conditions. However, the CPU's contribution to this impact is determined to be less than significant because this intersection is projected to operate at acceptable condition during the weekday AM and PM peak hour (LOS D or better). All study roadway and freeway segments are projected to operate at LOS C or better conditions, and the CPU would generally result in less than significant impacts to public transit and pedestrian and bicycle modes of travel. The transportation impact study will be reviewed and incorporated in the EIR. The EIR will also evaluate short-term construction-related traffic impacts, and potential impacts on public and alternative transportation.

This scope of work assumes that the peer review of the traffic study prepared for the project will deem the study to be adequate to address the relationship of the project to identified CEQA significance thresholds with minimal additional analysis.

Specifically, this section will include the following:

- *Independent evaluation and explanation of the results of the traffic study;*
- *Assessment of cumulative and buildout impacts to transportation/circulation (intersection and segment analysis) and identification of the CPU's contribution to those impacts;*
- *Identification of mitigation measures to reduce impacts to less than significant levels, if applicable; and*
- *Assessment of residual impacts of the CPU after mitigation.*

### **Water and Wastewater**

A water study was prepared for the CPU by Fugro Consultants, Inc. in April 2013 and a wastewater study will be prepared for the CPU under a separate contract to the County. Both studies will be reviewed and incorporated into the EIR. This section of the EIR will address water demand and water availability, water quality, stormwater drainage, and wastewater infrastructure.



As with many large development projects within rural areas of California, water supply issues associated with the CPU are of particular concern and involve considerable complexity and debate. The community of San Miguel is served exclusively by wells in the Paso Robles Groundwater Basin, and has no access to a supplemental water source. Future development accommodated by the CPU will increase demand on groundwater, which is a potentially significant impact given that the basin is at a level of severity III (water demand equals the available resource). To thoroughly address this issue, the EIR will utilize the water study prepared for the project, as well as other available information sources [including, but not limited to: Resource Capacity Study (County of San Luis Obispo, January 2011); Water Study for the Community of San Miguel (Fugro, March 2013); and Paso Robles Groundwater Basin Water Balance Review and Update (Fugro, March 2010)].

On- and off-site drainage and stormwater flow characteristics will be reviewed and existing and projected system deficiencies identified. This will include a review of a drainage study prepared for the community by the San Luis Obispo County Public Works Department in 2003. The EIR will examine whether additional runoff generated from future development will adversely impact existing stormwater control systems. In addition, if impacts are identified, measures needed to reduce peak flows will be identified.

Water quality will be addressed in the EIR qualitatively. Existing ordinances to protect surface water quality will be summarized, and mitigation incorporating Low Impact Development measures into the community's drainage plan will be applied. The potential for groundwater extraction to increase contaminant levels in the community's drinking water supply will also be discussed. This section will include a discussion of both the National Pollution Discharge Elimination System (NPDES) general construction permit and the County's Grading Ordinance and their applicability to the proposed project. If water quality impacts are identified, mitigation measures will be identified to reduce or avoid such impacts.

Future development anticipated under the CPU will increase the service population of the San Miguel Community Services District and the Machado Wastewater Treatment Plant. In addition, the CPU will expand of the URL, which will necessitate extension of sewer lines, including across the River Road Bridge. Rincon will incorporate findings of a forthcoming wastewater study prepared for the CPU to address these issues in the EIR.

This scope of work assumes that the peer review of the water and wastewater studies prepared for the project will deem the study to be adequate to address the relationship of the project to identified CEQA significance thresholds with minimal additional analysis.

### **Effects Found not to be Significant**

Based on the analysis contained in the Initial Study, Rincon will summarize impacts found not to be significant. This will include geology and soils, population/housing, and specific threshold categories in other issue areas (including aesthetically incompatible views, night lighting and glare, conflicts with existing zoning for agricultural use, creating objectionable odors, Clean Air Plan consistency, transport or disposal of hazardous materials/risk of upset,



interfering with an adopted emergency response or evacuation plans, solid waste impacts, creating unsafe conditions on public roadways, emergency access, conflicts with a congestion management program, change in air traffic programs, and conflicts with habitat conservation or other agency environmental plans).

## **2.3 ORGANIZATION AND STAFFING**

As outlined in Section 1.2, our core management team consists of Richard Daulton and Megan Jones, with Megan serving as the main point of contact for County staff on all aspects of the project. They will serve as the key personnel for preparation of San Miguel Community Plan Update EIR. Richard and Megan bring experience working together on preparing programmatic CEQA documentation and will apply this experience to work seamlessly to coordinate project efforts and senior oversight during development of the EIR. To support our core management team, we have identified a team of technical specialists who bring specialized expertise and relevant experience with the CEQA process and are available on an as needed basis. See Section 1.2 for brief biographical overviews of our core management team and the qualification of our technical support team. Detailed resumes for all staff are included in the appendix.

