

STAFF REPORT



ITEM NO. 40

CITY OF OCEANSIDE

DATE: June 20, 2007

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT FOR ENVIRONMENTAL AND PRELIMINARY ENGINEERING SERVICES FOR THE MELROSE DRIVE EXTENSION BETWEEN NORTH SANTA FE AVENUE AND SPUR AVENUE**

SYNOPSIS

Staff recommends that the City Council approve a professional services agreement with Helix Environmental Planning Incorporated of La Mesa in the amount of \$776,088 for environmental and preliminary engineering services for the Melrose Drive extension between North Santa Fe Avenue and Spur Avenue, and authorize the City Manager to execute the agreement.

BACKGROUND

Melrose Drive is a major arterial traversing from Sycamore Avenue in the City of Vista to North Santa Fe Drive and from Spur Avenue to State Route 76 in the City of Oceanside. This project will complete the missing link from North Santa Fe Drive to Spur Avenue and serve as a north-south arterial connecting Sycamore Avenue with State Route 76.

On July 17, 2002, the Council approved the original contract to Project Design Consultants, Inc. (PDC). At that time, preliminary work was initiated and three alternative alignments were studied. In June of 2005, the City Council directed staff to stop all work on the project. Subsequently, PDC sold its environmental division to Helix and the original Project Director (Bruce McIntyre) and Project Manager (Sean Cardenas) for the Melrose Extension EIR became Helix employees.

Using the work previously done and maintaining the continuity of the original project team, Helix Environmental Planning, Inc., will prepare an EIR that analyzes the impact of the three alignments, equally.

ANALYSIS

Melrose Drive is identified in the Circulation Element as a major arterial. Upon completion of this project, Melrose Drive will serve as an alternate north-south arterial alleviating traffic

congestion on College Boulevard. The Regional Transportation Improvement Program (RTIP) identifies Melrose Drive as a regional arterial linking the cities of Encinitas, Carlsbad, Vista and Oceanside.

This project would provide an alternative access to the Jeffries Ranch Community. Currently, State Route 76 is the only access in and out of Jeffries Ranch. It will also facilitate transit usage by enhancing access to the proposed Melrose Light Rail Station at the corner of Melrose Drive and Oceanside Boulevard.

At this meeting, staff is requesting that the City Council also approve a Resolution asking SANDAG to, among other projects, amend the FY 2008 RTIP to request \$1,000,000 in Transnet Local Program funding. At this time, funding for construction of Melrose Drive is not available. However, completion of the EIR is a prerequisite for the City to pursue available regional and State funding opportunities.

FISCAL IMPACT

There is \$1 million available in the FY 07-08 CIP account for the Melrose Extension EIR project. Sufficient funds are available for this project.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be met.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

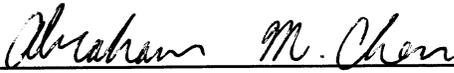
The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council approve a professional services agreement with Helix Environmental Planning Incorporated of La Mesa in the amount of \$776,088 for environmental and preliminary engineering services for the Melrose Drive extension between North Santa Fe Avenue and Spur Avenue, and authorize the City Manager to execute the agreement.

PREPARED BY:

SUBMITTED BY:



Abraham M. Chen
Project Manager



Peter A. Weiss
Interim City Manager

REVIEWED BY:

Michelle Skaggs, Deputy City Manager

Joseph Arranaga, Acting Deputy Public Works Director

Scott O. Smith, City Engineer

Gary Kellison, Senior Civil Engineer

Paul Bussey, Interim Financial Services Director











CITY OF OCEANSIDE

PROFESSIONAL SERVICES AGREEMENT

PROJECT: Melrose Drive Extension

THIS AGREEMENT is made and entered into this ____ day of _____, 2007, by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and Helix Environmental Planning Incorporated, hereinafter designated as "CONSULTANT."

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **SCOPE OF WORK.** The project is more particularly described as follows: The CONSULTANT shall provide environmental and preliminary engineering services for Melrose Drive Extension project. Description of particular items of work covered in this Agreement is provided in Exhibit "A" attached hereto and made a part hereby.
2. **INDEPENDENT CONTRACTOR.** CONSULTANT'S relationship to the CITY shall be that of an independent contractor. CONSULTANT shall have no authority, express or implied, to act on behalf of the CITY as an agent, or to bind the CITY to any obligation whatsoever, unless specifically authorized in writing by the City Engineer. The CONSULTANT shall not be authorized to communicate directly with, nor in any way direct the actions of, any bidder or the construction contractor for this project without the prior written authorization by the City Engineer. CONSULTANT shall be solely responsible for the performance of any of its employees, agents, or subcontractors under this Agreement. CONSULTANT shall report to the CITY any and all employees, agents, and consultants performing work in connection with this project, and all shall be subject to the approval of the CITY.
3. **WORKERS' COMPENSATION.** Pursuant to Labor Code section 1861, the CONSULTANT hereby certifies that the CONSULTANT is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and the CONSULTANT will comply with such provisions, and provide certification of such compliance as a part of this Agreement.

Melrose Drive Extension

4. LIABILITY INSURANCE.

4.1. CONSULTANT shall, throughout the duration of this Agreement maintain comprehensive general liability and property damage insurance, or commercial general liability insurance, covering all operations of CONSULTANT, its agents and employees, performed in connection with this Agreement including but not limited to premises and automobile.

4.2 CONSULTANT shall maintain liability insurance in the following minimum limits:

Comprehensive General Liability Insurance
(bodily injury and property damage)

Combined Single Limit Per Occurrence	\$ 1,000,000
General Aggregate	\$ 2,000,000*

Commercial General Liability Insurance
(bodily injury and property damage)

General limit per occurrence	\$ 1,000,000
General limit project specific aggregate	\$ 2,000,000

<u>Automobile Liability Insurance</u>	\$ 1,000,000
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*General aggregate per year, or part thereof, with respect to losses or other acts or omissions of CONSULTANT under this Agreement.

4.3 If coverage is provided through a Commercial General Liability Insurance policy, a minimum of 50% of each of the aggregate limits shall remain available at all times. If over 50% of any aggregate limit has been paid or reserved, the CITY may require additional coverage to be purchased by the CONSULTANT to restore the required limits. The CONSULTANT shall also notify the CITY'S Project Manager promptly of all losses or claims over \$25,000 resulting from work performed under this contract, or any loss or claim against the CONSULTANT resulting from any of the CONSULTANT'S work.

4.4 All insurance companies affording coverage to the CONSULTANT for the purposes of this Section shall add the City of Oceanside as "additional insured" under the designated insurance policy for all work performed under this agreement. Insurance coverage provided to the City as additional insured shall be primary insurance and other insurance maintained by the City of Oceanside, its officers, agents, and employees shall be excess only and not contributing with insurance provided pursuant to this Section.

Melrose Drive Extension

- 4.5 All insurance companies affording coverage to the CONSULTANT pursuant to this agreement shall be insurance organizations admitted by the Insurance Commissioner of the State of California to transact business of insurance in the state or be rated as A-X or higher by A.M. Best.
- 4.6 All insurance companies affording coverage shall provide thirty (30) days written notice to the CITY should the policy be cancelled before the expiration date. For the purposes of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation.
- 4.7 CONSULTANT shall provide evidence of compliance with the insurance requirements listed above by providing a Certificate of Insurance and applicable endorsements, in a form satisfactory to the City Attorney, concurrently with the submittal of this Agreement.
- 4.8 CONSULTANT shall provide a substitute Certificate of Insurance no later than thirty (30) days prior to the policy expiration date. Failure by the CONSULTANT to provide such a substitution and extend the policy expiration date shall be considered a default by CONSULTANT and may subject the CONSULTANT to a suspension or termination of work under the Agreement.
- 4.9 Maintenance of insurance by the CONSULTANT as specified in this Agreement shall in no way be interpreted as relieving the CONSULTANT of any responsibility whatsoever and the CONSULTANT may carry, at its own expense, such additional insurance as it deems necessary.
5. **PROFESSIONAL ERRORS AND OMISSIONS INSURANCE.** Throughout the duration of this Agreement and four (4) years thereafter, the CONSULTANT shall maintain professional errors and omissions insurance for work performed in connection with this Agreement in the minimum amount of One Million Dollars (\$1,000,000.00).

CONSULTANT shall provide evidence of compliance with these insurance requirements by providing a Certificate of Insurance.

