



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

TO: Board of Supervisors

DATE: August 9, 2016

FROM: Paul Thompson
Interim Agency Director

A handwritten signature in black ink, appearing to be "PT", written over the name Paul Thompson.

BY: Gregg McKenzie
PCCP Administrator

SUBJECT: Contract Amendments for the Placer County Conservation Plan

ACTION REQUESTED

1. Approve a seventh amendment to the contract with ICF Jones & Stokes, Inc. for support in revising the Administrative Draft and preparing a Public Review Draft of the Placer County Conservation Plan and EIR/EIS, for \$224,978.00 increasing the total to \$960,757.00.
2. Approve an eighth amendment to the contract with Salix Consulting, Inc. for continued support in the preparation of the Placer County Conservation Plan, including additional sub-consultant services in support of finalizing the Draft County Aquatic Resources Program, Draft Placer County Conservation Plan, and EIR/EIS, for \$178,050.00 increasing the total to \$612,991.68.
3. Approve an ninth amendment to the contract with Hausrath Economics Group for continued support in finalizing, submitting, and responding to comments for the Cost and Funding sections of the Administrative and Public Review Drafts of the Placer County Conservation Plan and EIR/EIS, for \$90,000.00 increasing the total to \$1,078,362.30.
4. Approve a fourteenth Amendment to the contract with MIG/TRA Environmental Sciences for support in finalizing, submitting, and responding to comments for the Administrative and Public Review Drafts of the Placer County Conservation Plan and EIR/EIS, for \$200,000.00 increasing the total to \$2,238,855.00

BACKGROUND

Placer County Conservation Plan

The Community Development Resource Agency is continuing with the preparation of the Placer County Conservation Plan (PCCP), including the County Aquatic Resources Program (CARP), and the continued conservation strategy negotiations with the Wildlife Agencies. The PCCP work program is presently focusing on finalizing the 2016 Agency amendments to the draft policy document and working on the combined Environmental Impact Report / Environmental Impact Statement (EIR/EIS). The County and consultants are continuing work on the draft PCCP and CARP document to incorporate comments from the Wildlife Agencies (California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (FWS), National Marine Fisheries Service (NMFS), and Regulatory Agencies (U.S. Army Corps of Engineers and U.S. Environmental Protection Agency). In addition, the consultants will be assisting the County in the preparation of a Public Review Draft PCCP and reviewing and ensuring consistency between the policy documents and the draft EIR/EIS. An administrative draft EIR/EIS is anticipated to be complete in fall 2016.

The PCCP work program is currently focusing on finalizing agency amendments to the draft PCCP policy document and preparation of a public review draft. In addition, there are other tasks such as response to comments on the recently released agency review draft CARP policy document, the development of the

in-lieu fee program, and habitat management plans being completed which will advance the overall PCCP work schedule. To accomplish revisions to the PCCP planning document and the additional work program tasks, staff is requesting an amendment to the contracts with ICF Jones and Stokes, Salix Consulting, Hausrath Economics Group, and MIG/TRA Environmental Sciences. Descriptions of the requested amendments are discussed below.

ICF Jones & Stokes Inc.

ICF Jones & Stokes (ICF) has been under contract with Placer County since May 2004. One contract is for the preparation of an EIR/EIS, and a second contract is for the purpose of assisting in the preparation of the PCCP Conservation Strategy and editing, submitting, and responding to comments for the Administrative Agency Review draft. To continue its work on the PCCP, a contract amendment to ICF's second contract of \$224,978.00 is required to fund tasks that will continue to support Placer County in the PCCP process. This additional work will focus on finalizing various chapters of the conservation strategy, editing and submitting the final administrative Draft, preparing a Public Review Draft, and responding to agency and stakeholder comments. In addition, ICF will provide strategic guidance and presentations at public meetings on the draft EIR/EIS. A complete description of the Scope of Work associated with the proposed contract amendment is provided in Attachment 1.

Salix Consulting Inc.

Salix Consulting Inc. is currently under contract with Placer County to prepare portions of the PCCP conservation strategy, negotiate a Programmatic Section 106 Agreement and Cultural Resources Management Plan for the PCCP Plan Area, and to prepare the final County Aquatic Resources Program (CARP). This additional work in the amount of \$178,050 includes tasks for Salix and its sub-consultants in preparing and finalizing the Draft PCCP, habitat management plans, the draft EIR/EIS, finalizing the CARP, code amendments in cooperation with outside legal counsel, and continued overall strategy and meeting support. A complete description of the Scope of Work associated with the proposed contract amendment is provided in Attachment 2.