Our approach to ensuring that appropriate and experienced staff is available and focused on the project tasks includes selecting a team with the depth, expertise, and availability that we anticipate will be required for this project, and applying a task management system that facilitates the coordination and efficient implementation of complex projects. Our workload forecasting procedures will allow our project manager, Megan Jones, to know immediately the availability of individual staff to coordinate their support of a particular aspect of the project.

Rincon Consultants has proven project management and quality control systems in place to ensure we consistently provide quality deliverables and services within the schedule and budget as demonstrated by our excellent track record of delivery projects on time and within budget.

## **2.4 COUNTY STAFFING REQUIREMENTS**

Rincon understands the need to effectively become an extension of County staff for a specific project. Our management team, including our Principal-in-Charge Richard Daulton and Project Manager Megan Jones, has a history of working closely with clients to assure that expectations are met or exceeded. The fact that we offer direct involvement of principals and senior management staff in the firm ensures a high level of professionalism in achieving County objectives.

Because County staff has already prepared an Initial Study and several EIR sections, we believe completion of this EIR will benefit from a closely collaborative process. Rincon welcomes and encourages this type of working relationship as it will be the best and most efficient way of supplementing our own local knowledge and insight with County staff's intimate knowledge of ongoing community issues and local concerns. For example, the planned monthly meetings to discuss the budget, schedule and progress of the project, could be leveraged as an opportunity



to conduct round table discussions of technical issues, such as the development of alternatives, project objectives and analysis methods. Participants in these discussions could include the County project manager or a wider selection of staff. Other collaborative approaches will be developed as the project progresses in response to the needs of specific issues as they arise.

## 2.5 SCHEDULE

Rincon proposes to adhere to a schedule that allows the Draft EIR to be circulated within about 24 weeks of the kickoff meeting, and the EIR process to be concluded within approximately 12 months.

**Kickoff Meeting:** Rincon will arrange and manage a project kickoff meeting within one week of the notice of contract award. This meeting will likely include County staff, Rincon's Principal-in-Charge and Project Manager, and preparers of key technical reports as determined appropriate by the County.

**Project Description and EIR Outline:** Within two weeks of the kickoff meeting, Rincon will submit the revised and formatted project description and EIR outline for staff review. Rincon assumes a one-week review period by the County, and one week to allow for Rincon's final revisions. Thus, we assume that the project description will be approved by the County four weeks after the kickoff meeting.

**Administrative Draft EIR:** The Administrative Draft EIR will be completed within eight weeks of County approval of the project description and EIR outline, assuming that forthcoming technical reports (for biological resources, cultural resources, and wastewater) have been provided to allow us to complete our analysis in a timely fashion. This schedule assumes delivery of the ADEIR about 12 weeks after the kickoff meeting. If the optional tasks of the additional Biological Resources Assessment and SJKF Habitat Evaluation and SJKF Mitigation Recommendations (including coordination with regulatory agencies) and Historic Built Environment Resources Analysis are authorized, we will complete the Administrative Draft IER within 16 weeks of County approval of the project description. However, it should be noted that the timing of this task may depend upon the timeframe for agency review of the kit fox mitigation program.

**Draft EIR:** Assuming that the County will deliver comments on the Administrative Draft EIR and the County-prepared EIR land use section within eight weeks, Rincon will produce the Draft EIR within four weeks of receipt of staff comments. This schedule also assumes that County comments are coordinated into a single consistent set of comments and that no new substantial analysis will be needed as a result. This schedule would allow for publication and initiation of public review approximately 24 weeks after the kickoff meeting. Please note that additional time may be needed if the County staff needs more than eight weeks to review the ADEIR and complete the land use section.

**Response to Comments/Administrative Final EIR:** Within four weeks of the close of the Draft EIR circulation period and receipt of all written and oral comments, Rincon will deliver a Draft Response to Comments report. Together with any changes that might be required to the



Draft EIR, this will constitute the Administrative Final EIR for County staff review. This milestone is expected to be reached 34 weeks after the kickoff meeting, assuming a 45-day public review period for the Draft EIR.

**Final EIR:** Within three weeks of receipt of County comments on the Response to Comments/ Administrative Final EIR, Rincon will deliver the Final EIR. Assuming an eight week review period for the County, the Final EIR would be delivered 45 weeks, or about 11 months, after the kickoff meeting.

