

DESCRIPTION:

**CONTRACT FOR
FORESTHILL DIVIDE COMMUNITY PLAN
(BACKGROUND REPORT/DRAFT COMMUNITY PLAN/
PROGRAM EIR PREPARATION)**

THIS AGREEMENT, entered into this 31st day of March, 2000, by and between the COUNTY OF PLACER (hereinafter called the "COUNTY"), and Quad Knopf, Inc. (hereinafter called the "CONSULTANT").

In consideration of the promises and covenants hereinafter set forth, the parties agree as follows:

1. Consulting Services

- a. CONSULTANT agrees, during the term of this Agreement, to perform the consulting services set forth below and in Exhibit A - Scope of Work for preparation of a Background Report, a Draft Community Plan document, and a Program Environmental Impact Report for the **Foresthill Divide Community Plan** (hereinafter called "PROJECT").
- b. Technically Adequate Report: The work carried out under the terms of this Agreement must result in a technically adequate PROJECT (including a Program Environmental Impact Report which complies with CEQA, the County's Environmental Review Ordinance, and all applicable planning and planning-related statutes, laws, regulations, and guidelines.
- c. CONSULTANT to COUNTY: It is understood that the PROJECT, under this Agreement, is to be prepared in and with cooperation from the COUNTY and its staff, and that the CONSULTANT'S responsibility will be to the COUNTY. Accordingly, CONSULTANT shall prepare said PROJECT so as to be as accurate and objective as possible. It is further agreed that in all matters pertaining to the PROJECT, the CONSULTANT shall act as consultant to only the COUNTY and shall not act as consultant to any other individual or entity affected by the PROJECT in any manner that would conflict with CONSULTANT'S responsibilities to the COUNTY during the term of this Agreement.
- d. CONSULTANT shall adhere to accepted professional standards as set forth by the American Planning Association and other professional

associations and shall perform all services required under this Agreement in a manner consistent with generally accepted professional procedures. CONSULTANT shall strive for maximum accuracy in the results obtained for its services, and the data provided shall be as accurate and up-to-date as is reasonably possible.

- e. In addition to the services described in Sub-paragraph (a) above, the parties may from time to time agree in writing during the term of this Agreement that CONSULTANT shall perform additional services in connection with the PROJECT. Such additional services may include, but are not limited to:
 - (1) Attendance by CONSULTANT at meetings or public hearings beyond those addressed in the Scope of Work and for which charges for time and materials exceed the budgeted amount;
 - (2) Follow-up services related to assistance with Findings and legal adequacy review;
 - (3) Revisions to administrative drafts of each document included in the PROJECT and drafts beyond the number envisioned in the proposal: 1 administrative draft, 1 draft, 1 administrative final, 1 final (including a revised final Program EIR).
- f. CONSULTANT, shall be obligated to devote as much of its attention, skill, and effort as may be reasonably required to perform the services described herein in a professional and timely manner.
- g. Modification of the scope of work, such as changes to the project description, requests to evaluate additional alternatives, additional document revisions or attendance at additional meetings, would require a budget amendment. Preparation of the final EIR is included in the total cost based on CONSULTANT'S best estimate of the effort required to respond to comments on the draft. If comments are extensive (*i.e.*, greater than 50 comment letters), require the evaluation of new alternatives, or require additional technical studies beyond the current scope of services, CONSULTANT will negotiate appropriate changes in total cost and schedule with COUNTY.
- h. When requested by COUNTY, CONSULTANT shall provide all mapping materials in a form that is compatible with the COUNTY'S Geographic Information System (GIS) software and computer aided drafting software. Costs incurred to upgrade or modify CONSULTANT'S computer systems to provide this compatibility shall be borne by CONSULTANT. The standards for compatibility shall

include the following or those approved by the Geographic Information System (GIS) Division of the Planning Department.

- (1) All drawings shall be in one of the following formats: 1) .DWG, 2) .DXF, or 3) Arc/Info .E00 Files.
 - (2) The scale of the maps shall be 1:1.
 - (3) The storage of the map files shall be on 3.5" high density, floppy diskettes, compact discs, or JAZ Drive cartridges.
 - (4) Fonts should be standard Auto Cad styles.
 - (5) If a digital drawing is a projected figure, the projection used shall be the California State Plan Zone II NAD 27.
 - (6) All digital aerial photography shall be in a form approved by the GIS Division of the Planning Department.
 - (7) Any data bases accompanying mapping information shall be compatible with Arc/Info and ArcCAD.
- i. The EIR shall address all comments received during the Notice of Preparation process.

2. Duties of County

To permit CONSULTANT to render the services required hereunder, COUNTY shall, at its expense and in a timely manner:

- a. Appoint a staff member to act as coordinator between the COUNTY and the CONSULTANT;
- b. Provide the CONSULTANT with all existing relevant information as noted in Exhibit A, although it is primarily the CONSULTANT'S responsibility to compile all required background information for Sections not noted as COUNTY responsibilities.
- c. Promptly review any and all documents and materials submitted to COUNTY by CONSULTANT for COUNTY'S services;
- d. Promptly notify CONSULTANT of any fault or defect in the PROJECT in any way relating to the performance of CONSULTANT'S services hereunder; and
- e. Promptly inform CONSULTANT of any pending or confirmed changes in the design of the project.

3. Personnel

- a. CONSULTANT agrees that it will employ, at its own expense, all personnel, including any sub-contractors, reasonably necessary in its discretion to perform the services required by this Agreement, and in no event shall such personnel be the employees of COUNTY. All of the services required hereunder shall be performed by the CONSULTANT or sub-contractors, subject to provisions of Section 3(b) below.
- b. In addition to personnel employed directly by CONSULTANT, CONSULTANT may engage such sub-contractors as it may deem necessary to the performance of its services hereunder with the prior written approval of COUNTY. Any such sub-contractors shall be paid by the CONSULTANT from the funds payable to CONSULTANT pursuant to Section 4 of the contract, and in no event shall COUNTY be responsible for the payment of such sub-contractors.

4. Payment

The COUNTY agrees to pay to CONSULTANT \$ 139,931.00 as the sole compensation under this contract for the scope of work as described in Exhibit A. Payment shall be made monthly based on time and materials charges not to exceed the following amounts for each EIR at the intervals noted below:

35% maximum prior to submittal of draft Background Report;
55% maximum prior to submittal of Draft Community Plan document;
80% prior to submittal of draft Program EIR;
90% prior to submittal of final Program EIR;
100% upon completion of revised final Program EIR.

- a. Hourly rate for additional services as may be requested by the parties hereto per Section 1(b) shall be mutually agreed upon in writing prior to commencement of such additional work.
- b. COUNTY retains the right to require proof of services performed or costs incurred prior to any payment under this Agreement.
- c. The COUNTY retains the right to require the submittal by the CONSULTANT of all background research materials generated by the CONSULTANT in the preparation of the draft and/or final PROJECT documents.

- d. The term "costs" as used in this section includes, but is not limited to, the following items and is the sole responsibility of the CONSULTANT: travel, printing, clerical, mailing, etc.

5. Abandonment of Project

If the COUNTY finds it necessary to abandon or suspend the PROJECT, the CONSULTANT shall be compensated for all work completed under Article 2 according to the schedule for payments designated under Article 4. Work items not completed, but upon which work has been performed, shall be paid for on the basis of time and expenses incurred in accordance with the attached consultant fee schedule (Exhibit B).

6. Time of Performance

- a. The CONSULTANT shall perform to the Schedule contained within Exhibit A - Scope of Work.

These deadlines may be extended for a mutually agreed upon period of time if circumstances require the necessity.

- b. CONSULTANT recognizes that its failure to provide the services described herein within the time limits prescribed will be detrimental to COUNTY, and that if the CONSULTANT does not provide the services described herein in a timely manner according to the time limitations set forth herein, that COUNTY should be compensated for such detriment. However, all parties agree that it is extremely difficult and impractical to ascertain the exact amount of the detriment, and to avoid this problem, COUNTY and CONSULTANT agree that if the services and documents described herein are not provided by the time limits set forth herein due to actions and responsibility of CONSULTANT, the parties hereby agree that the COUNTY shall be entitled to liquidated damages in the amount of \$250.00 per day for each day's delay in the provision of the services by CONSULTANT to COUNTY. This amount has been agreed upon by the parties, after negotiation, as the parties' best estimate of COUNTY'S damages. Any such liquidated damages due to COUNTY shall be deducted from the final payment due to CONSULTANT as set forth in Section 4 above. Each party hereby agrees to provide timely notice to the other in the event delay occurs giving rise to the applicability of this section. In no event shall a party wait more than seventy two (72) hours to provide such notice.