6. **CONSULTANT'S INDEMNIFICATION OF CITY.** CONSULTANT shall indemnify and hold harmless the CITY and its officers, agents and employees against all claims for damages to persons or property arising out of the conduct, negligent acts, errors or omissions or wrongful acts or conduct of the CONSULTANT, or its employees, agents, subcontractors, or others in connection with the execution of the work covered by this Agreement, except for those claims

Melrose Drive Extension- number

arising from the willful misconduct, sole negligence or active negligence of the CITY, its officers, agents, or employees. CONSULTANT'S indemnification shall include any and all costs, expenses, attorneys' fees, expert fees and liability assessed against or incurred by the CITY, its officers, agents, or employees in defending against such claims or lawsuits, whether the same proceed to judgment or not. Further, CONSULTANT at its own expense shall, upon written request by the CITY, defend any such suit or action brought against the CITY, its officers, agents, or employees resulting or arising from the conduct, tortious acts or omissions of the CONSULTANT.

CONSULTANT'S indemnification of CITY shall not be limited by any prior or subsequent declaration by the CONSULTANT.

7. **COMPENSATION.** CONSULTANT'S compensation for all work performed in accordance with this Agreement, shall not exceed the total contract price of \$776,088.

No work shall be performed by CONSULTANT in excess of the total contract price without prior written approval of the City Engineer. CONSULTANT shall obtain approval by the City Engineer prior to performing any work, which results in incidental expenses to CITY.

8. **TIMING REQUIREMENTS.** Time is of the essence in the performance of work under this Agreement and the timing requirements shall be strictly adhered to unless otherwise modified in writing.

Phase I. First Screencheck Environmental Impact Report (EIR) and Draft Technical Studies.

CONSULTANT shall prepare and deliver the draft technical studies and the first screencheck EIR to the City Engineer within 140 calendar days of the execution of this agreement. No work shall be performed by CONSULTANT beyond Phase I until the City Engineer has given approval to perform Phase II

Phase II. Final EIR and Final Technical Studies

CONSULTANT shall prepare and deliver the final EIR and technical studies to the City Engineer within 480 calendar days of the execution of this agreement.

9. **ENTIRE AGREEMENT.** This Agreement comprises the entire integrated understanding between CITY and CONSULTANT concerning the work to be performed for this project and supersedes all prior negotiations, representations, or agreements.

Melrose Drive Extension

10. **INTERPRETATION OF THE AGREEMENT.** The interpretation, validity and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. The Agreement does not limit any other rights or remedies available to CITY.

The CONSULTANT shall be responsible for complying with all local, state, and federal laws whether or not said laws are expressly stated or referred to herein.

Should any provision herein be found or deemed to be invalid, the Agreement shall be construed as not containing such provision, and all other provisions, which are otherwise lawful, shall remain in full force and effect, and to this end the provisions of this Agreement are severable.

11. **AGREEMENT MODIFICATION.** This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto.

12. **SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY.

IN WITNESS WHEREOF the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Professional Services Agreement to be executed by setting hereunto their signatures this _____ day of _____, 2007.

HELIX ENVIRONMENTAL
PLANNING INCORPORATED
By: Tom Hoffmann
Tom Hoffmann/President
By: Michael Schwerin
Michael Schwerin/Vice President
33-0493636
Employer ID No.

CITY OF OCEANSIDE
By: _____
Peter Weiss, Interim City Manager
APPROVED AS TO FORM:
Paul J. Hamilton, ASST.
City Attorney

NOTARY ACKNOWLEDGMENTS OF CONSULTANT MUST BE ATTACHED.

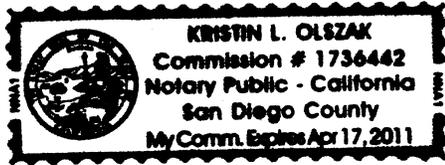
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On 6-12-07 before me, Kristin Olszak, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Tom Huffman and Michael Schwerin,
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kristin Olszak
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Professional Services Agreement

Document Date: _____ Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

EXHIBIT A (REVISED)

HELIX ENVIRONMENTAL PLANNING MELROSE DRIVE EXTENSION PRELIMINARY ENGINEERING AND ENVIRONMENTAL SERVICES SCOPE OF WORK

The following scope of work is based on the scope contained in the original agreement with Project Design Consultants (PDC), dated July 17, 2002, as augmented by Change Order No. 1, dated January 13, 2004. The task titles and numbers have been retained. The task descriptions have been modified to reflect work which has been completed in accordance with the original agreement and to reflect work which remains to be completed, as well as completed work which must be modified as a result of the time which has passed since the original contract was initiated. Where all or portions of a task have been completed, this fact is noted in parentheses following the task description and the text has been modified accordingly. This scope of work assumes that the City of Oceanside (City) will be the sole lead agency for the proposed project, and that the County of San Diego (County) will be a responsible agency under the California Environmental Quality Act (CEQA), as amended.

1.0 PRELIMINARY ENGINEERING

There are three major elements to the preliminary engineering task. These are:

- Mapping;
- Hydrology; and
- Conceptual Roadway Design.

1.1 Mapping (Previously Completed)

PDC will review the mapping and aerial photos previously completed in accordance with the original scope of work with current conditions to determine if additional field surveys or mapping are recommended.

PDC will provide the latest available aerial photo to be used for public presentations.

1.2 Hydrology

The following hydrology scope of work addresses the work effort associated with the preparation of drainage and water quality support documentation for the 30 percent roadway conceptual design and for the Environmental Impact Report (EIR). Previously, PDC performed research and analyses toward preparation of the drainage and water quality documentation. The effort described in this section includes review of the work performed to date, and completion of the reports documenting the work. Additional work items associated with making revisions to the work performed previously is included in

Section 1.2.8 of this Scope of Work, in the event that design criteria and/or methodologies assumed previously are no longer applicable.

1.2.1 Data Collection and Review/Literature Research and Review (Previously Completed)

PDC will revisit the information previously prepared for this task to confirm the assumptions and criteria used in the analysis completed to date.

1.2.2 Field Investigation/Existing and Future Development Conditions Hydrologic Evaluation (Previously Completed)

PDC will review the hydrologic calculations performed previously to confirm the methodologies used. Should revisions be necessary, updates to the analysis will be performed as described in Section 1.2.11 of this scope of work.

1.2.3 Deficiency Analysis: Hydraulic Analysis of Existing Melrose Culverts (Previously Completed)

PDC will review the HEC-RAS model and results prepared in 2003 for changes in assumptions and methodologies. Should revisions be necessary, updates to the analysis will be performed as described in Section 1.2.11 of this scope of work.

1.2.4 Guajome Creek and Culvert Feasibility Study (Previously Completed)

PDC identified three possible improvement options for the Guajome Creek crossing at Melrose Drive in our original contract. Option 1, the construction of additional culvert crossing(s) and/or bridge at the Melrose Drive/North Santa Fe Avenue intersection was selected. Should the City decide to revisit the selection of this option and require analysis of additional improvement options, this will require additional authorization and fees.

1.2.5 NPDES Water Quality Compliance

PDC will provide a summary in the drainage report of the BMPs that may be used for the project, based on the, "Municipal State of California Best Management Handbook". Relative to roadway drainage, generic flow-based BMPs will be evaluated and recommendations will be made for the project and would include BMPs such as fossil filters, and CDS or Stormceptor units. PDC will identify conceptual level designs in order to identify the approximate Rights-of-way requirements and impacts to sensitive habitat.

With respect to Guajome Creek, NPDES permit regulations treat sediment as a potential pollutant. Although the permit distinguishes between natural sediment transport and sediment transport induced by man-made activities, desilting basin options upstream of the culverts may be required to address NPDES water quality sediment concerns. PDC will meet with City and County staff to establish the overall goals of the project with respect to water quality and the sediment transport characteristics of the creek. Discussions will focus on establishing the design criteria to be used for possible water quality alternatives (i.e. desilting basins). PDC will prepare a discussion for inclusion in the EIR of the possible water quality alternatives and associated design, construction and

maintenance requirements, including possible locations and size of each. The design of water quality measures (desilting basins) is not included in this scope.

1.2.6 Draft and Final Report

PDC will prepare a draft and final drainage report that includes a narrative describing the study method, results and recommendations, HEC-RAS cross-section exhibits, and drainage maps. Also, a drainage and water quality discussion will be prepared and included with this report.