Hausrath Economics Group

Hausrath Economics Group is currently under contract with Placer County for preparation of the PCCP economic and growth models, the Cost and Funding Chapter of the policy document, and responding to agency and stakeholder comments. This additional work in the amount of \$90,000 includes continued support and preparation of the Public Review Draft PCCP and completion of the Mitigation Fee Nexus Report, as well as technical analysis and support of the EIR/EIS. A complete description of the Scope of Work associated with the proposed contract amendment is provided in Attachment 3.

MIG/TRA Environmental Sciences

MIG/TRA Environmental Sciences is currently under contract with Placer County for preparation of the draft PCCP Chapters 1 through 4, the conservation strategy, and GIS modeling in support of the PCCP take models, and EIR/EIS alternatives analysis. This additional work in the amount of \$200,000 includes finalizing and responding to comments from agencies and stakeholders on the PCCP, preparation and review of the draft EIR/EIS and participation in public meetings, continued preparation of an executive summary and appendices to the Plan, as well as preparing additional GIS modeling of Plan scenarios. A complete description of the Scope of Work associated with the proposed contract amendment is provided in Attachment 4.

FISCAL IMPACT

The total amount of the four contract amendments is \$693,028.00 and will be funded from an allocation in the Planning Services Division's FY 2016-17 budget. The PCCP Finance Plan will include a cost recovery component that will reimburse all General Fund revenues used to develop the PCCP. Additionally, the County and the City of Lincoln have executed a memorandum of understanding that will ensure that the City of Lincoln reimburses the County for its fair share of plan development costs once the plan is being implemented.

Attachment 1: Seventh Amendment to the planning services agreement for professional consultant services – ICF Jones & Stokes

- Attachment 2: Eighth Amendment to the planning services agreement for professional consultant services – Salix Consulting
- Attachment 3: Ninth Amendment to the planning services agreement for professional consultant services – Hausrath Economics Group
- Attachment 4: Fourteenth Amendment to the planning services agreement for professional consultant services – MIG/TRA Environmental Sciences

cc: Donna Kirkpatrick, CDRA
James Importante, County Executive Office
Jeff Glazner, Salix Consulting, Inc.
Thomas Reid, MIG/TRA
Sally Nielsen, Hausrath Economics Group
Paola Bernazzani, ICF
David Zippin, ICF

ATTACHMENT 1
SEVENTH AMENDMENT TO PLANNING SERVICES AGREEMENT
PROFESSIONAL CONSULTANT SERVICES – ICF JONES & STOKES, INC

THIS SEVENTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT is made and entered on this _____ day of _____, 2016, by and between the COUNTY OF PLACER, hereinafter referred to as COUNTY, and ICF JONES & STOKES, INC, hereinafter referred to as CONSULTANT.

WHEREAS, on April 6, 2010, COUNTY and CONSULTANT entered into a Contract whereby consulting services would be provided to the COUNTY; and

WHEREAS, the parties have agreed to additional services to be provided by Consultant under said contract and the compensation for those additional services.

NOW, THEREFORE, IT IS MUTUALLY AGREED by and among the parties as follows:

1. That section 1 of the original Contract shall be amended to provide for the additional services and compensation as follows:

The CONSULTANT agrees to perform the additional professional services as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and the total compensation to be paid CONSULTANT for these additional services shall not exceed \$224,978.00 as set out in Exhibit "A".

2. The COUNTY agrees to pay to CONSULTANT \$960,757.00 as the sole compensation under the Contract and as amended by the First, Second, Third, Fourth, Fifth, Sixth and this Seventh Amendment.

EXCEPT as specifically modified above, all of the remaining terms and conditions of the said Contract shall remain and continue in full force and effect.

COUNTY OF PLACER:

By: _____
David Boesch, County Executive Officer

Date: _____

CONSULTANT:

By: _____

Date: _____

By: _____

Date: _____

APPROVED AS TO FORM:

By: _____
County Counsel

Date: _____

APPROVED AS TO CONTENT:

By: _____
Paul Thompson
Agency Interim Director

Date: _____

Supplemental Tasks for Placer County Conservation Plan Scope of Work

This scope of work describes how ICF Jones & Stokes, Inc. (ICF) will support Placer County through fiscal year 2016-2017 (July 1, 2016 through June 30, 2017). ICF has been under contract with Placer County since May 2004 to prepare the environmental impact report (EIR) and environmental impact statement (EIS) for the PCCP. In 2014, ICF assumed additional work on the HCP/NCCP under task 15 of the existing contract. This scope of work adds a new task (16) for preparation of the public draft and associated activities in 2016-2017. It is assumed that unused funds from the previous fiscal year (FY) will rollover, if any remain.