- c. One (1) copy of all PROJECT documents on a computer disk(s), compatible with the County's format, shall be provided prior to final payment.

7. Uncontrollable Delay

All agreements on CONSULTANT'S part are contingent upon and subject to the provision that CONSULTANT shall not be responsible for damages or be in default by reason of delays in performance by reason of strikes, lockouts, accidents, acts of God, and any other delays unavoidable or beyond CONSULTANT'S reasonable control. In the event of any such cause of delay, the time of completion shall be extended accordingly.

8. Ownership of Documents

CONSULTANT agrees to return to the COUNTY, upon termination of this Agreement, all documents, drawings, photographs, and other written or graphic material, however produced, received from COUNTY and used by CONSULTANT in the performance of its services hereunder. All work papers, drawings, internal memoranda, graphics, photographs, and any written or graphic material, however produced, prepared by CONSULTANT in connection with its performance of services hereunder shall be, and shall remain after termination of this Agreement, the property of the COUNTY and may be used by the COUNTY for any purpose whatsoever. COUNTY agrees to absolve CONSULTANT of any liability resulting from such future use.

9. Warranties

CONSULTANT warrants that its services are performed, with the usual thoroughness and competence of the consulting profession, in accordance with the standard for professional services at the time those services are rendered.

10. Notices

- a. Any notice or demand desired or required to be given hereunder shall be in writing and deemed given when personally delivered or deposited in the mail, postage prepaid, sent certified or registered, and addressed to the parties as follows:

COUNTY OF PLACER

Planning Department
ATTN: Dean Prigmore, AICP
Assistant Director of Planning
11414 "B" Avenue
Auburn, CA 95603

CONSULTANT

Quad Knopf, Inc.
ATTN: Eugene E. Smith, AICP
Vice President and
Director of Planning Services
One Sierragate Plaza, Suite 270C
Roseville, CA 96578

Any notice so delivered personally shall be deemed to be received on the date of delivery and any notice mailed shall be deemed to be received five (5) days after the date on which it was mailed.

- b. No waiver, alteration, modification, or termination of this Agreement shall be valid unless made in writing and signed by all parties.

11. Assignment

No party shall assign, transfer, or otherwise dispose of this Agreement in whole or in part to any individual, firm or corporation without the prior written consent of each of the other parties. Subject to the provisions of the preceding sentence, this Agreement shall be binding upon, and inure to the benefit of, the respective successors and assigns of the parties hereto.

12. Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any suit, action, or proceeding brought under the scope of this Agreement shall be brought and maintained to the extent allowed by law in the County of Placer, California.

13. Entire Agreement

This Agreement sets forth the entire understanding between the parties as to the subject matter of the Agreement and merges all prior discussions, negotiations, letters of understanding, or other promises, whether oral or in writing.

14. Hold Harmless and Indemnification Agreement

The CONSULTANT hereby agrees to protect, defend, indemnify, and hold PLACER COUNTY free and harmless from any and all losses, claims, liens, demands, and causes of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interest, court costs, legal fees, and all other expenses incurred by PLACER COUNTY arising in favor of any party, including claims, liens, debts, personal injuries, death, or damages to property (including employees or property of the COUNTY) and without limitation by enumeration, all other claims or demands of every character occurring or in any way incident to, in connection with or arising directly or indirectly out of, the contract or agreement. CONSULTANT agrees to investigate, handle, respond to, provide defense for, and defend any such claims, demand, or suit at the sole expense of the CONSULTANT. CONSULTANT also agrees to bear all other costs and expenses related thereto, even if the claim or claims alleged are groundless, false, or fraudulent. This provision is not intended to create any cause of action in favor of any third party against CONSULTANT or the COUNTY or to enlarge

in any way the CONSULTANT'S liability but is intended solely to provide for indemnification of PLACER COUNTY from liability for damages or injuries to third persons or property arising from CONSULTANT'S performance pursuant to this contract or agreement.

As used above, the term PLACER COUNTY means Placer County or its officers, agents, employees, and volunteers.

15. Insurance

CONSULTANT shall file with COUNTY concurrently herewith a Certificate of Insurance, in companies acceptable to COUNTY, with a Best's Rating of no less than A:VII showing the following information (see #'s 16 - 20 below).

16. Worker's Compensation and Employers Liability Insurance

Worker's Compensation Insurance shall be provided as required by any applicable law or regulation. Employer's liability insurance shall be provided in amounts not less than five hundred thousand dollars (\$5,000.00) each accident for bodily injury by accident, five hundred thousand dollars (\$500,000) policy limit for bodily injury by disease, and five hundred thousand dollars (\$500,000) each employee for bodily injury by disease.

If there is an exposure of injury to CONSULTANT'S employees under the U.S. Longshoremen's and Harbor Worker's Compensation Act, the Jones Act, or under laws, regulations, or statutes applicable to maritime employees, coverage shall be included for such injuries and claims.

Each Worker's Compensation policy shall be endorsed with the following specific language:

Cancellation Notice - "This policy shall not be canceled or materially changed without first giving thirty (30) days prior written notice to the County of Placer."

CONSULTANT shall require all SUBCONTRACTORS to maintain adequate Workers' Compensation insurance. Certificates of Workers' Compensation shall be filed forthwith with the County upon demand.

17. General Liability Insurance

- a. Comprehensive General Liability or Commercial General Liability insurance covering all operations by or on behalf of CONSULTANT, providing insurance for bodily injury liability and property damage liability for the limits of liability indicated below the including coverage for:

- (1) Contractual liability insuring the obligations assumed by CONSULTANT in this Agreement.
- (2) One of the following forms is required:
 - (a) Comprehensive General Liability;
 - (b) Commercial General Liability (Occurrence); or
 - (c) Commercial General Liability (Claims Made).
- (3) If CONSULTANT carries a comprehensive General Liability policy, the limits of liability shall not be less than a Combined Single Limit for bodily injury, property damage, and Personal Injury Liability of:

One million dollars (\$1,000,000) each occurrence
One million dollars (\$1,000,000) aggregate
- (4) If CONSULTANT carries a Commercial General Liability (Occurrence) policy:
 - (a) The limits of liability shall not be less than:

One million dollars (\$1,000,000) each occurrence
(combined single limit for bodily injury and property damage)

One million dollars (\$1,000,000) for Products-Completed Operations

One million dollars (\$1,000,000) General Aggregate
 - (b) If the policy does not have an endorsement providing that the General Aggregate Limit applies separately, or if defense costs are included in the aggregate limits, then the required aggregate limits shall be two million dollars (\$2,000,000).
- (5) Special Claims Made Policy Form Provisions:

CONSULTANT shall not provide a Commercial General Liability (Claims Made) policy without the express prior written consent of COUNTY, which consent, if given, shall be subject to the following conditions:

 - (a) The limits of liability shall not be less than:

One million dollars (\$1,000,000) each occurrence
(combined single limit for bodily injury and property
damage)

One million dollars (\$1,000,000) aggregate for
Products Completed Operations

One million dollars (\$1,000,000) General Aggregate

- (b) The insurance coverage provided by CONSULTANT shall contain language providing coverage up to six (6) months following the completion of the contract in order to provide insurance coverage for the hold harmless provisions herein if the policy is a claims made policy.

18. Endorsements

Each Comprehensive or Commercial General Liability policy shall be endorsed with the following specific language:

- a. "The County of Placer, its officers, agents, employees, and volunteers are to be covered as insured for all liability arising out of the operations by or on behalf of the named insured in the performance of this Agreement."
- b. "The insurance provided by the Consultant, including any excess liability or umbrella form coverage, is primary coverage to the County of Placer with respect to any insurance or self-insurance programs maintained by the County of Placer and no insurance held or owned by the County of Placer shall be called upon to contribute to a loss."
- c. "This policy shall not be canceled or materially changed without first giving thirty (30) days' prior written notice to the County of Placer."