The drainage report will be submitted to the City for review and comment, with two plan check revisions prepared based on City comments. Report revisions will be limited to the narrative and exhibits, cost estimate, and minor technical modifications to the preferred options.

1.2.7 Environmental Document Drainage Support

As a part of the drainage work effort, PDC will respond to Water Quality and Surface Hydrology comments during the environmental review process.

1.2.8 Roadway Drainage Improvements Design

Hydrologic Calculations: PDC will perform hydrologic calculations to provide preliminary pipe, inlet and ditch sizes for the roadway drainage improvements for each of the three design alternatives, commensurate with a 30% level of design. PDC will utilize methodologies in accordance with the 2003 San Diego County Hydrology Manual. Hydraulic calculations to determine hydraulic grade lines (HGLs) within the pipes and sizing of outlet protection (i.e. riprap energy dissipators) are not typically performed at this preliminary stage of design, so they are not part of this scope of work.

1.2.9 Storm Water Mitigation Plan (SWMP)

As required by the Standard Urban Storm Water Mitigation Plan for San Diego County, Port of San Diego and Cities in San Diego County (SUSMP), the SWMP will include a completed Storm Water Requirements Applicability Checklist and a project site map with water quality-specific components. The objectives of the SWMP are to identify pollutants and conditions of concern and select feasible permanent storm water best management practices (BMPs) for the project. The SWMP will address water quality BMPs to comply with the SUSMP requirements of the municipal NPDES Storm Water Permit. A variety of BMPs will be considered for deployment in the project, with a preferred selection identified based on design team input and client direction. The SWMP will focus on post-construction BMPs and include type and location of post-construction BMPs, preliminary BMP sizing calculations, estimated BMP initial cost and annual maintenance costs, maintenance schedule, potential post-development pollutant types, and estimated BMP pollutant removal efficiency. In addition, a maintenance agreement package will be prepared, which will identify the mechanism required to ensure proper maintenance of the post-construction BMPs.

The following items are not included in the scope of work for the SWMP and would need to be contracted for separately: engineering design of BMPs, supply or implementation of BMPs, coordination of maintenance agreements for BMPs, revision of the SWMP

after submittal to the City due to changes in planned development of the project area, construction phase BMPs typically included in a Storm Water Pollution Prevention Plan (SWPPP), and additional water quality related plans or hydrologic reports (e.g., Water Pollution Control Plan, Storm Water Pollution Prevention Plan, BMP Implementation Plan, Project Drainage Study).

1.2.10 Coordination with County of San Diego and Vista

PDC will work with the County of San Diego and City of Vista to process the Hydrology Study through these agencies with the goal of approval by both agencies. A budget of 60 hours of staff time and 20 hours of project management is estimated for this task. Significant changes to the design criteria or new direction/requirements by either agency, and/or work beyond this budgeted time will require additional authorization.

1.2.11 Additional Drainage Work Items

Per the City's direction, the following additional drainage work items will be performed:

- 1) Hydrologic Evaluation and Calculations: PDC will make the necessary changes to the hydrologic analysis to correct for changes in land use, for the drainage basins that are tributary to the existing and proposed culverts. This item may not be necessary if it is determined that the 100-year design flow rate, as determined by the Berriman and Henigar master plan, should be used in lieu of the analysis prepared by PDC.
- 2) Hydraulic analysis of Existing Melrose Culverts: PDC will re-run the existing conditions HEC RAS model with the new design flows determined in item 1 above. This analysis will result in 100-year existing condition water surface elevations (WSEs) to be used as a baseline for comparison with the proposed improvements analysis.
- 3) Hydraulic analysis of selected Culvert Improvements Option: PDC will re-run the proposed conditions HEC RAS model with the new design flows determined in Item 1 above. This analysis will result in 100-year proposed condition WSEs to be compared with the existing WSEs calculated in Item 2 above.

Exclusions

The hydrology study will not include the following tasks:

- 1) FEMA processing associated with Melrose creek improvements.
- 2) Preparation of final design and/or construction documents.

1.2.12 QA/QC and Management

PDC will have a second party review the deliverables prior to submittal to the City.

1.3 Conceptual Roadway Design

1.3.1 Basis of Design Memorandum (BODM) (Previously Completed)

PDC will review the previous Basis of Design Memorandum, and will update design criteria changes for AASHTO, County, and City of Oceanside. The updated memorandum will be submitted to the Agency stakeholders for review and comment. PDC will finalize the memorandum upon receipt of all comments.

1.3.2 Research and Data Collection (Previously Completed)

PDC will review the previously collected data and research, collect and review as-built plans for roadway changes occurred since 2004 in the vicinity of the project. Changes will be documented in a memo to the City.

1.3.3 Development of Alternative Alignments (Previously Completed)

PDC has previously completed three alternative alignments. No modifications to these alignments are anticipated as a part of this revised scope of work.

1.3.4 Preliminary Design (30% Level)

Based on the results of the project alternative review with City and County staff, the "30% level plans" will be prepared for up to three project alternative roadway alignments. For the purpose of this contract, "30% level plans" are defined to include items 1 through 5 below. Additional detail, such as would be required for Caltrans Geometric Approval, is not included in this scope. If additional detail is requested by the City, PDC will prepare an amendment identifying the additional scope and fee for the City's approval prior to starting the additional work.

- 1) 1 inch = 40 feet scale plans showing the foot print of the proposed road improvements, right-of-way limits, major drainage crossings (36" or greater) and location of signalized intersections.
- 2) 1 inch = 40 feet scale profiles.
- 3) Typical sections (two per alignment).
- 4) A maximum of 10 cross sections per alternative alignment.
- 5) One preliminary opinion of construction costs per alignment.
- 6) One preliminary construction staging and access plan for each alternative.

1.3.5 Roadway Design Submittal

PDC will submit 30% design documents (10 copies) for review. The City will provide one comprehensive set of comments to PDC (where there are conflicts between the City and other reviewing agencies, the City will direct PDC as to how to proceed). PDC road design staff will have one meeting with the City to obtain comments on the conceptual design documents.

1.3.6 Final Submittal of Design

PDC will submit ten copies of the revised set of the 30% design plans to the City.

1.3.7 Conceptual Roadway Design Report

The results of the conceptual roadway design will be summarized in a report. The report will include a brief discussion of the following topics:

- 1) Executive Summary
- 2) Background on the project including
 - Project History
 - Community Interaction
 - Existing Facility
- 3) Need and Purpose
 - Problems, Deficiencies, Justifications
 - Traffic
- 4) Alternatives
- 5) Other Considerations
 - Construction Staging and Access
 - Public Hearings
 - Permits, Licenses & Approvals of Special Significance
- 6) Funding
- 7) Attachments
 - Conceptual Level Estimate of Probable Construction Cost
 - 30% Design Plans

This Conceptual Roadway Design Report will be included in the appendix of the Environmental Document. PDC will produce ten (10) copies of the draft report. Within twenty (20) days of receipt of all the comments on the draft report, PDC will prepare ten (10) copies of the final report.

1.3.8 Additional Roadway Design Work Items (Optional)

The following work items are place holders to address changes in the criteria and assumptions used to complete work previously performed, or if the analysis or approach changes due to changes in City direction or requirements. Prior to PDC performing any of these items or a combination of these items, PDC and the City will agree to a final scope and fee.

- 1) PDC will explore a fourth alternative alignment, and will prepare an exhibit with plan and profile at 1"=100' scale.
- 2) PDC will prepare "Preliminary Design" for one additional alternative. The detail in the preliminary design is as defined in Task 1.3.4.
- 3) PDC will include one additional alternative in the Conceptual Roadway Design Report. The detail for the additional alternative is as defined in Task 1.3.7.

2.0 PUBLIC OUTREACH

Katz & Associates (K&A) will assist HELIX in conducting a public participation program for the proposed Melrose Drive Extension, which will include a public scoping meeting to alert the public of the City's intent to restart the roadway extension and a series of five public meeting/workshops to be held throughout the CEQA process.