Task 16. Preparation of Public Draft FY 2017 (July 1, 2016 - June 30, 2017)

The public draft PCCP is scheduled for release in March 2017. Between July 1, 2016 and the release of the public draft, ICF will provide support for development of a public draft document. This task includes support for the following tasks:

- **Meetings and Workshops** – Approximately five in-person or webinar style agency workshops, with up to three staff per meeting, over the 2016 – 2017 fiscal year. Internal meetings with clients and other document authors. Attendance at a NEPA Public Meeting is not currently budgeted (Task 16.01)
- **CARP Cross-Referencing** – review and integration of appropriate terminology and measures of CARP document into the plan prior to finalization of public draft (Task 16.02)
- **Finalization of Public Draft:** response to USFWS, DFW, CORPs, BWG and other comments and edits to the new draft. ICF will work with all subcontractors to coordinate these edits and chapter delivery. Includes editing of the public draft (all chapters). Printing and distribution costs not currently budgeted. (Task 16.03)
- **Strategic Guidance and Coordination** – additional coordination, communications, calls, and other strategic guidance and unforeseen requirements from July 1, 2016 – June 30, 2017, as budget provides. (Task 16.04)
- **Additional NMFS Coordination** – Updates to the draft document, response to comments, one-on-one coordination, and research as needed to finalize items with the HCP related to NMFS (Task 16.05)
- **NEPA Support** – Preparation for and attendance of up to two HCP staff at the NEPA public meeting (Task 16.06)

Table 1. Cost Estimate for Placer County Conservation Plan

Task	Employee Name Labor Classification	Consulting Staff								Production Staff				Labor Total	Direct Expenses	Total Price	
		Baker N	Bernazzani P	Berryman E	Zippin D	Gaffney K	Jones T	Kozlowski J	Gabhe A								
		Assoc Consult II	Sr Consult III	Tech Dir	Sr Proj Dir	Sr Consult III	Assoc Consult II	Sr Tech Analyst	Tech Dir	Subtotal	Editor	Pub Spec	Graphics				Subtotal
Task 16 Additional Support through June 30, 2017																	
Task 16.01 Meetings and Workshops																	
FWS workshops																\$0	
Chapter 8					8					\$2,144						\$2,144	
Chapters 9					8					\$2,144						\$2,144	
Chapters 7, 10, 11			16		8				8	\$6,744				\$0		\$6,744	
Additional Agency Meetings			16	16	16	4			16	16				\$0		\$17,888	
Other Meetings			48	24	48	8			8	24				\$0		\$34,864	
Task 16.02 CARP cross referencing			8				24		16	8				\$0		\$9,480	
Task 16.03 Finalization of Public Draft		12	64	40	32	24	40		18	64	80	60	24	\$16,780		\$72,986	
Task 16.04 Strategic Guidance and Coordination		12	64	16	48	16	32		8	40				\$0		\$46,684	
Task 16.05 Additional NMFS Coordination			24	8	4	4	12		32	24				\$0		\$21,112	
Task 16.06 NEPA Support			16	16	4		8			8						\$9,832	
ODC - travel costs associated with meetings																\$1,000	
Total hours		24	256	120	176	56	116		98	192	80	60	24				
ICF E&P 2015 Billing Rates		\$165	\$200	\$200	\$268	\$200	\$120		\$225	\$175	\$95	\$95	\$145				
Subtotals		\$3,960	\$51,200	\$24,000	\$47,168	\$11,200	\$13,920		\$22,050	\$33,600	\$207,098	\$7,600	\$5,700	\$3,480	\$16,780	\$223,878	
Direct Expenses																	
Mark up on all non-labor costs and subcontractors.																	10%
Direct expense subtotal																	\$100
Total price																	\$1,100
																	\$224,978

ATTACHMENT 2
EIGHTH AMENDMENT TO PLANNING SERVICES AGREEMENT
PROFESSIONAL CONSULTANT SERVICES – SALIX CONSULTING, INC

THIS EIGHTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT is made and entered on this _____ day of _____, 2016, by and between the COUNTY OF PLACER, hereinafter referred to as COUNTY, and SALIX CONSULTING, INC, hereinafter referred to as CONSULTANT.