19. Automobile Liability Insurance

Automobile Liability insurance covering bodily injury and property damage in an amount no less than one million dollars (\$1,000,000) combined single limit for each occurrence.

Covered vehicles should include owned, nonowned, and hired automobiles/trucks.

20. Professional Liability Insurance (Errors and Omissions)

Professional Liability Insurance for Errors and Omissions coverage in the amount of not less than \$ 1,000,000.00.

In witness, whereof, the parties have executed this Agreement the day and year first written above.

PLACER COUNTY:



Don Lunsford, CEO

4-3-00

Date

CONSULTANT:



Eugene E. Smith, AICP, Vice President
Quad Knopf, Inc.

3-31-00

Date

Date

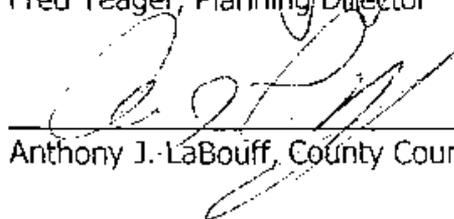
Approved as to Form and Content:



Fred Yeager, Planning Director

3-31-00

Date



Anthony J. LaBouff, County Counsel

3-31-00

Date

EXHIBIT "A"

SCOPE OF WORK

FOR THE

FORESTHILL DIVIDE COMMUNITY PLAN

MARCH 31, 2000

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CHAPTER ONE

UNDERSTANDING OF THE PROJECT

The Placer County Planning Department has contracted with Quad Knopf Inc. to prepare the Background Report, Draft Foresthill Divide Community Plan (FDCP) and Program Environmental Impact Report (EIR) for update of the 1981 Foresthill General Plan. Barring unforeseen delays, Placer County (County) estimates that these major elements of the work program will take nine months to complete.

Geographically, the FDCP area is the largest Placer County community planning area, encompassing approximately 109 square miles and is bounded by:

- North Fork of the American River, Shirrtail Canyon, the watershed of Sugar Pine Reservoir, and Elliot Ranch Road on the west and north
- west branch of the El Dorado Canyon on the east
- North Fork of the Middle Fork American River and the Middle Fork American River on the south.

Outlined below is Quad Knopf's understanding of the major work program elements for the FDCP project:

- to initiate the project with a meeting involving the County, FDCP Team, key Quad Knopf team personnel, and others to further refine project goals and deliverables, and to identify paths of communication and sources of existing background data
- to provide accurate, concise, and timely documents for the County's subsequent use in the planning process
- to review and analyze pertinent data already existing for inclusion in the Background Report
- to collect and analyze pertinent new data for subject areas with a limited or nonexistent data, i.e., wildlife and fisheries populations, air quality, agriculture/timber resources, cultural resources, transportation, and noise, for inclusion in the Background Report
- to prepare and provide a Background Report according to Attachment 2 of the RFP
- to prepare and provide a Draft FDCP document according to Attachment 3 of the RFP, incorporating information from the Background Report and the goals and policies provided by the County and the FDCP Team
- to prepare and provide a Program EIR according to Part Three of the RFP, following the completion of the Draft FDCP document, incorporating the Background Report as the description for the Environmental Setting element.

A seven-person committee of interested citizens was appointed and has been working on the FDCP since 1995. It was originally anticipated that the effort could be completed with County and Committee resources, without the use of consultants. Due to other work

commitments and the dynamics of Placer County growth, this has not proven to be possible. The County has, therefore, determined to work with a consultant in the completion of remaining tasks. The consultant's role will be secondary to that of the Committee and will be focused on development of background material and preparation of the EIR. The Consultant will, however, be called upon to offer expertise and advice in the development of plan policy and directions and will be tasked with compiling and writing a Draft FDCP based on materials developed by the staff and Committee. To this point, the Committee has developed a substantial body of proposed policies and five preliminary alternatives ranging in population from 12,000 to 28,000.

The Foresthill Divide is constrained by number of factors, including access, topography and lack of certain infrastructure. The area does, however have access to high speed telecommunications service and a Public Utility District with an excellent supply of water. Access may be the primary limiting factor. Placer County Public Works Department has projected that Foresthill Road (the primary access to the Planning Area) when fully improved will accommodate approximately 13,000 daily trips at LOS "C." Accordingly, the FDCP Team wishes to develop a Plan that will not cause an unsatisfactory Level Of Service on Foresthill Road.

The FDCP Team has adopted a number of assumptions to guide the planning effort. Among them are:

- a population growth rate of 2-4 percent
- that the area between the "two schools" should develop commercially and form a commercial core
- that septic systems will continue to be used for wastewater disposal
- that Foresthill Road will be improved as far as Mosquito Ridge Road
- that the majority of residents will work "off the Ridge" in the future
- that the economy will be tied tourism, recreation, forestry/agriculture, small high tech businesses and home based businesses/cottage industry.

The community presently has a population of approximately 6,500. The current 1981 Foresthill Divide General Plan could accommodate a population of 28,000 persons at full buildout. Community surveys have shown that residents want to preserve small town feeling and historic character, but also want more business in Town and want to improve its appearance. The current does not adequately balance these identified needs.

Foresthill's economic base was historically tied to mining and timber. With the disappearance of the mines and the closure of the mill this is no longer sufficient to sustain a viable economy and the Town has suffered. There is interest in reuse of the mill

site and the community has recently attracted Blaylock Inc., previously of Grass Valley, to locate on the Mill site. Another potential industrial site also exists east of Town.

There is strong community interest in revitalization of the central area of Foresthill through commercial infill. There is a desire to accomplish this using a mixed use approach that will allow commercial infill, while preserving the areas historical character and allowing for residential development in close proximity to the commercial center. The Forest Service has estimated that as many as one-million people a year visit public lands in the Foresthill vicinity, creating a great potential for tourist-oriented attractions in Foresthill.

In summary, although residents of Foresthill Divide desire to retain a small town atmosphere and to preserve their historic heritage, there is also a recognition that economic development is necessary in order to reduce commuter travel and to allow for the revitalization of the center of Foresthill. There is also a recognition that the current Plan is out of date and does not properly balance growth driven by commuters and retirees with the need for adequate infrastructure and economic development. It is anticipated that the planning process will allow for a balancing of these needs while protecting the environment that makes Foresthill attractive and will prevent mistakes made elsewhere from being made in Foresthill.

CHAPTER TWO

APPROACH AND OBJECTIVES

APPROACH

Quad Knopf has formed an experienced team to conduct reviews, research, and analyses for the timely preparation and submittal of high quality planning and environmental documents - a Background Report, a Draft FDCP document, and a Program EIR. The Quad Knopf team will be comprised of key Quad Knopf professional staff along with specialty sub-consultants with expertise in small, rural community planning. Figure 1 depicts an organization chart of key project team members.

Astute project management will be the key to a successful project. Roberta MacGlashan, AICP, Principal Planner, will serve as the Project Manager. As such, she will represent the Quad Knopf team at all scheduled meetings and hearings, coordinate efforts of the Quad Knopf team, provide final editing of documents prior to submittal, and manage compliance with project costs and schedule. In addition, Ms. MacGlashan will be responsible for the preparation and submittal of a monthly status report to the County. Eugene E. Smith, Principal-in-Charge, AICP, will serve in a general oversight role and provide expertise specific to his background in rural community planning. Mr. Smith will implement QA/QC measures and join Ms. MacGlashan in participating in all scheduled meetings and hearings.

The Quad Knopf team understands that the Background Report phase of the project will lie much of the foundation for the planning process. The Quad Knopf team also understands the importance of identifying and utilizing existing sources of data, and in limiting data collection, reviews, research, and analyses to information that is strictly pertinent to the planning process. To that end, the Quad Knopf team will judiciously prepare utilitarian and concise, yet accurate, interpretive documents.