Katz & Associates will have primary responsibility for the following tasks:

- 1) K&A will prepare speakers and the project team members to interact with the public by holding a "dry-run" meeting prior to each meeting. In addition, K&A will moderate the public scoping meeting and five public meeting/workshops. Two of K&A's staff members (including a trained, experienced facilitator to moderate the meeting and a support staff member to handle all meeting logistics) will attend the dry run and public meetings. As part of the public meetings comment forms will be provided for written comments from attendees.
- 2) K&A will prepare meeting notification materials for stakeholders and the public and submit them to the City for distribution. This task will include updating and validating a mailing list of interested and potentially affected individuals, groups and agencies, based on existing and purchased lists provided by the City; preparing notification letters or postcard mailers prior to the public meetings; and developing newspaper advertisements and news releases for submittal to the *North County Times* and *San Diego Union-Tribune*.
- 3) K&A will develop informational materials in several different formats to ensure adequate information dissemination. Informational materials will include posters, fact sheets and frequently asked questions, a PowerPoint presentation, handouts, and additional materials
- 4) K&A will compile a summary report following the scoping meeting and after each public meeting/workshop. This summary report will document the

public participation program, including pre-meeting outreach activities, a summary of issues and concerns raised during the meetings, lists of meeting attendees and action items for project team members. In addition, K&A will compile a project binder to document the public participation process. The binder will include copies of all notification materials, presentation materials, informational materials, sign-in sheets, and the summary report. This information will also be incorporated in the Environmental Impact Report (EIR).

3.0 CEQA DOCUMENTATION

The CEQA documentation contains four main elements. These are:

- 1) Notice of Preparation.
- 2) Draft and Final EIR.
- 3) Mitigation Monitoring and Reporting Program.
- 4) Candidate CEQA Findings and Statement of Overriding Considerations.

3.1 Notice of Preparation

HELIX will update the previous Notice of Preparation (NOP) and submit to the City for distribution.

3.2 1st Screencheck EIR

The EIR will be prepared in accordance with the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) and the procedures for implementation of CEQA set forth in the State CEQA Guidelines (California Code of Regulations, Section 15000, et seq.). Each environmental topic will be addressed in the Environmental Analysis Chapter and will be subdivided into five subsections: existing conditions, impact significance thresholds, impact analysis, mitigation, and impact significance after mitigation. HELIX will prepare the impact analysis, significance thresholds and mitigation measures mindful of Caltrans and FHWA CEQA/NEPA procedures and regulations.

To the greatest degree possible, HELIX will utilize preliminary text prepared as part of the earlier contract.

HELIX will prepare a 1st Screencheck Draft EIR, as described below, for submittal to the City for review. Three (3) copies of the 1st Screencheck Draft EIR and Appendices will be provided.

3.2.1 Introduction/Summary/Setting/Project Description

The Introduction will contain a brief summary of the project and describe the format and use of the EIR.

An executive summary will be prepared which will provide a more detailed summary of the proposed project. The summary will also provide an overview of the alternatives and the associated environmental impacts. Lastly, it will include a tabular summary of the significant impacts, mitigation measures and a conclusion as to whether the impact would be mitigated below a level of significance with the proposed mitigation measures.

An Environmental Setting discussion will be prepared. The Setting will provide an overview of the baseline conditions in the project area including land use, topography, and vegetation. It will also contain a brief summary of regional plans and policies applicable to the project.

The definition of the Purpose and Need for a project is a key element of EIRs, in that it provides the CEQA framework for the identification and evaluation of a reasonable range of alternatives. HELIX will prepare a discussion of the purpose and need of the proposed Melrose Drive Extension in conjunction with City staff. The discussion will include the objectives of the project. This information will be developed during the project initiation meeting with City staff.

The project description will be based on the Conceptual Roadway Design Report prepared for the preferred roadway alignment as part of the Preliminary Engineering effort described above. In addition, an Area of Potential Effect (APE), including staging areas, will be developed based on the conceptual design and input from the Project Engineer. This information will be presented in narrative, tabular, and graphic form. Last, a list of the various discretionary actions will be provided that are necessary to accomplish the proposed project.

3.2.2 Land Use and Planning

HELIX will prepare the land use and planning portion of the EIR. Because much of the data necessary to complete this issue section may be developed as part of the socioeconomic and relocation study, this section will rely on these data for the land use and planning analysis, if appropriate. The tasks are as follows:

- 1) Identify existing surrounding uses that are within and adjacent to the project site as part of the existing conditions analysis. This section will also contain a discussion of the adopted General Plan policies and zoning, which are relevant to the proposed project as well as environmental policies and other appropriate land use regulations. Map and summarize existing land uses, and uses identified in the current Plan documents, including the nearby City of Vista and County of San Diego jurisdictions. Also, enumerate applicable adopted Plan policies regarding land use objectives and criteria.
- 2) Conduct an impact analysis addressing the compatibility of the project, with existing and planned land uses. Land use compatibility is defined by the characteristics of adjacent and nearby land uses, and the extent to which these characteristics conflict with the proposed project.
- 3) Identify land use mitigation measures based on the land use characteristics that create the land use incompatibility. For example, landscaping can mitigate land use impacts based on visual incompatibilities.

3.2.3 Population and Housing

The population and housing issue will be addressed by HELIX based on information developed as part of the socioeconomic study described below, if appropriate. This section will address demographics, housing characteristics, census data, zoning, land use and relevant community development data in the project area.

3.2.4 Geology

GEOCON will update the previous geology analysis prepared for the proposed project.

HELIX will summarize the updated reconnaissance report in the EIR.

3.2.5 Water Quality and Surface Hydrology

Surface water quality is an important issue in the City of Oceanside and the various jurisdictions in San Diego County as a result of the General Order 2001-01, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS 0108758 adopted by the Regional Water Quality Control Board (RWQCB). As required by the Standard Urban Storm Water Mitigation Plan for San Diego County, Port of San Diego, and Cities in San Diego County (SUSMP), the proposed project will be subject to the SUSMP requirements. PDC will conduct the surface hydrology analysis, which will focus on the primary drainages that would be affected by the proposed roadway. The tasks are as follows:

- 1) Provide a detailed description of the regulatory background for water quality, including federal, state and local regulations, plans and policies. Policies that could apply to the project area include: Federal Water Pollution Control Act Section 404(b), Federal Clean Water Act Sections 401 and State Water Resources Control Board (SWRCB) Waste Discharge Requirements. Existing surface hydrology characteristics will be described based on the information provided in the surface hydrology technical report prepared as part of the Preliminary Engineering task described above.
- 2) The water quality impact analysis will address both construction and operation effects to surface runoff. Both the surface hydrology and water quality impact analyses will be based on the information presented in the surface hydrology technical report prepared as part of the Preliminary Engineering task described above.
- 3) Mitigation measures for water quality will be described based primarily on the implementation of Best Management Practices (BMPs) aimed at reducing impacts to water quality as a result of construction activities and operation of the roadway. For example, flow control structures (e.g., sand bags) may be utilized to route construction area runoff away from sensitive areas. BMPs also involve the proper maintenance of construction equipment and the proper storage of pollutants such as oil and gasoline. Storm drain inlet petroleum product capture facilities (e.g., fossil filter) will be identified as well as other measures to mitigate surface water quality impacts. Mitigation for surface hydrology impacts will likely be design features that will be identified in the surface hydrology report technical prepared as part of the Preliminary Engineering task described above.

HELIX will summarize the drainage report and water quality technical report in the EIR.

3.2.6 Air Quality

Urban Crossroads will prepare the air quality study for the proposed project, which will consist of the following tasks:

- 1) Describe the atmospheric environment setting section for the project area based on data from the San Diego APCD Oceanside air monitoring station.
- 2) Identify sensitive receptor locations within and around the project area potentially impacted by the project.
- 3) Calculate temporary construction activity emissions using procedures identified within the SCAQMD *CEQA Air Quality Handbook* (1993).
- 4) Discuss the air quality consequences of possible contaminated soils or hazardous construction materials that may need remediation prior to construction.
- 5) Quantify any localized impact potential from construction or roadway dust on both residents and possible pollution-sensitive biotic habitats.
- 6) Evaluate the potential for microscale air pollution "hotspot" formation at project area intersections using the Caltrans *Transportation Project-Level Carbon Monoxide Protocol (UCD-ITS-RR-97-21)*.
- 7) Discuss project consistency with the *San Diego Air Basin State Implementation Plan* (SIP) in terms of land use planning consistency.
- 8) Identify potential applicable mitigation measures, including relevant transportation control measures (TCMS) incorporated into the San Diego Air Basin portion of the *California State Implementation Plan* (SIP).
- 9) Discuss the potential effects on local air quality based on cumulative development.
- 10) Compare air quality impacts of roadway alignment alternatives to those of the proposed project.
- 11) Perform a diesel health risk assessment consistent with the San Diego APCD *Supplemental Guidelines for Submission of Air Toxics "Hot Spots" Program Health Risk Assessments (HRA), June 2006* and California Air Resources Board *Air Toxics Hot Spots Program Risk Assessment Guidelines*.
- 12) Qualitatively address the *California Global Warming Solutions Act of 2006* (Assembly Bill 32) to identify potential early action/mitigation measures to be implemented by the state, as well as identify action/mitigation measures that the proposed project can implement to reduce emissions.
- 13) Describe the study findings in an air quality technical report.