WHEREAS, on August 24, 2011, COUNTY and CONSULTANT entered into a Contract whereby consulting services would be provided to the COUNTY; and

WHEREAS, the parties have agreed to additional services to be provided by Consultant under said contract and the compensation for those additional services.

NOW, THEREFORE, IT IS MUTUALLY AGREED by and among the parties as follows:

1. That section 1 of the original Contract shall be amended to provide for the additional services and compensation as follows:

The CONSULTANT agrees to perform the additional professional services as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and the total compensation to be paid CONSULTANT for these additional services shall not exceed \$178,050.00 as set out in Exhibit "A".

2. The COUNTY agrees to pay to CONSULTANT \$612,991.68 as the sole compensation under the Contract and as amended by the First, Second, Third, Fourth, Fifth, Sixth, Seventh and this Eighth Amendment.

EXCEPT as specifically modified above, all of the remaining terms and conditions of the said Contract shall remain and continue in full force and effect.

COUNTY OF PLACER:

By: _____
David Boesch, County Executive Officer

Date: _____

CONSULTANT:

By: _____
Jeff Glazner, President

Date: _____

APPROVED AS TO FORM:

By: _____
County Counsel

Date: _____

APPROVED AS TO CONTENT:

By: _____
Paul Thompson
Agency Interim Director

Date: _____



March 9, 2016

Gregg McKenzie
 Placer County CDRA
 3091 County Center Drive
 Auburn, CA 95603

Re: Request for Supplement to Scope of Work and Budget for PCCP/CARP project,
 2016-17 fiscal year Contract #CN012862

Dear Gregg:

At your request, the following describes the additional and/or modified tasks and budget requested to continue work on the PCCP/CARP project during the 2016-17 fiscal year. This supplement augments our existing contract's Scopes of Work and budgets and assumes that we can work under those previously approved tasks and expend the previously approved budgets until exhausted (as needed), irrespective of the end of the fiscal year on June 30, 2017. We reserve the right to flex unused budgets between line items to be able to respond to the actual needs of the project.

Please note that this estimate is based on our 2016 hourly rates and that we do not intend to increase those rates during the period covered by this estimate. The 2016 Fee Schedule is attached. The budget amount for each task includes time for Principal Biologist, Senior Biologist, Conservation Planner, Associate Planner, Technical Editor, GIS Specialist, Associate Biologist and Administrative Support where appropriate.

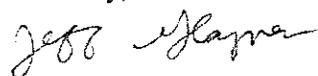
Task #	Description	Amount
1	Complete 2016-17 final edits to 2 nd Admin Draft of County Aquatic Resources Program (CARP). Respond to additional County and Agency comments as requested; complete Appendices (e.g. BMPs and other referenced documents); consult with County staff as necessary to finalize document.	\$15,000
2	Technical support, facilitation/coordination, and agency meetings with federal and state agencies and local tribes, if necessary,	\$13,000

	regarding SHPO Programmatic Agreement, RWQCB Programmatic Certification, USACOE threshold determination, and other agency requirements as needed.	
3	Other Consulting Services as requested, including assistance with Critical Habitat change assessment and mapping, review of PCCP chapters as requested, consultations with County Staff, other sub-consultants, and agencies, and any other as-yet unidentified tasks (including mapping) as assigned.	\$12,000
4	<ul style="list-style-type: none"> • Review, comment on, and edit the following documents: <ul style="list-style-type: none"> • draft chapters of the PCCP conservation strategy, • administrative draft chapters of the EIR/EIS (consistent with direction from the USFWS as the lead agency under NEPA), • draft habitat management plans, and • draft implementing agreement. • Provide strategic planning support for land acquisitions and reserve design. • Prepare policy documents, administrative draft reports, Power Point presentations, and administrative draft memorandum to support County staff for meetings, hearings, and conference calls. • Provide assistance, as directed, to support County staff and the consultant team for meetings with stakeholders (BWG), Ad Hoc Committee, interagency meetings, elected officials, and public hearings/workshops. <p>While there are no distinct deliverables for this task, Salix staff will assist the County and other members of the PCCP consulting team on the completion of the PCCP Conservation Strategy, the EIR/EIS, CARP, habitat management plans, and other documents as directed by the County. Distinct deliverables may be identified once work is assigned.</p>	\$26,000
5	<p>Support for a wide range of tasks, directed by County, associated with the initiation of the PCCP and CARP in late 2016 and early 2017. These tasks include, but are not limited to:</p> <ul style="list-style-type: none"> • Preparation of zoning text amendments and other sections of Placer county Code. • Preparation of the PCCP Participation Package documentation. • Preparation of procedures for County staff for the project review of projects in the unincorporated area that will be considered covered activities. • Review of existing County Code, standards and procedures for consistency with the PCCP conditions on covered activities. • Review of the County Environmental Review Ordinance for 	\$26,000