To complement the utility of the Background Report in the planning process, Quad Knopf will coordinate with the County in the preparation of large-scale maps and graphics for use in public meetings and hearings. Although Quad Knopf can utilize its sophisticated geographic information system (GIS) capabilities for maximizing data enhancement and application, we recognize that the County has already collected and mapped a great deal of data. In order to avoid duplication and unnecessary cost, Quad Knopf assumes that the County's GIS system will be utilized for mapping of data. New data that is generated will be provided to the County by Quad Knopf in a format that is suitable for entry into the County's system. Similarly, Quad Knopf will adapt and analyze existing GIS data for inclusion in the Background Report and Program EIR where appropriate.

Broad distribution and availability of the documents produced is vital for comprehensive review by all interested parties. Besides providing printed copies and camera-ready originals to the County, Quad Knopf will develop a website for public usage wherein the Background Report, Draft FDCP document, and the Draft and Final Program EIRs will be available for review.

Throughout the project, the Quad Knopf team will coordinate closely with County staff, the FDCP Team, outside agencies, and private-sector parties interested in participating in the planning process. Quad Knopf recognizes that the County and the FDCP Team have been engaged in an update of the 1981 Foresthill Divide Community Plan since 1995 and that a great deal of work has been completed. The Quad Knopf team understands that it will therefore not have a lead role in the planning process. The team members will, however, be available to provide their expertise, advice and assistance to County staff, the FDCP Team, and the public.

OBJECTIVES

The primary objectives of the Quad Knopf team for the FDCP project are:

- to ensure a well-coordinated research and analysis effort among Quad Knopf team members for the timely preparation and submittal of a high quality and concise Background Report, Draft FDCP document, and Program EIR, building on work already completed by the County and the FDCP Team
- to adhere to high quality standards for all project components
- to coordinate with County staff and others germane to the project throughout the duration of the project
- to utilize expertise specialized in working with small, rural communities
- to reach an understanding, at the outset, with County staff, FDCP Team, and others regarding refined project goals, paths of communication, and sources of existing background data
- to review, research, and analyze background data, and prepare a Background Report according to Attachment 2 of the RFP
- to work with the County in the preparation of large-scale display graphics and a GIS database for subsequent use in planning and environmental impact assessment
- to prepare a Draft FDCP document according to Attachment 3 of the RFP, incorporating information from the Background Report and the goals and policies provided by the County and the FDCP Team
- to Prepare the NOP and Scoping Document
- to prepare a Program EIR according to Part Three of the RFP, incorporating the Background Report as the description for the EIR Environmental Setting
- to distribute accurate and concise published materials in printed form and on an Internet website for multimedia access
- to complete the Background Report, NOP/Scoping Document and Draft FDCP Document within six months from Notice to Proceed, and to complete the EIR process by December 2000.

FOUR

METHODOLOGY

This chapter describes the methodology and scope of work proposed for the FDCP Background Report, EIR, and Draft FDCP document. The overall structure of the major work program elements is outlined below. Figure 2 outlines the schedule for performing these services. It is envisioned that the final products to be delivered by the consultants will include: Volume I, Draft Community Plan and Volume II Background Report and EIR.

I. Participating in meetings

- kick-off meeting with the County staff, the FDCP Team, and others to discuss the project
- three additional meetings with the FDCP Team
- a public meeting (town hall). To review progress and solicit input
- four public hearings before the Planning Commission and Board of Supervisors to review the EIR

II. Preparing Background Report

- researching available information from the County
- conducting necessary field surveys
- preparing Draft Background Report
- meeting with County staff and FDCP Team to discuss Draft Background Report comments
- preparing revisions to Draft Background Report

III. Preparing Draft FDCP document

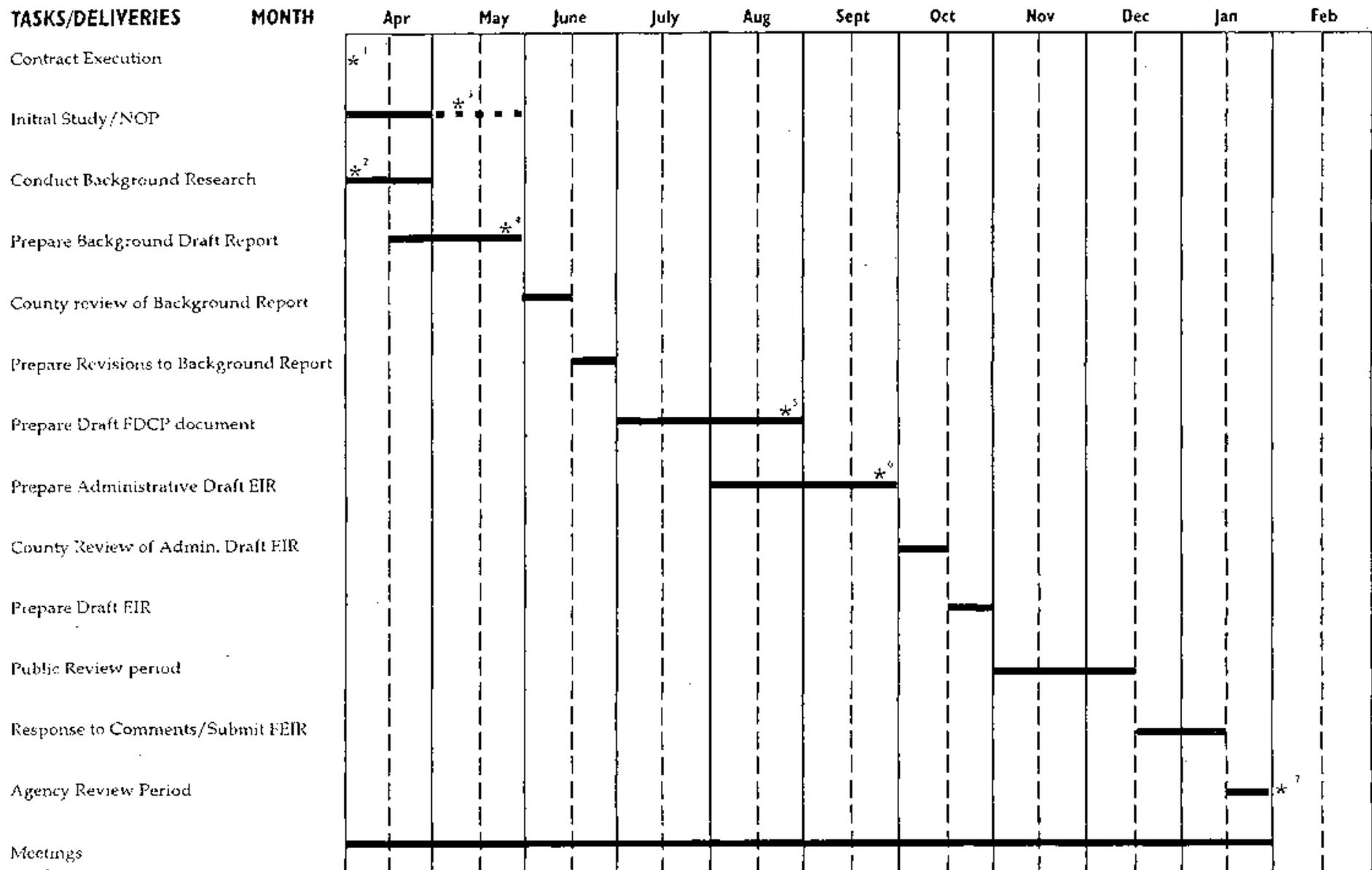
- incorporating information from the Background Report
- collecting and organizing goals and policies prepared by the County and FDCP Team
- Providing expertise and creativity during in-progress policy work, particularly in the areas of Transportation/Circulation and Community Development
- providing additional structure and content per State law and Guidelines
- meeting with County staff and FDCP Team to discuss Draft FDCP document
- preparing revisions to the Draft FDCP document

IV. Preparing Program EIR

- conducting an Initial Study
- preparing and circulating Notice of Preparation (NOP)
- conducting two scoping sessions
- preparing Draft Program EIR
- preparing Final Program EIR.