Adhering to this schedule, the EIR will be prepared, reviewed by the public and decision-makers, and could be certified within about 12 months. The ability to meet this schedule depends on the level of public comment, the number of public hearings needed, timely receipt of technical information, and staff's direction on addressing unanticipated issues that may arise during the process.

### 3.0 COST SUMMARY

#### 3.1 COST OVERVIEW

Rincon Consultants will prepare the San Miguel Community Plan EIR for the County of San Luis Obispo, in accordance with our proposed scope of services, for an estimated base fee of **\$72,885**. The table found at the end of this proposal provides a breakdown of costs by major work item. The optional task to prepare a Biological Resources Assessment and SJKF Habitat Evaluation and SJKF Mitigation Recommendations can be completed for a fee of \$20,458, and the optional task to prepare a Cultural Resources Sensitivity Analysis and Mitigation Program can be completed for a fee of \$12,239. If these optional tasks are selected the total fee for preparation of the EIR would be \$105,583.

All aspects of this proposed scope of services and associated costs are fully negotiable to meet the needs of the County of San Luis Obispo. Additional work not included within our proposed work program will be completed only upon written County authorization on a time-and-materials basis in accordance with our standard fee schedule, included as an appendix to this proposal.

#### 3.2 STAFF BILLING RATES

Our assigned key staff's roles and billing categories are provided in the table below. These categories coincide with our cost estimate table.

<b>Staff</b>	<b>Project Role</b>	<b>Billing Category</b>
Richard Daulton	Principal in Charge	Principal I (\$190/hour)
Megan Jones	Project Manager	Senior Staff II (\$140/hour)
Chris Bersbach	Analyst	Senior Staff I (\$125/hour) Professional Staff IV(\$110/hour)



<b>Staff</b>	<b>Project Role</b>	<b>Billing Category</b>
Shauna Callery	Analyst	Senior Staff I (\$125/hour)
Sarah Richman	Analyst	Professional Staff II (\$90/hour)
Colby Boggs	Biological Resources QA/QC	Principal I (\$190/hour)
Walt Hamann	Hydrology and Hazards QA/QC	Principal II (\$210/hour)

### 3.3 INSURANCE

Rincon Consultants currently maintains the following insurance coverage and limits.

#### Types of Coverage

- Workers' Compensation: QBE Insurance Corporation
- Commercial General and Professional Liability: American Safety Indemnity Company
- Automobile Liability: Golden Eagle Insurance; American Safety Indemnity Company

#### Policy Limits

- Workers Comp limit: \$1,000,000 per occurrence
- GL and PL limits: \$4,000,000 General aggregate, \$3,000,000 personal & adv injury per occurrence. Medical Expenses (any one person) \$10,000. Umbrella Liability: \$5,000,000 aggregate/ea. occurrence
- Automobile Liability: covers scheduled autos, hired autos and non-owned autos. Combined single limit (ea accident) \$1,000,000. Covers hired autos and non-owned autos. Combined single limit (ea accident) \$1,000,000.

### 3.4 INDEMNIFICATION

Rincon Consultants has reviewed the indemnification clause in the RFP and accepts all terms and conditions presented within.