	<p>consistency with the PCCP.</p> <ul style="list-style-type: none"> • Evaluation of the General Plan, Community/ Area Plans for a determination of consistency with goals, policies and standards for those policy documents that are located in the PCCP Permit Area. • Preparation of materials to support County staff in any meetings with County Counsel, supervisory staff, members of the Board of Supervisors, the Planning Commission and/or any Municipal Advisory Council on any changes required in County Codes, standards, and policy changes to the General Plan and Community/ Area Plans. <p>Deliverables: None at this time. While there are no distinct deliverables at this time, Salix staff will assist Placer County on early implementation tasks associated with the PCCP and CARP and as otherwise directed by the County. Distinct deliverables may be identified over time based upon the assignment of tasks by County staff (e.g., suggested changes in County Code as part of any zoning text amendments required to implement the PCCP).</p>	
6	Expenses and Administration associated with Tasks 1-5 above	\$3,000
7	Additional Consulting Services as requested by County for tasks as yet to be determined.	\$7,072
8	Administer and manage ECORP services as described in the attached Scope of Work and Cost Estimate dated March 9, 2016.	\$44,628
9	Administer and manage Richard Harris services as described in the attached Scope of Work and Cost Estimate dated March 9, 2016.	\$31,350
	TOTAL	\$178,050

We look forward to continuing our participation with Placer County on this important task. Please contact me if you need further detail or have any questions.

Sincerely,



Jeff Glazner

Principal

Attachments: Salix 2016 Fee Schedule

ECORP Scope of Work/Cost Estimate

Richard Harris Consulting Scope of Work/Cost Estimate



2016 Fee Schedule

	Title	Hourly Rate
NATURAL RESOURCES		
	Principal Biologist	165
	Senior Biologist	120
	Permitting Specialist	105
	Wildlife Biologist	105
	Botanist	105
	Associate Biologist	90
	Assistant Biologist	75
	Field Technician	60
PLANNING SERVICES		
	Conservation Planner	165
	Associate Planner	90
GIS/GRAPHICS SERVICES		
	GIS Analyst	95
	GIS Specialist	80
SUPPORT SERVICES		
	Technical Editor	85
	Production/Admin Support	50

REIMBURSABLE EXPENSES

Subcontractors and direct, non-salary costs associated with document production, reproduction, distribution, and project communications include a 10% administration charge.

Mileage is charged at the IRS approved rate.



March 9, 2016

The following describes the tasks and budget requested for ECORP Environmental Services FY 2016-2017. This budget would augment our existing contract's Statement of Work.

Proposed Tasks:

Cost Estimate

Task Four: Draft PA/CRMP

This task is hereby being augmented with additional budget for this task, which was initially approved for 2015-2016. The scope has not changed, with the understanding that the final configuration of deliverables may adjust, depending upon agency negotiation.

Task Four: \$15,955 of additional budget

Task Five: Consultation/Negotiation

ECORP will prepare a cover letter for the County to send on County letterhead with the draft PA and/or CRMP. ECORP will respond to up to two rounds of comments per stakeholder.

ECORP will prepare a point-by-point response to comments to ensure clarity on all non-editorial revisions requested or made in response to stakeholder reviews.

ECORP will facilitate and attend meetings with individual stakeholders, such as with the UAIC, if necessary in order to address comments appropriately or deal with confidentiality issues.