In order to establish the proper interrelationship between project research and the Program EIR, note the following tasks for the Program EIR phase are to occur simultaneously with the

Foresthill Divide Community Plan Project Schedule



- 1- Contract Execution
- 2- Project Kick-off & Background Research Meeting
- 3- Scoping Sessions
- 4- Draft Background Meeting
- 5- Draft FDCP Document Meeting
- 6- Draft EIR Meeting
- 7- Public Hearings
- ■ ■ ■ ■ NOP Review Period

Background Report phase: initial study/ NOP, two scoping sessions, and providing a description of the Environmental Setting.

I. MEETINGS

The project will be initiated with a kick-off meeting involving all key Quad Knopf team members, the County staff, the FDCP Team, and any other pertinent parties to:

- refine the work program elements
- provide a discussion on previous work completed
- provide a discussion of ideas previously generated about the area
- identify local contacts, per the FDCP Team, for information regarding important local issues which will be incorporated into work program elements
- refine identification of Quad Knopf team member roles and responsibilities and paths of communication
- establish a detailed schedule of public meetings and interim product deliveries.

Quad Knopf will also conduct two scoping meetings in order to solicit input from agencies and local citizens on the content of the EIR. It is anticipated that the two meetings will be held on the same day: one in the afternoon for agencies and one in the evening for local citizens. Quad Knopf anticipates the County will arrange a meeting place and provide notice. Quad Knopf will prepare a summary of issues raised at the scoping meetings.

Quad Knopf will also attend a public meeting (town hall) to review materials that have been prepared and to solicit input and will attend a total of four public hearings before the Planning Commission and Board of Supervisors. These sessions will be attended, at a minimum, by the Project Manager. Quad Knopf will be prepared to make presentations and answer technical questions at public meetings and hearings, and will document in writing the verbal comments received. Appropriate graphics, visual displays, and/or handouts will be prepared for public meetings and hearings.

II. BACKGROUND REPORT

A. BACKGROUND RESEARCH

Background research will commence immediately following the project kick-off meeting. Pertinent information available from the County will be researched and reviewed, as specified in the RFP Scope of Work. Public official and private-sector individual interviews and resource agency record searches for collection of new data may be necessary to perform comprehensive research in certain subject areas, notably select natural resources elements, cultural resources, circulation/transportation, and noise. Additionally, a thorough site reconnaissance will be performed to preliminarily identify sensitive species habitat, wildlife migration corridors, potential wetlands and other Waters of the U.S. in the FDCP locale. It is the consultants

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understanding that the County intends to contract separately for a new set of aerial photographs of the FDCP area.

B. MAPPING/GIS

To facilitate subsequent planning activities, all new geographic data will be organized in ArcView shapefile format and provided in the County's specified datum and projection for direct use in the County's Geographic Information System (GIS). Existing mapped data will be collected from the County and used in the Background Report preparation and analysis, as applicable.

C. ENVIRONMENTAL SETTING

A complete description of the existing Environmental Setting will be provided through the research effort described above for the environmental elements outlined below.

Land Use

Land use research will be based on existing land use and current zoning and plan designations, and will primarily be collected directly from County sources. Existing land use will also be examined from existing aerial photography and imagery resources.

Analyses will be performed and descriptions will be prepared for: 1) land use changes since the 1981 Foresthill General Plan adoption, 2) pending and proposed projects, and 3) existing General Plan holding capacity, including the theoretical build-out of existing zoning. Pending and proposed project information will be supplemented, if necessary, by interviews with project proponents. Projects so identified will be entered into the GIS system.

Additionally, forest resources (included in natural resource section) will be identified through information on existing land use and land cover, aerial photography, National Forest ownership and control maps, and/or other ownership maps and data.

Aesthetic/Visual Resources

Formal visual surveys will be conducted from selected perspectives of sensitive visual receptors within the FDCP area, including locations along Foresthill Road and public lands. Scenic corridors and districts, the importance of the forest backdrop to the community, and ambient night lighting and the effects of light pollution will be analyzed. Photographs will be used for illustrating aesthetically sensitive areas and land uses or activities that meet, or fail to meet, standards of visual quality within their natural settings. Visual standards and design recommendations will be included in the Background Report.

Community Development

Field analysis and review will be conducted and community design features that define Foresthill's community character will be photographed. Based on discussions with County Staff, Quad Knopf team members, the FDCP Team, and field analysis, design elements that characterize the community will be assessed. Elements such as land use, historic resources, views, streetscapes, contextual issues (e.g., surrounding land uses, parks, schools, existing and proposed connections/linkages, edge conditions, and gateway), predominant building types, lighting and signage, property conditions and parceling, vehicular and pedestrian movement patterns, and infill opportunities will be assessed. Of particular interest during the background phase will be documentation of the proposed high school site, the former mill site(s) and infill potential in the area between the existing elementary and middle school sites. Current County design guidelines and policies related to design review will be evaluated. Findings will be presented as maps and text.

Natural Resources

Information is available for the following elements from County identified sources: soils, vegetation, geology, paleontology, climate, and hydrology. New data collection and analysis, however, will be required for fish and wildlife, air quality, and agriculture/timber, as outlined below and under the discussion of DEIR.

Existing resource information prepared by County and others will be compiled into cohesive text and graphic materials to be used for the Draft Background Report and EIR. Data will be augmented with field investigations and agency consultation to provide a comprehensive programmatic discussion of biological and timber resources in the FDCP locale. The information gathered in this task will also form the basis of the Environmental Setting for the biological and timber resources sections of the Program EIR. The report text and graphics will be organized to allow direct insertion into the EIR.

Cultural Resources

Background research entailing a review of prehistoric and historic literature for the project area will include:

- Conducting the required records search at the North Central Information Center at California State University Sacramento in order to identify any properties listed in the National Register, State registers, the State Historic Preservation Office files, and other sources
- Reviews files at various agencies with jurisdiction over areas within the FDCP area, e.g., Bureau of Reclamation, Caltrans, and Placer County
- Contacting local sources, as per the FDCP Team, for information not already included in the previous planning efforts for the Foresthill Divide community
- Reviewing Tribal files, interviewing with elders, and identifying any Native American concerns.

Circulation/Transportation

Collection and evaluation of existing transportation facilities, public transportation opportunities, trails, etc. will be performed by the project team. Research will include:

- Contacting all appropriate agencies and collecting any data relevant to the traffic circulation analysis not previously obtained.
- Roadway Inventory. All major roadways in the FDCP area and adjoining portions of the County will be identified and their functional classification and status in the current Circulation Element will be determined.
- Capacity Criteria. Roadway capacity evaluation criteria will be identified to provide a basis of evaluating the operating level of service of all major roadways, by functional classification. These criteria will account for Urban/Rural conditions, pavement width, general alignment, etc.
- Traffic Counts. Average daily traffic counts will be collected for the major roadways in the Community Plan Area. Existing information, such as counts conducted by CALTRANS, Placer County DPW and/or documented in recent studies will be used if no more than 18 months old. However, we have included in our budget new 24-hour traffic counts at up to fifteen (15) locations within the plan area.
- Determine Existing Level of Service. Based on the previously identified daily roadway capacities and the daily traffic counts, existing Levels of Service will be determined for all major roadways in the FDCP area.
- Identify Traffic Accident History. County provided records of traffic accident history for the last three years and previously identified high accident locations will be compiled.
- Current Plans. Local and Regional Transportation Improvement Plans, as well as Federal, State and County transportation improvement programs will be reviewed to determine planned transportation improvements throughout the plan area.
- Other Transportation Modes. An inventory of other transportation modes and elements will be prepared and discussed, including, but not necessarily limited to, inter-city transit service, taxi service, ridesharing programs, and bicycle/pedestrian facilities and trails.

Noise

Noise level standards contained in the Placer County General Plan Noise Element which are applicable to this project, as well as any germane county, state and federal standards, will be identified. The ambient noise environment in the project vicinity is likely typical of rural to semi-rural areas affected primarily by local and distant traffic noise, small aircraft operations, and some stationary noise sources. Existing ambient noise environment within the FDCP area will be quantified through continuous and short-term noise level measurements and through application of accepted noise prediction methodologies. If additional major noise sources are identified within the project environs, the noise generation of those sources through additional noise level measurements will be quantified. Other local environmental noise analyses will be utilized to the extent that information is relevant to this project.