HELIX will summarize the air quality report in the Draft EIR.

3.2.7 Transportation/Circulation

Linscott, Law & Greenspan Engineers (LLG) will prepare the traffic study for the Melrose Drive Extension. Their tasks are as follows.

Existing Conditions

- 1) Visit the project area and confirm existing conditions with respect to: street widths, number of lanes, traffic signal locations and phasing, parking restrictions, and any special traffic control measures.
- 2) Conduct AM/PM peak hour counts at seven key intersections in the project area, including the Melrose Drive intersections at North Santa Fe Avenue, Old Ranch Road, The Depot, Appaloosa Way, and SR 76, and the SR-76 intersections at North Santa Fe Avenue and College.
- 3) Obtain the most recent available 24-hour machine counts (ADTs) for the streets near the project site from City, County and Caltrans records. Update old ADT counts as needed.
- 4) Determine the existing peak hour Levels of Service (LOS) at the key intersections using the 2000 Highway Capacity Manual (HCM) methodology and on street segments using the City's table.

Traffic Modeling

Review Traffic Analysis Zones (TAZ) along Melrose Drive in the North County Combined Traffic Model in consultation with City staff to ensure that they properly reflect the City's General Plan.

- 1) Conduct three traffic model runs for the project as follows (cost includes SANDAG modeling fees).
 - Without Melrose Drive connected;
 - With Melrose Drive connected as a two-lane roadway; and
 - With Melrose Drive connected as a six-lane roadway.
- 2) Estimate peak hour turn volumes at the key intersections.
- 3) Conduct a future year intersection and street segment analysis for the three traffic model scenarios.
- 4) Identify the potential significant traffic impacts of the project based on City criteria.
- 5) Identify measures required to mitigate calculated project traffic impacts, if mitigation measures are applicable.

Report Preparation

- 1) Prepare a Draft Traffic Report with the appropriate text, tabular and graphic material for City review.

- 2) Prepare one set of revisions based on City comments.

Response to Comments

- 1) Assist in the preparation of response to comments.

HELIX will summarize the traffic report in the Draft EIR.

3.2.8 Visual Quality

The visual impact analysis will be conducted by HELIX in conformance with San Diego County guidelines.

- 1) Document, through photographs and text, the existing visual character of the study area, including landform, water bodies, and vegetation; scenic features within the proposed right-of-way or zone of disturbance; adjacent land uses or visual image types with distinctive design or neighborhood character; and existing topographic or right-of-way edge conditions which govern potential screening of the highway in views to the road.
- 2) Identify important and representative viewpoints for existing and potential views, including views from the road and toward the road. This will include defining spatial landscape units, viewshed mapping to determine which nearby areas would be potentially affected by views of the facility, and obtaining input from agencies, and the public during the scoping meeting described as part of the public outreach program. Also, important view corridors to offsite features or scenic vistas will be identified and mapped. Examples of potentially sensitive viewpoints include Guajome Regional Park and the neighborhoods to the east of the project area.
- 3) Conduct a viewer response analysis in coordination with the public scoping meeting. An open-ended response sheet will be used to elicit visual concerns and preferences relating to important viewpoints, recognized landscape features and existing visual problems, and concerns for potential visual changes.
- 4) Conduct a visual impact analysis of the alternative alignments considering the following issues:

View to the road:

- Visibility of grading and roadway alignments; e.g., at ridge crossings and on exposed side slopes.
- Potential view blockage due to fill slopes.
- Loss of distinctive vegetation in the right-of-way.
- Effect of noise attenuation walls on views and shading of adjacent sensitive land uses.
- Potential effects of lighting and glare from traffic at night.
- Visual effects of construction on adjoining residences.

- Effects of borrow or disposal areas if required.
- Potential for visual enhancement of existing conditions and beneficial impacts to nearby communities and businesses.

View from the road:

- Foreground features on or near the right-of-way that would provide interest and character to the driving experience; e.g., riparian habitat and potential Guajome Lake views.
 - Views to distinctive distant features and natural landmarks that would orient travelers. Adjacent land uses that would detract from the visual experience and could be screened.
 - Visually contrasting areas of disturbance (e.g., large cut slopes) that would detract from the driving experience.
- 5) Prepare up to nine (9) photo simulations of representative views of the proposed roadway. The goal of the photo simulations will be to provide accurate representations of the appearance of the proposed road improvements for the general public and decision-maker. Using a combination of Autocad and RAPIDSite software, the work will begin with the creation of a terrain model represented by a three dimensional grid. The texture of the terrain model will be generated from aerial imagery or from a vector site plan file. A panorama model will be constructed to depict the surrounding area. Finally, feature models including the future roadway as well as adjacent landscaping and buildings will be created and incorporated into the simulation. The photo simulation viewpoint locations will be determined in consultation with City and County staff, as appropriate.
- 6) Recommend potential visual mitigation measures based on the impacts identified and experience with other applicable roadway design projects. Typical mitigation treatments which may be considered include:
- Revegetation and slope rounding for softening the impacts of graded areas.
 - Noise attenuation wall treatments (color, texture, accents, and landscape combinations).
 - Architectural treatment of retaining walls to enhance compatibility with the setting.
 - Potential additional landscaping in critical areas, if appropriate.
 - Opportunities to provide visual screening of undesirable views to and from the road.
 - Landscaping concepts to retain and promote a rural image.
- 7) Review feasible mitigation measures for their effectiveness in reducing adverse visual impacts. It may be appropriate to suggest an overall design theme which integrates the technical engineering elements of the project with the required

environmental and visual mitigations and which helps to offset any negative land use impacts to adjoining communities and the Guajome Regional Park.

- 8) Prepare a visual impact analysis report based on the foregoing tasks and summarize the report in the body of the EIR.
- 9) Prepare two sets of minor revisions to the visual impact analysis report.

Assumptions and Additional Limitations on Scope of Services

- Approximately ten (10) size(s) 8.5x11 and/or 11x17 report figures will be provided. It is assumed that four (4) of the figures will be in color.
- Costs associated with additional meeting time (beyond that specified), permit preparation and processing and/or technical studies and other reports not specified (“additional work”) are not included with the scope of services required of HELIX under this Agreement.
- Cross-sections to be provided by PDC.

HELIX will summarize the visual impact study in the EIR.

3.2.9 Biological Resources

HELIX will conduct biological resource surveys and prepare a technical report.

HELIX’s tasks are as follows:

- 1) Conduct review of existing relevant literature for the project area, including color aerial photographs and verify the likelihood of sensitive species with the California Department of Fish and Game and the U. S. Fish and Wildlife Service (USFWS).
- 2) Conduct a general biological resource survey of the APE and map the results of the survey.
- 3) Conduct a jurisdictional wetland delineation for those areas of the APE that would be impacted by the proposed project in conformance with federal procedures described in the Unified Federal Method.
- 4) Conduct a springtime sensitive plant survey within the APE and map any locations of sensitive plants identified as part of the survey.
- 5) Conduct a spring survey for riparian breeding birds, focusing on those species that are endangered or threatened (e.g., least Bell’s vireo) in conformance with USFWS protocol. This survey will be conducted 300 feet upstream and downstream of the proposed creek crossing. As part of this effort provide the 10-day notice and 45-day letter report to the USFWS.
- 6) Conduct a California gnatcatcher survey in conformance with the USFWS protocol. As part of this effort provide the 10-day notice and 45-day letter report to the USFWS.