Assumptions: all documents will be submitted in Word format and comments received with changes tracked (legal redline)

Deliverables: one cover letter in Word format; one draft electronic version for stakeholder review; revisions as specified above; preparation of final draft PA/CRMP; attendance of up to three hours of meetings with stakeholders to discuss comments

Task Five: \$10,158

Task Six: PA/CRMP Back-check and Execution

ECORP will prepare a cover letter for the County to send on County letterhead with the final draft PA and/or CRMP to send to all signatories, invited signatories, and concurring parties for a back-check to ensure that all those who sign the PA find that the revisions made will meet with their approval. ECORP will respond to one round of comments per agency and prepare the final PA/CRMP to circulate for signature.

ECORP will prepare all required hard copies for signature and a transmittal for the County to send on County letterhead to request signatures. All signed hard copies will be maintained by the County and distributed following full execution.

Assumptions: all documents will be submitted in Word format and comments received with changes tracked (legal redline)

Deliverables: one cover letter in Word format; one back-check version of the PA/CRMP in electronic format; one transmittal letter in Word format; up to 10 hard copies for circulation

Task Six: \$ 3,053

Task Seven: Project Management, Meetings, and Technical Support

During the course of the negotiation and development of the PA and CRMP, the County may require clarification, additional supporting documentation, project meetings or site tours, and other information. This task budget will allow ECORP to respond to any such requests for information and be available by phone, email, or in person to answer questions, manage the project, and be available as needed.

Task Seven: \$4,405

Task Eight: USFWS Liaison

ECORP will provide agency liaison services as it relates to negotiation with the USFWS as lead agency for NEPA and Section 106. This includes but is not limited to authoring white papers, participating in conference calls and meetings, and providing other technical support.

Task Eight: \$4,000

Task Nine: CEQA/NEPA Liaison

ECORP will provide technical support for, and coordinate with, the EIS/EIR preparer (ICF) to ensure to the greatest extent of ECORP's ability that the EIS/EIR is prepared in such a manner as it does not conflict with the compliance strategy. ECORP may also use this budget to review the draft cultural resources section, if requested.

Task Nine: \$3,000

TOTAL COST ESTIMATE FOR TASKS FOUR THROUGH TEN: \$40,571

Plus 10% Salix Consulting Administrative Fee: \$4,057

TOTAL COST FOR ECORP AMENDMENT: \$44,628

We look forward to continuing our participation with Placer County on this important task. Please contact me if you need further detail or have any questions.

Sincerely,



Jeff Glazner
Principal



March 9, 2016

The following describes the tasks and budget requested for Richard Harris Consulting FY 2016-2017. This budget would augment our existing contract's Statement of Work.

Scope of Services Technical Support for Placer County Conservation Plan

Background

For several years Dr. Richard Harris has provided technical support to the process of developing the Placer County Conservation Plan. His participation in the planning process has included editing preliminary draft chapters, creating and implementing methods for predicting future impacts of growth on oak woodlands, developing guidelines for oak woodland restoration and preparing guidelines for management of wildfire in conservation reserves. Most recently his work has been focused on assisting Planning staff with the revision of the County tree ordinance to ensure consistency with the Conservation Plan. Planning staff has requested that Dr. Harris provide a scope of services to continue his work with the Conservation Plan over the next year or so as it approaches adoption and implementation. His specific responsibilities may include but are not limited to continuing, work on implementing ordinances, refinement of impact assessment methodologies, assisting in the evaluation of properties that are candidates for acquisition and preparation of operational monitoring procedures. This scope of services presents an estimated level of effort and cost for each of these tasks. The estimate is provided for a one-year period. Detailed budgets will be provided at the time that specific services are requested.

Continuing Work on Implementing Ordinances

It is anticipated that there may be some continuing work on the revised tree ordinance. This may include assuring compliance with the Conservation Plan and assisting Planning staff in its implementation.

Estimated scope of services: 20 hours

Evaluation of Conservation Properties

At the request of the Planning Department, Dr. Harris will assist in the evaluation of properties that are candidates for acquisition, particularly those properties that include riparian and oak woodland resources. This may include utilization of the site assessment procedure previously prepared by Dr. Harris, site visits and/or other associated tasks.

Estimated scope of services: 60 hours

Refinement of Impact Assessment Methodologies

Depending on the input received from reviewing agencies on either the Conservation Plan or the EIR/EIS there may be a need to re-evaluate or justify predicted impacts on oak woodlands. Dr. Harris will provide the necessary services.