Health and Safety

Most health and safety information for Background Report purposes will be obtained from agencies directly involved in, and responsible for, preparedness concerning seismic and geologic hazards, flood hazards, and fire hazards. Foresthill Fire-Safe Council data will also be reviewed. Utilizing information collected above for vegetation types and topography, a fire hazards map will be prepared for the FDCP area that will contain more specific information for fire hazards than the one currently used by the California Department of Forestry.

D. BACKGROUND REPORT

Based on the information compiled in the background research, GIS mapping, and Environmental Setting work, the Administrative Draft Background Report will be prepared. Twenty copies of the Administrative Draft Background Report, which will address all of the elements listed in Attachment 2 of the RFP, will be provided to the County for review and comment.

Quad Knopf will meet with the County staff and the FDCP Team to discuss any comments received regarding the Administrative Draft Background Report, and based on the information discussed, 100 copies of a revised Draft Background Report will be prepared and provided to the County.

III. DRAFT FDCP DOCUMENT

The second document to be prepared will be the Draft FDCP document. This document will incorporate information from the Background Report and additional information provided by the County and the FDCP Team, including goals and policies, and will be consistent with the outline included in Attachment 3 of the RFP.

It is Quad Knopf's understanding that the FDCP Team has developed a significant body of goals and policies and will be completing that task in the near future. However, consultant creativity and expertise will be required to assist in refining some of the concepts. This will be particularly true with Circulation/Transportation and Community Development where consultants will be called upon to provide expertise and possible solutions for 1) existing FDCP area circulation and access problems, 2) implementation of economic development strategies, while preserving the historic context of central Foresthill, 3) future use of the high school site, including how it fits into the rest of the community, i.e., recreational and joint use opportunities, 4) reuse of the mill site(s) and 5) infill in the commercial core of Foresthill. The consultant team will also be available to advise on the formulation of FDCP alternatives.

The Quad Knopf team will organize goals and policies into a format consistent with the 1994 Placer County General Plan and will develop language to conform the Draft FDCP document with the General Plan and State law. Per Attachment III, the Draft FDCP document will include an Introduction, General Community Goals and Policies, a Community Development Element, a Resource Management Element, a Transportation and Circulation Element, an implementation section, and Appendices. Twenty copies of an administrative draft Plan document will be produced for County staff and FDCP Team review. Upon receipt of comments 100 copies of the Draft Plan document will be produced and delivered to the County. The draft Plan document will be suitable for public review and comment. It is anticipated that the County will prepare the final FDCP.

IV. ENVIRONMENTAL IMPACT REPORT

The EIR process will begin with the assembly of recently developed information relevant to the environmental issues associated with the proposed project. The Draft Background Report will provide the Environmental Setting, mapping, and analysis of existing conditions. The Draft FDCP document will provide the:

- project description
- plan alternatives
- Preferred Plan maps and text
- goals, objectives, policies, and implementation programs
- descriptions of FDCP phasing or timing of implementation, if available
- infrastructure and public service extensions and expansions.

An EIR kick-off meeting with County staff and key Quad Knopf team staff will be an integral part to the EIR process. This meeting will be incorporated into the comprehensive project kick-off meeting, as indicated earlier.

A. DEIR

Initial Study, NOP, and Scoping Sessions

It is recommended that the Initial Study, NOP, and scoping sessions be held concurrent with early Background Report research phase to allow for agency and public feedback to influence the scope of work, as the Background Report will be published with the Draft EIR as the Environmental Setting document. Quad Knopf will prepare the Initial Study, which is a responsibility of the Lead Agency, i.e., Placer County. Following the County's review of the Initial Study, Quad Knopf will prepare and circulate the NOP. Two scoping sessions will be held in or near the FDCP area - an afternoon session will be held to receive agency comments and an evening session will be held on the same day to receive comments from the general public.

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Introduction/Scope of the EIR

As provide for in the RFP, these sections will describe the framework in which the project is being undertaken. A brief history will be supplied along with a description of the Foresthill Divide planning process and the larger County planning process. The scope of the EIR will be briefly described including the fact that it is a program EIR that will provide background information that may be used in the preparation of project-specific EIRs or Negative Declarations that may follow Plan adoption.

Project Description

A clear and concise project description, prepared in accordance with §15124 of the CEQA Guidelines, will be derived from the Draft FDCP document. The project description will provide a legally defensible description of the program, including:

- the history and characteristics of the project area
- a statement of project objectives
- a description of technical aspects of the project
- a chronology of events
- the intended needs and uses of the EIR
- a list of agencies that will utilize the document in decision-making
- a chronological list of discretionary actions required
- the mapping and other graphic components of the FDCP.

Environmental Setting, Impact Assessment, and Mitigation Measures

As required by §15125 of the CEQA Guidelines, the Environmental Setting element of the EIR will contain a "description of the physical environmental conditions in the vicinity of the project, as they exist at the time the NOP is published, or if no NOP is published, at the time the environmental analysis is commenced, from both the local and regional perspective." This information will be contained in the Background Report and will focus on information pertinent to impact assessment and mitigation measures. Environmental Setting discussions will also include a brief statement of applicable regulations.

After establishing the setting for each topic, adverse and beneficial impacts will be identified and discussed. Thresholds of significance will be developed and addressed for each topical area. Impact levels will be identified, both before and after mitigation. Impacts that are less than significant will be noted. Practical, enforceable, and feasible mitigation measures will be recommended for significant impacts. Measures already required pursuant to existing federal, State or local statutes and regulations will be considered to be already incorporated in the project, and not recommended as additional mitigation measures. Mitigation measures will not be limited to on-site activities if a broader solution is warranted. Impacts and mitigation measures will specifically consider goals and policies. Cumulative impacts, both on-site and off-site, will be addressed as required by §15130 of the CEQA Guidelines. To the extent possible, mitigation measures will take the form of FDCP policies, General Plan policies, and existing County ordinance requirements.

Key EIR topics and Quad Knopf's approach to addressing them in the EIR are described below. These topics are subject to modification - following receipt of all NOP comments and after the scoping sessions are held.

Land Use/Community Development

A complete land use/community development analysis will be prepared and incorporated in the EIR. Compatibility of proposed uses with one another will be reviewed as will compatibility with surrounding uses and the natural environment. In addition, the EIR will look at any cumulative land use/community development impacts associated with the Community Plan Update and its approval and any precedents that may be set. Growth inducing impacts will also be examined utilizing Draft FDCP document population projections and the future availability of infrastructure and services. For any identified impacts, thresholds of significance will be established utilizing the Draft FDCP document and other sources. Mitigation measures will be proposed to reduce impacts to a less than significant level.

Aesthetics

To be considered will be light and glare impacts to residential properties from existing and future sources, night sky impacts, potential aesthetic impacts to existing highway/road corridors and developments, and consistency with Community Plan goals and policies. Scenic highway standards will be used in conjunction with Background Report graphics and analysis to assess potential impacts of the Community Plan. In consultation with County staff, thresholds for significance will be established for visual impact, based on FDCP policy and other relevant plans and statutes.

Feasible mitigation measures will be identified for any visual impacts. These will be based on FDCP policy and may include policies or measures addressing redesign or relocation of Plan land uses or components, screening, landscaping and lighting elimination or shielding.

Natural Resources

As indicated earlier in the Background Report segment, information exists and is readily available for the following elements from County-identified sources: soils, vegetation, geology, paleontology, climate, and hydrology. However, new data will be collected and analyzed for fish and wildlife, air quality and agriculture/timber. Outlined below are steps for addressing natural resources issues:

- Soils. Existing soils data will be discussed and mapped as a part of the Background Report and utilized here. Soil types may pose constraints on development of the FDCP (e.g., high erosion potential) will be discussed in detail and indicated on a constraints map. Impacts to soils will be identified and mapped as warranted, with mitigation measures developed for any identified significant impacts.