Proposal to Prepare  
**San Miguel Community Plan Environmental Impact Report**

**County of San Luis Obispo**  
**San Miguel Community Plan Update EIR**

Cost Estimate

Revised 1-15-15

Tasks (Base Fee)	Cost	Rincon Labor Hours	Rincon Consultants						
			Principal II \$210/hour	Principal I \$190/hr	Sr. Staff II \$140/hour	Sr. Staff I \$125/hour	Prof. Staff II \$95/hour	GIS/CADD II \$95/hour	Clerical/Admin II \$70/hour
<b>1. Project Initiation</b>									
1.1 Kickoff Meeting and Data Collection/Verification	\$1,550	11		3	6				2
<b>2. Administrative Draft EIR</b>	\$0	0							
2.1 Project Description and EIR Outline	\$1,390	12		1	4		2	4	1
2.2 Administrative Draft EIR Analysis	\$0	0							
2.2.1 Executive Summary	\$920	8		1	2		4		1
2.2.2 Introduction and Environmental Setting	\$1,040	9		1	2		6		
2.2.3 Environmental Impacts and Mitigation Measures	\$0	0							
Aesthetics	\$1,105	10		1		2	4	3	
Agricultural Resources	\$980	8		1	2	2		2	1
Air Quality	\$2,680	24		2	2	4	16		
Biological Resources	\$3,260	31		2	2	2	20	4	1
Cultural Resources	\$3,030	28		2	4		20	2	
Greenhouse Gas Emissions	\$2,300	20		2	2	4	12		0
Hazards and Hazardous Materials	\$2,290	21	1		4		16		
Hydrology and Water Quality	\$1,320	11	1	1	2		4	2	1
Land Use	\$640	5			1	4			
Noise	\$2,310	23			2	2	16	2	1
Public Services	\$2,210	21		1		4	16		
Recreation	\$685	7			1		3		1
Transportation/Circulation	\$2,270	20		2	4		6	8	
Water and Wastewater	\$5,120	43	2	4	6	6	24		1
Growth Inducing	\$1,540	12		2	2	4	4		
2.3.4 Alternatives (3)	\$4,445	40	1	3	2	6	24	3	1
2.3.5 Significant and Irreversible Impacts	\$495	5			1		3		1
2.3.6 References (including copies for Administrative Record)	\$1,180	12			2		8		2
<b>3. Draft EIR Preparation and Publication</b>	\$3,920	35	1	4	4	4	12	2	8
<b>4. Final EIR Preparation</b>	\$0	0							
4.1 Response to Comments/Administrative Final SEIR	\$4,715	40	1	2	8	10	15	2	2
4.2 Publication of the Final EIR	\$1,220	11		1	4		2		4
<b>5. Project Management/Coordination</b>	\$3,620	26		8	12				6
Subtotal Labor (Base Fee):	\$56,235	578	7	58	128	128	251	36	36
<b>Additional Costs (Base Fee)</b>									
Supplies and Miscellaneous Expenses	\$2,635								
General & Administrative	\$395								
Subtotal Additional Costs (Base Fee):	\$3,030								
<b>TOTAL LABOR + ADDITIONAL COSTS (Base Fee)</b>	<b>\$59,265</b>								

Tasks (Time and Materials)	Cost	Rincon Labor Hours	Rincon Consultants						
			Principal II \$210/hour	Principal I \$190/hr	Sr. Staff II \$140/hour	Sr. Staff I \$125/hour	Prof. Staff II \$95/hour	GIS/CADD II \$95/hour	Clerical/Admin II \$70/hour
<b>6. Mitigation Monitoring and Reporting Program</b>	\$710	7			1		6		
<b>7. CEQA Findings</b>	\$4,100	32		2	14	8	8		
<b>8. Meetings (3)</b>	\$3,000	20		4	16				
<b>9. Hearings (4)</b>	\$3,900	26		8	16				2
Subtotal Labor (Time and Materials):	\$11,710	85	0	14	47	8	14	0	2
<b>Additional Costs (Time and Materials)</b>									
Reproduction									
4 copies of Project Description and EIR Outline	\$25								
30 copies of Draft EIR	\$940								
3 copies of Administrative Final EIR	\$165								
10 copies of Final EIR (including MMRP)	\$705								
CDs containing Word EIR documents and GIS data	\$75								
Subtotal Additional Costs (Time and Materials):	\$1,910								
<b>TOTAL LABOR + ADDITIONAL COSTS (Time and Materials)</b>	<b>\$13,620</b>								
<b>TOTAL (BASE FEE + TIME AND MATERIALS FEE)</b>	<b>\$72,885</b>								

Optional Tasks	Cost	Rincon Labor Hours	Rincon Consultants						
			Principal II \$210/hour	Principal I \$190/hr	Sr. Staff II \$140/hour	Sr. Staff I \$125/hour	Prof. Staff II \$95/hour	GIS/CADD II \$95/hour	Clerical/Admin II \$70/hour
<b>A. Biological Resources Assessment and SJKF Habitat Evaluation and Mitigation</b>	\$19,610	180		8		60	84	26	2
Field Expenses:									
Vehicle (assumes 2 days @ \$85/day [2WD])	\$170								
General Bio. Field Equipment (assumes 2 day @ \$45/day)	\$90								
General & Admin.	\$588								
Subtotal	\$20,458								
<b>B. Cultural Resources Sensitivity Analysis and Mitigation Program</b>	\$1,810	15		1	3	6		4	1
Archaeological Resources Sensitivity Analysis	\$7,750	0							
Historic Built Environment Resources Analysis (Subconsultant: SBRA)	\$1,420	12		1	2	4		4	1
Incorporation of Historic Analysis into EIR Cultural Resources Section	\$1,259								
General & Admin.	\$12,239								
Subtotal	\$12,239								
Additional Meetings/Hearings	\$1,200/ea								