- 7) Prepare a biological resource technical report that describes the results of the survey's and wetland delineation. The type of impacts associated with the project will be described and evaluated for habitats and wildlife consistent with the California Environmental Quality Act (CEQA). Impact significance (i.e., non-significant, adverse, significant) will be assessed by considering the size of the impact, change from existing condition, duration of impact (short- or long-term), species status (e.g., rare, endangered), importance of impacted biota to the local habitat, and resource recovery rates. This analysis will also include potential noise effects to sensitive animal species based on noise data developed as part of the noise study.
- 8) Develop mitigation measures for impacts determined to be significant. Three types of mitigation will be considered, including avoidance, minimization and habitat replacement/enhancement. An example of avoidance is scheduling construction to avoid impacts to seasonally occurring threatened and endangered species (e.g., least Bell's vireo). Minimization may include implementation of monitoring or Best Management Practices to reduce impacts to below a level of significance. A habitat replacement or enhancement program may be required to offset significant project related habitat loss (e.g., wetlands). For wetlands impacts an offsite wetland replacement area will be identified in consultation with City staff. A conceptual wetland creation plan will be developed for this area to mitigate wetland impacts. As part of this effort, HELIX will consult with the resource agencies. Potential offsite wetland creation and enhancement opportunities exist within Guajome Regional Park (pers. comm., Susan Hector, former San County Parks Director). One such location is located near the Rancho Guajome adobe, where ponds once existed that have now silted in.

Assumptions and Additional Limitations on Scope of Services

- Vegetation mapping, jurisdictional delineations and rare plant surveys assume two people for each survey. Riparian bird and gnatcatcher surveys assume one person for each survey. If HELIX has underestimated habitat acres or safety concerns require extra staff for surveys, additional authorization may be required.
- Access to properties will be unrestricted or permission will be obtained and means of entry provided by the City to allow HELIX to perform the specified work.
- Costs associated with additional meeting time (beyond that specified), other focused species surveys, a jurisdictional delineation report, permit preparation and processing, and/or technical studies and other reports not specified ("additional work") are not included with the scope of services required of HELIX under this Agreement.

HELIX will summarize the biological resources technical report in the EIR.

3.2.10 Energy and Mineral Resources

Urban Crossroads will estimate the energy consumption study for the project. This study will address energy usage associated with construction of the roadway and fuel efficiency associated with future vehicles that would use the roadway.

HELIX will summarize the energy consumption study in the Draft EIR.

Mineral resources will be addressed by HELIX through research of secondary information sources that include state and county data resources.

3.2.11 Health Hazards and Hazardous Materials

GEOCON will update the previously prepared Phase I Environmental Site Assessment (ESA).

HELIX will summarize the Phase I ESA in the EIR.

3.2.12 Noise

Urban Crossroads will prepare the noise study for the proposed project. The main noise issues associated with the proposed project include impacts to existing semi-rural residences and to any noise-sensitive biotic habitats from both construction and operation noise, as well as impacts from noise attenuation barriers. The tasks for this study are as follows:

- 1) Evaluate the existing noise environment and determine the ambient noise conditions. Obtain short-term noise measurements along the proposed alignments at up to four (4) locations. Describe applicable City of Oceanside, City of Vista, County of San Diego, and Caltrans noise standards and regulations.
- 2) Develop existing traffic noise contours at up to ten (10) roadway segments in the project study area.
- 3) Determine the future project noise contours at up to ten (10) roadway segments in the project study area for all three (3) proposed roadway alignments.
- 4) Calculate the future project contributions by comparing the with and without project noise contours on the study area roadways, including all three (3) proposed roadway alignments.
- 5) Determine future transportation related noise levels for all three (3) proposed roadway alignments using a version of the FHWA Noise Prediction Model (Sound 32).
- 6) Determine the project-related noise impacts and required mitigation measures to achieve City of Oceanside, City of Vista and County of San Diego noise standards for all three (3) proposed roadway alignments.
- 7) Identify potential noise impacts associated with temporary construction activities at the project site for all three proposed roadway alignments.

- 8) Summarize the results of the study in a noise impact analysis report addressing the potential impacts associated with the proposed project and provide recommended noise mitigation measures.
- 9) Respond to City comments.

HELIX will summarize the noise study in the EIR.

3.2.13 Utilities and Service Systems

Water and sewer utilities will be inventoried as part of the roadway conceptual design task described above. This information will be presented in this section of the EIR along with information regarding the serving utility agency. Potential impacts will be identified with respect to direct or indirect effects to the utility. Mitigation measures will be recommended for any identified significant impacts.

3.2.14 Cultural Resources

ASM Affiliates (ASM) will prepare a Cultural Resources Survey Report for the Melrose Drive Extension project located between North Santa Fe Drive and Spur Avenue. This study is designed for compliance with NEPA requirements as well as CEQA needs, using Office of Historic Preservation's Guidelines. However, it assumes no Caltrans Section 106 review is involved. An archaeological survey of the project area was conducted in 2002, and a draft report produced. No archaeological resources were identified. Although the project area does not need to be resurveyed, the report needs to be updated and buildings and structures over 45 years of age need to be evaluated for significance under CEQA and the California Register. The scope of work is as follows.

- 1) Delineate the Area of Potential Effect (APE), right-of-way (ROW) and Area of Direct Impact (ADI) on base maps to illustrate the study area boundaries.
- 2) Obtain a Sacred Lands records search from the Native American Heritage Commission and solicit input from relevant Native American tribal organizations.
- 3) Conduct a record and literature search for the proposed project from the South Coastal Information Center, San Diego State University, and the San Diego Museum of Man.
- 4) Prepare DPR 523 forms on up to nine buildings and structures within the alignments that are over 45 years of age, and evaluate them for significance under CEQA and the California Register. Permission for access on private and public property will be provided by the City of Oceanside.
- 5) Prepare site records and submit to the clearinghouses as appropriate. Communicate survey results with Native American organizations expressing interest.
- 6) Prepare a cultural resource technical report in conformance with OHP ARMS Guidelines, which describes the methods, results, impacts, and mitigation strategies of the study.

HELIX will summarize the cultural resource technical report in the EIR.

3.2.15 Recreation

HELIX and Susan Hector (former Director of San Diego County Parks Department) will conduct the recreation study based on the following tasks. This recreation study will provide relevant information for a 4(f) analysis, if required. However, it will need to be supplemented to meet 4(f) requirements.

- 1) Conduct an inventory of recreational resources in the project area, focusing on Guajome Regional Park. Prepare a map identifying the location of these resources and research the characteristics of these facilities, including types of recreation offered, hours of operation, and source of acquisition funding and associated regulatory constraints.
- 2) Determine potential impacts to these resources based on the proposed project's direct and indirect impact. One potential impact would be the loss of access from equestrian areas east of the road that obtain access to the equestrian trails on the west side of the proposed roadway in Guajome Regional Park.
- 3) Determine mitigation measures, such as the replacement of property lost because of the project or the development of recreation facilities in the park to better serve the community.

HELIX will summarize the recreation study in the EIR.

3.2.16 Paleontological Resources

The EIR will outline an appropriate paleontological monitoring program to ensure that in the event significant resources are encountered, proper handling and disposition of those resources will be carried out.

3.2.17 Agricultural Resources

In collaboration with CIC staff, HELIX will prepare an agricultural technical report. It should be noted that while this report will be prepared to provide the general information specified in the County of San Diego Guidelines for preparing an agricultural technical report, not all of the format and detailed calculations specified by the County will be provided. The agricultural study scope of work is as follows:

- 1) Prepare appropriate background and project description information, pursuant to data to be provided by the City and/or pertinent project team members.
- 2) Describe report methods.
- 3) Identify an agricultural cumulative study area and field map associated agricultural operations, related infrastructure and other pertinent facilities/uses (with the agricultural cumulative study area to include the project study corridor and appropriate adjacent/surrounding properties based on the noted criteria).
- 4) Document agricultural history within the project study corridor and surrounding areas through efforts such as review and interpretation of historic and current aerial photographs, review of project cultural resources report and Phase I ESA, and interviews with applicable agricultural owners/operators (as outlined below).