- **Vegetation and Wetlands.** Vegetation data will be developed utilizing field reconnaissance and agency consultations and the California Natural Diversity Data Base (CNDDDB). Sensitive vegetation types, listed species, and habitat will be mapped, with their acreage quantified. Potential impacts resulting from implementation of the updated FDCP will be discussed and identified on a map. Mitigation measures will be developed for all identified significant impacts. Wetland data will be compiled and reviewed for the Plan area and a thorough site reconnaissance performed to identify potential wetlands and other Waters of the U.S. in the Plan area. These resources will be mapped, as will habitat linkages (i.e. deer migration corridors, etc). A graphic depicting habitat types and sensitive resource areas will be prepared for use in the EIR.
- **Fish and Wildlife.** A records search will be conducted utilizing the CNDDDB to determine the Plan area's potential to support rare, threatened, endangered, or otherwise unique species that are recognized by conservation organizations (e.g., California Native Plant Society, etc.). A map will be prepared showing the recorded locations of sensitive species in the CNDDDB. Field surveys and studies will be conducted by qualified biologists to augment and verify sensitive species presence and to evaluate deer use/migrations corridor areas and areas utilized by other species of local interest. Existing and planned uses will be superimposed on GIS-generated maps showing the location of sensitive habitats and species in the FDCP area.
- **Geology.** The overall goal of the geologic analysis in the EIR will be to minimize adverse effects on topography or, conversely, to identify any geologic hazards that may pose a problem to project implementation.

Active and potentially active faults and the Maximum Credible Earthquake and peak ground accelerations associated with these faults will be reported. Potential impacts resulting from fault movement, liquefaction potential, landslides, differential compaction, ground rupture, ground shaking, seiches and flooding will be identified. A discussion will be presented of topographic alteration (i.e., including erosion potential, deposition, displacement, compaction or coverage of soils), slope stability and seismic hazards. The potential for mineral resources and land subsidence will also be addressed. Proposed mitigation measures will be formulated for any identified significant impacts.

- **Paleontology.** Current record information will be utilized to assess the potential to encounter paleontological resources. If paleontological resources are found to be potentially present in the Plan area, appropriate mitigation measures will be formulated
- **Hydrology.** Using information from the Background Report and the Draft FDCP document, the hydrology section of the EIR will characterize potential changes in drainage patterns, and changes in absorption rates and the amount of runoff and quality of surface water. In order to determine off-site effects from project development, watersheds within the community plan area will be characterized to

determine the potential effects of excess runoff resulting from land use changes. Appropriate mitigation measures will be formulated for any significant impacts.

The extent to which the FDCP will be subject to the regulations implementing §402(P) of the federal Clean Water Act and the General Construction Storm Water Permit implemented by the California Regional Water Quality Control Board will be discussed in the EIR. Appropriate mitigation measures will be proposed to assure that offsite flows do not increase as a consequence of project implementation, and that water bodies and stream courses are protected from degradation due to pollutants during subsequent development/land use changes.

- Air Quality. The air quality portion of the EIR will consist the following tasks:
 - Prepare a description of the climate and meteorology of the project area, historical air quality data, and current efforts to attain and maintain the State and federal air quality standards. Describe the air quality management programs of the Placer County Air Pollution Control District
 - Summarize air quality data from monitoring sites near the project site.
 - Compare projections for growth in population and employment with those contained in the regional air quality plan. Evaluate consistency of project with regional air plans.
 - Identify all sensitive receptors for air pollutants in the within the project area. Identify major sources of pollutants or odors within in the project area.
 - Contact the staff of the Placer County Air Pollution Control District and Mountain Counties Air Basin to determine current recommended thresholds of significance and establish a protocol for air quality emissions calculations and modeling.
 - Obtain most recent emission factors for PM₁₀ and PM_{2.5} from the U.S. Environmental Protection Agency and California Air Resources Board. Based on population and traffic projections, calculate expected emissions of PM₁₀ and PM_{2.5} from wood burning, open burning, unpaved road travel and vehicle travel on sanded roads during the winter. Evaluate the potential for local impacts related to residential wood smoke based on the density of development, terrain effects and wind direction during winter evenings.
 - Prepare an analysis of regional changes in emissions due to vehicle trips using the URBEMIS-7G program. Calculate emissions associated with residential heating and other area sources.
 - Evaluate potential for impacts within the larger air basin using the thresholds of significance suggested by the Placer County APCD.

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- If the project traffic study identifies signalized intersections whose Level of Service would drop below D, use the CALINE-4 program to estimate worst-case carbon monoxide concentrations with and without the project.
 - Where significant impacts are forecasted, develop mitigation measures to reduce these impacts. Develop additional policies, programs or goals that could be adopted to eliminate significant impacts.
 - Prepare a technical appendix that documents methodology and assumptions used in the air quality impact analysis.
- Agricultural/timber resources. In consultation with the U.S. Forest service and California Department of Forestry and Fire Protection, the Quad Knopf team will document timber resources in the FDCP area and identify any timber resources that could be affected by the proposed FDCP. Timber resources will be mapped in GIS format, with the FDCP (and Plan alternatives) over-layed to illustrate the location and extent of impacts to timber resources.

Cultural Resources

The Cultural Resources portion of the EIR will involve a program-level effort to:

- assess generalized impacts of the Draft FDCP document on the resources identified in the Background Report,
- evaluate the significance of heritage resources potentially impacted and the significance of potential impacts, and
- recommend mitigation measures where impacts are significant.

Circulation/Transportation

The Program EIR will address the general impacts of implementing the preferred FDCP and identify the relative impacts of FDCP alternatives. The technical approach to this issue makes use of available resources. The FDCP area is included within the limits of the Placer County General Plan traffic model, although the model itself is not particularly detailed in this area. It is anticipated that the model will be used as a tool for identifying the overall distribution pattern for trips generated in this area; but the TRAFFIX model will be used to assign traffic from individual traffic analysis zones based on these patterns.

Daily traffic volume projections will be made for roadways within the FDCP area – for the preferred plan and for up to two plan alternatives, according to the following tasks:

- Refine Traffic Model Land Use Base. The General Plan traffic model's land use data will be inventoried. The model's land use and circulation system will be adjusted to reflect Draft FDCP Alternatives and the presence of important elements such as the new schools in

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FDCP area. The model will be desegregated as needed to identify area distribution characteristics.

Review traffic model assumptions and parameters with Placer County staff to confirm that they remain applicable for the FDCP. Issues to be addressed include the relative trip generation for residential development in the foothills, interaction between residential and non-residential uses, etc.

- Prepare Future Traffic Projections. The General Plan model for the preferred project will be run and regional distribution patterns for residential and non-residential land uses from that data will be developed. Daily traffic volume forecasts will then be made by making trip generation estimates for the new development in individual traffic analysis zones and assigning that new traffic to the area street system using the TRAFFIX model.
- Analyze Projected Traffic Conditions and Identify Impacts. Future traffic projections will be evaluated to determine the projected level of service on major roadways in the FDCP area.
- Determine Future Roadway Needs. Future roadway improvements will be identified to insure that all major roadways in FDCP will operate at an acceptable Level of Service based on the future traffic projections.
- Evaluate Transportation Management Strategies. The extent to which implementation of aggressive Transportation Systems Management strategies may improve traffic conditions and reduce the need for circulation improvements will be discussed.
- Evaluate Non-Automotive Transportation. The need for expanded bicycle, pedestrian, equestrian, trail facilities to serve the FDCP area will be considered, and recommendations for each transportation mode will be included.
- Suggest mitigation measures in the form of Goals, Objectives, Alternatives, Policies and Implementation Measures, that allow the FDCP to guide future circulation in FDCP area.

Noise

All significant noise impacts due to and upon development within the FDCP area will be identified. Significant noise impacts will occur if the project would result in a significant increase in noise levels at existing noise-sensitive land uses in the project vicinity or if proposed noise-sensitive development within the FDCP area would be adversely affected by existing or proposed noise. The assessment of noise impacts will pay particularly close attention to changes in traffic patterns and conditions that will affect traffic noise levels in the FDCP area.

The analysis of noise mitigation measures will focus on appropriate and practical recommendations for noise control aimed at reducing any identified potential noise impacts to a level of insignificance. Mitigation measures will take the form of FDCP Policies, General Plan Policies, and existing County ordinance requirements as much as possible.