Estimated scope of services: 40 hours

Monitoring Procedures

Chapter 7 of the Conservation Plan presents a general framework for monitoring and adaptive management. Dr. Harris's contributions to the refinement of monitoring procedures will generally be in the areas of monitoring riparian and oak woodland communities but he may provide expertise in other areas as well. His work will include developing methods for assessment of natural community conditions to establish baselines at the landscape and site scales and development of procedures for monitoring effects of management actions and restoration projects. One aspect of monitoring will be verifying predicted impacts of land uses on oak woodlands and riparian communities.

Estimated scope of services: 220 hours

Total Estimated Scope of Services: 340 hours

Total Labor Costs: 340@ $\$75/\text{hour}$ = $\$25,500$

Estimated Expenses (travel): $\$3000$

Total Estimated Costs: $\$28,500$

TOTAL COST ESTIMATE: $\$28,500$

Plus 10% Salix Consulting Administrative Fee: $\$2,850$

TOTAL COST FOR RICHARD HARRIS CONSULTING AMENDMENT: $\$31,350$

We look forward to continuing our participation with Placer County on this important task. Please contact me if you need further detail or have any questions.

Sincerely,



Jeff Glazner
Principal

**ATTACHMENT 3 NINTH AMENDMENT TO CONSULTANT SERVICES –
FINANCIAL ALTERNATIVES, FISCAL IMPACT, AND
OPEN SPACE MITIGATION FEE ANALYSIS**

THIS NINTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT is made and entered on this _____ day of _____, 2016, by and between the COUNTY OF PLACER, hereinafter referred to as COUNTY, and HAUSRATH ECONOMICS GROUP, hereinafter referred to as CONSULTANT.

WHEREAS, on April 6, 2004, COUNTY and CONSULTANT entered into a Contract whereby consulting services would be provided to the COUNTY; and

WHEREAS, the parties have agreed to additional services to be provided by Consultant under said contract and the compensation for those additional services.

NOW, THEREFORE, IT IS MUTUALLY AGREED by and among the parties as follows:

1. That section 1 (c) of the original Contract shall be amended to provide for the additional services and compensation as follows:

The CONSULTANT agrees to perform the additional professional services as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and the total compensation to be paid CONSULTANT for these additional services shall not exceed \$90,000.00 as set out in Exhibit "A".

2. The COUNTY agrees to pay to CONSULTANT \$1,078,362.30 as the sole compensation under the Contract and as amended by the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and this Ninth Amendment.

EXCEPT as specifically modified above, all of the remaining terms and conditions of the said Contract shall remain and continue in full force and effect.

COUNTY OF PLACER:

By: _____ Date: _____
County Executive Officer

CONSULTANT:

By: _____ Date: _____
Hausrath Economics Group
Title: President/Vice President

By: _____ Date: _____
Hausrath Economics Group
Title: Secretary

APPROVED AS TO FORM:

By: _____ Date: _____
County Counsel

APPROVED AS TO CONTENT:

By: _____ Date: _____
Paul Thompson
Agency Interim Director



February 26, 2016

Gregg McKenzie
 PCCP Administrator
 Community Development Resource Agency
 3091 County Center Drive
 Auburn CA 95603

Dear Gregg:

To continue work on the Placer County Conservation Plan (PCCP) through the Public Review Draft in June 2017, Hausrath Economics Group (HEG) requires funds be added to our contract. The addition of these funds will enable HEG and our sub-consultant Willdan Financial Services/Urban Economics to respond to comments and prepare the final public review draft chapter and supporting material and to provide a level of on-going support to staff and the consultant team as needed. In addition, a significant component of the work is the completion of the Mitigation Fee Nexus Report. The level of effort for the cost and funding chapter and supporting material, meetings, and on-going support is difficult to predict, so we have assumed a reduction in the level of recent efforts. The table below provides a general allocation of costs by task.

Estimate of Costs for Economics Consulting - Placer County Conservation Plan July 2016 - July 2017

Tasks	Cost
Chapter 9 Public Review Draft and Response to Comments	\$30,000
Mitigation Fee Nexus Report	30,000
On-going support to staff and consultant team	<u>30,000</u>
Total	\$90,000

Note: Actual scope and budget for the Public Review Draft and on-going support are difficult to predict. These estimates reflect 2/3 of the level of effort required during 2015.

Gregg McKenzie
February 26, 2016
page 2

Thank you, as always, for your consideration of this request.

A handwritten signature in black ink that reads "Sally E. Nielsen". The signature is written in a cursive style with a large, prominent "S" at the beginning.