- 5) Complete interviews with existing and/or previous onsite and adjacent agricultural property owners/operators to the extent feasible, with targeted information to include agricultural history, water sources, chemical use, and local interactions (e.g., complaints related to agricultural generated noise, dust and odors).
- 6) Map and quantify NRCCS soils and related Prime Farmland and Farmland of Statewide Importance designations, CDC Important Farmland categories, agricultural resources, and Williamson Act preserves/contract lands within appropriate areas, including the project study area, the associated zone of influence (ZOI) and/or appropriate regional/cumulative study areas (per applicable guidelines).
- 7) Document all pertinent existing conditions information, including the data described above, as well as items such as regional agricultural context, climate conditions and land use/zoning designations.
- 8) Generate appropriate significance thresholds to evaluate potential project impacts.
- 9) Analyze potential project-related impacts based on the above described conditions, including the following: 1) evaluation of direct onsite impacts through implementation of the Local Agricultural Resource Assessment (LARA) Model per the County Significance Guidelines; 2) analysis of direct offsite impacts to agricultural operations, Williamson Act designations and applicable CDC Important Farmland categories; 3) assessment of indirect agricultural impacts to and from the proposed project (e.g., noise, odor and dust generation effects to the project site, as well as community pressures on surrounding agricultural operations from the proposed development); 4) evaluation of cumulative impacts in conformance with current County requirements, including a “list of projects” analysis per applicable guidelines and previous task descriptions, and an evaluation of economic factors related to the cumulative loss of agricultural production on local regional and/or statewide levels; and 5) assessment of project consistency with local plans and policies related to agriculture (e.g., land use/zoning designations and applicable General Plan policies).
- 10) Evaluate potential mitigation and environmental design considerations related to identified agricultural impacts, as applicable.

Assumptions and Additional Limitations on Scope of Services

- The City will provide HELIX with historic aerial photographs. If the City does not provide such photos, a contract augment may be necessary to address archival research efforts at sources, including the County of San Diego.
- The City will provide HELIX with the names, addresses and phone numbers of existing and/or previous agricultural operators, as described. HELIX will make every reasonable effort to contact the operators provided, but makes no guarantee on the success of such contact attempts, the willingness of those contacted to provide information, or the accuracy of information provided during such interviews.
- A copy of the U.S. Department of Agriculture’s *Farmland Conversion Impact Rating* form previously completed for the proposed project will be included as an appendix to the project technical study. If federal funding (or other nexus) triggers requirements for federal agricultural compliance. It is assumed that the noted form will be adequate to satisfy those requirements. If it is

subsequently determined that additional efforts are required to conform to federal requirements, an associated contract augment may be necessary.

HELIX will summarize the agricultural technical report in the EIR.

3.2.18 Cumulative Impacts

The EIR will include a comprehensive analysis of cumulative impacts. According to the guidance in Section 15130 of the State CEQA Guidelines, HELIX will identify known, reasonably foreseeable projects in the project vicinity for inclusion in the cumulative impact analysis. HELIX will review the cumulative projects list with City of Oceanside, City of Vista and County of San Diego staff for concurrence regarding the projects to be included in the cumulative analysis.

3.2.19 Alternatives

HELIX will prepare the alternatives analysis for the EIR. Two alternative roadway alignments for the proposed project, as well as the no project (no development) alternative, will be identified and evaluated. The focus of the alternatives analysis will be to identify and address alternatives that would reduce or avoid any unavoidable significant adverse impacts identified by the EIR. Project alternatives will be analyzed to determine potential impacts and to compare these to the proposed project impacts. Although CEQA does not require the alternatives analysis to be at the same level of detail as the proposed project, the two alternative roadway alignments will be given an equal level of analysis throughout the body of the EIR to provide a more thorough evaluation and comparison of project alternatives. This section will provide a CEQA level of analysis for the no project (no development) alternative. The summary of project alternative impacts will be illustrated in a matrix to easily discern the alternative differences.

3.2.20 Growth Inducement and Other Required Considerations

The EIR will identify the potential for the proposed project to induce growth in nearby areas. Project-related growth will be compared with the area's expected portion of regional growth. The indirect and induced impacts of employment generated by the proposed project will also be examined. The EIR will also address whether the proposed project will remove any known obstacles to growth in the region.

The Unavoidable and Irreversible Significant Environmental Effects section will discuss uses of nonrenewable resources, long-term commitments of resources, and potential irreversible environmental damage that may result from environmental accidents associated with the project.

Areas of no anticipated significant impact will be identified in the Effects Found Not To Be Significant section. The justification for such findings will also be summarized in the EIR, and pursuant to CEQA, the EIR will contain no further discussion of these issues.

HELIX will prepare the Reference Chapter, which will identify references used in the preparation of the EIR. Each team member will provide the references for their respective analyses, for compilation into one master reference section for the EIR.

HELIX will prepare the Agencies, Organization, and Persons Consulted Section, which will identify organizations and persons, consulted in preparation of the EIR. Each team member will provide the agencies and organization contacted for their respective analyses, for compilation into one master section in the EIR.

HELIX will prepare the EIR Preparers and Certification chapter of the EIR. This section will identify that the EIR was prepared for the City as the lead agency for the project. It will also identify the preparers of the EIR, which will be listed by company. Each firm's contribution to the EIR will also be identified. In addition, this chapter will contain a certification that the information in the EIR is correct, and that information related to potential significant effects has been included in the EIR, to the best knowledge of the preparers.

3.3 Prepare 2nd Screencheck EIR

HELIX will prepare a 2nd Screencheck Draft EIR based on comments by City staff. This will include requested revisions to the technical reports. Three (3) copies of the 2nd Screencheck Draft EIR and Appendices will be provided. As part of the 2nd Screencheck Draft EIR, HELIX will prepare one set of County of San Diego requested revisions.

3.4 Prepare 3rd Screencheck EIR

HELIX will prepare a 3rd Screencheck Draft EIR based on comments by City staff. This will include requested revisions to the technical reports. Three (3) copies of the 3rd Screencheck Draft EIR and Appendices will be provided.

3.5 Prepare Draft EIR Public Review Copies

HELIX will prepare a public review Draft EIR based on comments by City staff. This will include requested revisions to the technical reports. Ten (10) bound copies and 190 CD's of the Draft EIR and appendices will be provided to the City for their distribution of public review copies.

3.6 Final EIR

3.6.1 Prepare and Revise Response to Comments

HELIX will respond to 200 written comments on the Draft EIR (a single comment letter may contain more than one comment). This will entail reading and numbering all comments, as well as assigning comments to members of the HELIX team and possibly to City staff. The preparation of responses of up to 200 comments excludes comments that may be duplicative. In addition, the effort to respond to these comments is not expected to require new fieldwork or substantial new analysis such as computer modeling. The response to comments will be submitted to City staff for their review. After City review of the Response to Comments, HELIX will prepare one set of requested revisions to the response to comments.

3.6.2 Revise Final EIR

As part of preparing the response to comments, HELIX will prepare a minor set of text revisions to the Final EIR, which will be included as part of the Final EIR as an addenda.

3.6.3 Submit Copies of Final EIR

HELIX will submit ten (10) bound copies and 190 CD's of the FEIR and appendices.

4.0 Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Program (MMRP) will be prepared in tabular form based on the mitigation measures identified in the EIR. The MMRP will identify specific monitoring activities as well as a reporting system and criteria for evaluating the success of the mitigation measure. The MMRP will include the "who, what, when, where, and how" to implement the mitigation requirements.

5.0 Prepare Candidate CEQA Findings

HELIX will prepare draft Candidate CEQA Findings pursuant to the requirements of Section 15091(a) of the State CEQA Guidelines. The findings will be prepared in three sections: (1) those environmental effects of the project which will be mitigated by measures incorporated into the project; (2) those impacts which are within the jurisdiction of another agency; and, (3) those impacts which for social, economic, or other considerations make mitigation measures or project alternatives infeasible. If significant unmitigated impacts are identified, HELIX will prepare a draft statement of overriding considerations with input from the City of Oceanside, pursuant to Sections 15093 of the State CEQA Guidelines. As part of the development of overriding considerations, HELIX will include a list of all relevant adopted documents that will be used in developing the overriding considerations (e.g., City of Oceanside Circulation Element of the General Plan).