Health and Safety

The EIR will examine the availability and content of emergency plans for the area and the FDCP's effect on and compliance with those plans. Of particular interest will be fire safety and access. Fire hazards mapping work performed during the background phase will be utilized to establish appropriate thresholds and impacts. Proposed Community Plan policies will be reviewed to determine if the impacts are adequately mitigated. Where required new mitigation in the form of additional policies will be proposed. The EIR analysis will also determine the effect on the project in the event of upset conditions, e.g., a chemical spill on Foresthill Road, or other natural or man-created disasters.

Public Facilities and Services

Public facilities and services to be addressed include public safety, fire protection, solid waste collection and disposal, parks and recreation, schools, road maintenance, snow removal, natural gas and electricity, sewer, and water.

Thresholds for significance will be established for each service utilizing the FDCP and other commonly accepted standards for level of service. Impacts will be identified and weighed against thresholds. Where significant impacts are identified that are not mitigated by fee programs and other mechanisms already in place, mitigation measures will be proposed.

The cumulative impacts analysis will consider not only the direct impact of the project on public facilities and services, but also the cumulative effect of the project and any anticipated projects in the area that will require public services. The cumulative effects of proposed phasing plans, if any, on infrastructure needs will also be reviewed as a part of this analysis. Quad Knopf will consult closely with the County staff to determine what to include in a cumulative impact analysis. A growth inducing impacts analysis will also be prepared related to the timing and extent of infrastructure extensions through areas currently unserved or under-served.

Coordination with Other Jurisdictions

The Quad Knopf team will coordinate with other jurisdictions affected by the outcome of the FDCP by phone, correspondence and direct meetings. These jurisdictions will include, but are not limited to:

- U.S. Forest Service
- U.S. Bureau of Land Management
- U.S. Bureau of Reclamation
- U.S. Army Corps of Engineers
- California Department of Fish and Game

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- California Department of Parks and Recreation
- California Department of Forestry and Fire Protection
- Foresthill Public Utilities District
- Foresthill Fire Protection District
- Foresthill Elementary School District
- Placer Union High School District.

Analysis of Project Alternatives

Analysis of alternatives to the project will be conducted as required by §15126.6 of the most recent CEQA Guidelines (1998). CEQA case law and the 1998 amendments to the CEQA Guidelines underscore the need to consider a “reasonable range” of alternatives to the project that would feasibly meet project objectives while lessening significant effects of the project. To the extent feasible, alternatives will be quantified for certain key subject areas, e.g., transportation and circulation, air quality, public facilities and services. The “no project” alternative will be discussed per requirements of the CEQA Guidelines. This will include what can be reasonably expected to occur in the foreseeable future if the Draft FDCP document is not adopted, based on existing land use designations, zoning and available infrastructure and community services. It is currently anticipated that the several alternatives developed by the FDCP Team will be utilized for EIR analysis.

Mandatory CEQA Sections

Compliance with mandatory CEQA sections will be addressed, as outlined below.

Effects Found Not To Be Significant

Per the CEQA Guidelines, a statement will be provided in this section of the EIR explaining why certain issues were not considered significant, and therefore were not discussed in detail in the EIR. This analysis will be based upon information in the NOP as well as site-specific information developed by the Quad Knopf team.

Significant Environmental Effects That Cannot Be Avoided

Based on the conclusions regarding significance of impacts contained under each topic in the DEIR, a summary will be compiled of significant effects that cannot be avoided.

Growth Inducing Impacts

Growth inducing impacts will be addressed and summarized under topical areas, e.g., public facilities and services. It will be critical to assess the growth inducing effects of potential facility/service extensions and to compare them with goals, policies, and assumptions contained in the Draft FDCP document. The Draft FDCP document will also be evaluated to determine whether it would displace commercial or residential growth that might otherwise occur with fewer environmental impacts. Impact evaluation criteria will be identified for growth-inducing impacts to determine thresholds for level of significance.

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Significant Irreversible Environmental Changes

Based on the conclusions regarding significance of impacts contained under each topic, a summary of significant irreversible environmental changes will be compiled.

Cumulative Impacts

The Courts have underscored the need to provide a complete discussion of cumulative impacts in an EIR. Cumulative effects include those effects of a project that may be insignificant incrementally, but combined with the effects of other projects in the area, could contribute to a significant cumulative impact. Generally, cumulative effects are most potentially significant in connection with traffic, air quality, and public services/infrastructure needs. Quad Knopf will determine which aspects of the environment are subject to both on-site (i.e., FDCP area) and off-site cumulative effects per §15130 of the CEQA Guidelines. Impacts will be addressed individually for each EIR topic and summarized in this section. It is understood that mitigation measures for some cumulative impacts may be general in nature, and not specifically or exclusively attributable to the proposed project.

References

§15129 of the CEQA Guidelines requires identification of all federal, state, and local agencies, other organizations and private individuals consulted with during preparation of the document. Quad Knopf will also include a bibliography of technical documents and published literature utilized during the EIR preparation, and a statement providing the location of those reference materials.

Executive Summary

Quad Knopf will prepare an Executive Summary for the EIR per §15123 of the CEQA Guidelines. The summary will include a matrix summarizing significant effects of the project and the various identified alternatives, including cumulative effects, mitigation measures to reduce effects, and the effectiveness of such measures in reducing impacts to a less than significant level. Areas of known controversy and issues to be resolved will also be concisely presented in the Executive Summary. It anticipated the above-described format will facilitate comparisons of impacts among the preferred Plan and alternatives.

Appendices

Any technical studies and other background information necessary to a full understanding of issues will be included as an appendix.

Submittal of Administrative Drafts of the EIR

Quad Knopf will prepare 20 copies of the Administrative DEIR (ADEIR) for in-house review and comment by County staff and the FDCP Team. The Project Manager and Principal-in-

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Charge will review the ADEIR for quality control, consistency, and legal adequacy. Quad Knopf will revise the ADEIR, as necessary, to reflect staff comments. One hundred bound copies of the resulting DEIR will be provided in duplexed format to the County, along with one reproducible copy and a diskette containing the document in a Windows compatible format.

Submittal and Circulation of the DEIR

The DEIR will be published, distributed by the County and circulated for 45-day agency and public review, according to provisions of the CEQA Guidelines. Quad Knopf will hand-deliver 15 copies to the State Clearinghouse from our Roseville office to expedite the review period and will also take responsibility for distribution of the document to State agencies.

B. FINAL EIR

Pursuant to §15088 of the CEQA Guidelines, the Final EIR (FEIR) must respond in writing to each oral and written comment on the DEIR made by individuals, agencies, and organizations that review it. Additional research and analysis will be undertaken by Quad Knopf as necessary to effectively respond to comments. Comments regarding the technical reports prepared by sub-consultants will be routed to them for review and comment, with Quad Knopf responsible for final review of comments for consistency and compilation of the final responses to comments. Along with the comments and responses, a list will be compiled of all persons, organizations, and agencies commenting on the DEIR. The FEIR will also include revisions to the DEIR text and summary table necessitated by comments. Comments, responses to comments, and the list of commenting agencies, organizations and individuals, errata and other information, when combined with the DEIR, will constitute a FEIR. One hundred copies of the FEIR will be bound separately and published for circulation as a stand-alone document. Quad Knopf will also provide the County with one reproducible copy of the FEIR and a diskette containing the document in a Windows compatible format.

As a basis for cost estimating, Quad Knopf assumes that 100 individual responses will be required for the EIR. In our experience, it takes an average of one hour to respond satisfactorily to each comment - it is expected that this time frame will be adequate for this task. As a precaution against the possibility that the level of response greatly exceeds our expectations and requires a much greater magnitude of effort to effectively respond to comments, we propose to negotiate a threshold level with the County. If the level of response exceeds the negotiated threshold, Quad Knopf will respond to those comments that are above and beyond the threshold on a time-and-materials basis, or another mutually agreeable formula.

C. MITIGATION MONITORING PROGRAM

In accordance with CEQA, a draft Mitigation Monitoring Program will be prepared. The program will be based on the findings of the EIR and subsequent direction by the County. Each mitigation measure will be identified and supplemented with information describing specific actions to be taken, the responsible parties, phasing, timing, and the identity of the persons or agencies that must sign off on each measure. Upon receipt of staff comments, the Mitigation Monitoring Program will be finalized and included in the FEIR.