Sally E. Nielsen
Vice President

ATTACHMENT 4
FOURTEENTH AMENDMENT TO PLANNING SERVICES AGREEMENT
PROFESSIONAL CONSULTANT SERVICES – MIG / TRA ENVIRONMENTAL SCIENCES

THIS FOURTEENTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT is made and entered on this _____ day of _____, 2016, by and between the COUNTY OF PLACER, hereinafter referred to as COUNTY, and MIG / TRA ENVIRONMENTAL SCIENCES (formerly TRA ENVIRONMENTAL SCIENCES), hereinafter referred to as CONSULTANT.

WHEREAS, on April 6, 2010, COUNTY and CONSULTANT entered into a Contract whereby consulting services would be provided to the COUNTY; and

WHEREAS, the parties have agreed to additional services to be provided by Consultant under said contract and the compensation for those additional services.

NOW, THEREFORE, IT IS MUTUALLY AGREED by and among the parties as follows:

1. That section 1 of the original Contract shall be amended to provide for the additional services and compensation as follows:

The CONSULTANT agrees to perform the additional professional services as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and the total compensation to be paid CONSULTANT for these additional services shall not exceed \$200,000.00 as set out in Exhibit "A".

2. The COUNTY agrees to pay to CONSULTANT \$2,238,855.00 as the sole compensation under the Contract and as amended by the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth and this Fourteenth Amendment.

EXCEPT as specifically modified above, all of the remaining terms and conditions of the said Contract shall remain and continue in full force and effect.

COUNTY OF PLACER:

By: _____ Date: _____
David Boesch, County Executive Officer

CONSULTANT:

By: _____ Date: _____
Daniel Iacofano
MIG / TRA Environmental Sciences

APPROVED AS TO FORM:

By: _____ Date: _____
County Counsel

APPROVED AS TO CONTENT:

By: _____ Date: _____
Paul Thompson
Agency Interim Director



June 13, 2016

Gregg A. McKenzie, PCCP Administrator
Placer County Community Development Department
3091 County Center
Auburn, California 95603

Subject: Proposal for Continued Services, Placer County Conservation Plan

Dear Mr. McKenzie:

MIG|TRA offers assistance to Placer County in completing the Placer County Conservation Plan (PCCP) Western Placer County HCP/NCCP document, supporting permit issuance, and commencing implementation. The following tasks describe supplemental services for identified needs:

1. **Executive Summary.** The draft PCCP/HCP/NCCP and County Aquatic Resources Program (CARP) is more than 800 pages in length, excluding appendices. These are technically complex documents with multiple references to professional terminology and acronyms. MIG will prepare an Executive Summary that is graphically rich and written in such a manner so it is easy for a layperson to comprehend. MIG will prepare a document suitable for print and for posting on the County's website.
2. **EIR/EIS coordination.** Assist in the preparation and review of the Administrative Draft EIR/EIS including project alternatives and other analyses. Participate with County staff in Board of Supervisors/Lincoln City Council and agency meetings including but not limited to scoping and other public workshops. Assist in the preparation of responses to comments and findings especially in the areas of the CARP integration and watershed strategy, species model, and conservation strategy.
3. **Representation and coordination.** Further participate in stakeholder and agency meetings. MIG|TRA staff shall participate, as requested, in meetings with County staff, outside counsel, and staff from participating cities and special districts. MIG|TRA shall provide documents and make presentations, as needed.
4. **Documentation of the technical analysis.** MIG|TRA has conducted an extensive GIS-based modeling effort in support of the take analysis and conservation strategy. The analysis is the basis for most of the figures and tables in the HCP/NCCP. Documentation needs to be added to the analysis in order for it to become useful to others as the plan is finalized and moves to the implementation.

MIG|TRA has deep staff expertise to assist in these tasks. Tom Reid will continue as Senior Project Manager for the initial phase, working closely with John Baas, MIG Principal and environmental practice lead, who will assume overall project management. Mr. Reid and Dr. Baas will be assisted by biologists and planners with practical experience in local government conservation plan implementation. I include several relevant resumes.

We suggest a budget augmentation of \$200,000 to cover the time frame from July 1, 2016 through June 30, 2017. We anticipate this augmentation will allow adequate program support following public and agency review of the HCP/NCCP PCCP document.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Thomas Reid". The signature is written in a cursive style with a large, stylized 'T' and 'R'.

Thomas S. Reid
Senior Project Manager