6.0 Right-of-Way Acquisition/Relocation

Wiggans & Willett will prepare right-of-way budget estimate. It should be noted that the right-of-way budget estimate will not be a part of the EIR, but is being provided, at the City's request, to aid in the selection of a preferred alternative alignment. Wiggans & Willett's tasks are as follows:

- 1) Coordinate the various disciplines necessary to produce a right-of-way budget estimate to include real estate, relocation and business costs for three alternative alignments. The budget estimate will also include an estimate of the various fees for professional services associated with the acquisition of the proposed right-of-way for the three alternative alignments, (i.e., real estate appraisal reports, business appraisal reports, relocation assistance services, acquisition negotiations, and title services), and a contingency for reaching a negotiated settlement.
- 2) Provide a restricted use report for real estate values for 25 properties along three alternative alignments, based on a "drive-by" inspection with no owner contact. Comparable sales will be researched and relied on without further verification. The properties to be estimated do not include two parcels owned by the County of San Diego, (Guajome Regional Park) and one parcel owned by the City of Oceanside.

- 3) Provide a budget estimate of relocation costs for the business and residences located along the three alternative alignments. Each alignment will be inspected and relocation impacts to each property will be estimated based on a “drive-by” viewing and by estimating the number of probable families in each structure using visual observations.
- 4) Provide a budget estimate of fixtures and equipment and potential loss of business goodwill for three businesses, along the three alternative alignments. The subject businesses are green houses, horse stables and shade cover/agricultural. The estimate will be based on a “drive-by” site inspection of the businesses, limited market research and any data provided by the City or its representative such as appraisals, leases and/or sales tax records. In addition, the estimate will take into consideration experience in preparing similar business appraisals.

7.0 WEB SITE

Create and maintain a web site, which would link to the City of Oceanside’s home page. The site would be used to post documents and information about the project for the benefit of the general public. The site would be patterned after the one developed for the City’s Wastewater Treatment Plant Interim Expansion project. The cost includes creating and linking the web site to the City’s home page. Maintenance assumes an average of two hours per month for a year.

8.0 MEETINGS AND HEARINGS

- 1) HELIX and select consultant team members will attend up to 20 “project team” meetings. These meetings will be scheduled on an as needed basis throughout the life of the project. These meetings will be attended by City of Oceanside staff as well as other agencies (e.g. County of San Diego and City of Vista), as appropriate.
- 2) HELIX and select consultant team members will attend six public participation meetings to solicit input and identify concerns.
- 3) HELIX and select consultant team members will attend three field meetings with Wildlife Agencies to discuss biological resource issues.
- 4) HELIX and select consultant team members will attend three field meetings with County Park and Recreation representatives to discuss issues related to Guajome Park.
- 5) HELIX and select consultant team members will attend one Planning Commission hearing on the project.
- 6) HELIX and select consultant team members will attend two City Council hearings on the proposed project.
- 7) HELIX and select consultant team members will attend two County Board of Supervisors hearings on the proposed project.

The identity of the persons from HELIX and the consultant team attending each of the various meetings and hearings is contained in the accompanying Cost summary.

9.0 PROJECT MANAGEMENT

HELIX will provide technical study and CEQA process management during the preparation of the EIR, including Client consultation (telephone, email), coordination with City staff regarding EIR content and schedule, coordination of HELIX staff (environmental, administrative and graphics/GIS staff), completion of project correspondence related to the technical studies, and coordination with specialists regarding technical study schedule and content. A budget has been identified for this task in the Cost Estimate that would be drawn upon as necessary. This budget is based on an additional ten months to complete the Final EIR, at eight hours per month. Finally, quality assurance review of the Draft and Final EIR will be conducted by the senior project manager prior to submittal of the documents to the City.

ADDITIONAL SERVICES

The following tasks and/or work products are considered additional services. Any additional services work requires the written authorization of the City Engineer, or his designee, Gary Kellison, Project Manager. Upon receipt of the written authorization for any additional service item(s), HELIX will confirm the fee and schedule for the item(s) in writing before starting work. A general description and estimated cost for each additional service item is provided below.

- 1) Additional Roadway Design (see 1.3.8 above). (\$31,119)

**EXHIBIT B (REVISED)
COST OF WORK
HELIX Environmental Planning
(5/16/07)**

Task Description	Hours by Staff Level with Billing Rate							Expenses (\$)	Cost Sum (\$)
	Project Director	Senior Project Manager	Senior Scientist	Environmental Planner II	Graphics Coordinator	Word Processing			
	\$185	\$165	\$150	\$80	\$80	\$70			
2.0 PUBLIC OUTREACH									
2.1 Develop Public Outreach Program	0	24	40	40	0	0	0	7,160.00	
Subtotal Public Outreach	0	24	40	40	0	0	0	7,160.00	
3.0 CEQA DOCUMENTATION									
3.1 Notice of Preparation									
3.1.1 Prepare Notice of Preparation	0	1	8	4	4	2		1,265.00	
Subtotal Notice of Preparation	0	1	8	4	4	2	\$	1,265.00	
3.2 1st Screenshot EIR									
3.2.0 Executive Summary		1	16					1,445.00	
3.2.1 Project Description/Introduction/ Setting		8	30					3,720.00	
3.2.2 Land Use/Planning		2	12					1,290.00	
3.2.3 Population/Housing			16					1,280.00	
3.2.4 Geology/Soils			24					3,600.00	
3.2.5 Hydrology/Water Quality		2	20					3,330.00	
3.2.6 Air Quality			16					1,280.00	
3.2.7 Transportation/Circulation		3	30					2,895.00	
3.2.8 Visual Quality		4	20					2,260.00	
3.2.9 Biological Resources	2	2	32					3,260.00	
3.2.10 Energy/Mineral Resources			8					640.00	
3.2.11 Hazards/Hazardous Materials			12					1,800.00	
3.2.12 Noise		2	20					1,930.00	
3.2.13 Utilities/Public Services		3	24					1,920.00	
3.2.14 Cultural Resources		3	20					2,095.00	
3.2.15 Recreation			16					1,280.00	
3.2.16 Paleontological Resources			8					640.00	
3.2.17 Agricultural Resources		4	12					1,800.00	
3.2.18 Cumulative Impacts		2	16					3,540.00	
3.2.19 Alternatives		2	16					1,610.00	
3.2.20 Growth Inducement, Energy and Other		2	16					1,610.00	
Required Considerations		4	4		100			1,610.00	
EIR Graphics								8,980.00	
Word Processing							80	5,600.00	
Materials								550.00	
EIR Printing (3 copies)								750.00	
QA/QC	16	80	8					16,800.00	
Subtotal 1st Screenshot DEIR	18	119	68	348	100	80	\$	75,905.00	

**EXHIBIT B (REVISED)
COST OF WORK
HELIX Environmental Planning
(5/16/07)**

Task Description	Hours by Staff Level with Billing Rate						Expenses (\$)	Cost Sum (\$)
	Project Director	Senior Project Manager	Senior Scientist	Environmental Planner II	Graphics Coordinator	Word Processing		
3.3 2nd Screencheck DEIR	4	32		80	24	40	17,140.00	
Materials							125.00	
EIR Printing (3 Copies)							750.00	
3.4 3rd Screencheck DEIR	4	16		40	10	40	10,180.00	
Materials							125.00	
EIR Printing (3 copies)							750.00	
3.5 Draft EIR Public Review		8		24	8	24	5,560.00	
EIR Printing (10 EIRs & Appendices)							2,500.00	
3.6 Final EIR								
3.6.1 Response to Comments (200 comments)	4	16		60		40	10,980.00	
3.6.2 Final EIR	4	24		60	8	40	12,940.00	
3.6.3 EIR Printing (10 EIRs & Appendices)							2,500.00	
4.0 Mitigation Monitoring and Reporting Program		1		16		6	1,865.00	
5.0 Findings and Statement of Overriding Considerations		4	32			8	6,580.00	
6.0 Right-of-way Acquisition/Relocation		10		24			3,570.00	
7.0 Create & Maintain Web Site							3,000.00	
9.0 Project Management	16	80		16			17,440.00	
Other Expenses								
Reimbursable Expenses								
Subtotal	36	219	0	320	50	198	1,100.00	
SUBTOTAL HELIX TASKS	54	363	68	716	164	260	\$97,105.00	
Subconsultant Mark Up (10%)							\$12,150.00	
HELIX TOTAL							\$213,899.06	

COST OF WORK Katz and Associates

Task Description	Hours by Staff Level with Billing Rate				Expenses (\$)	Cost Sum (\$)
	Senior Project Manager \$195	Facilitator \$200	Project Manager \$125	Support \$85		
2.0 PUBLIC OUTREACH						
Scoping Meeting						
Notification - letter, agenda, press release, ads, etc. (excluded purchased lists and postage)	2		16	10	4,000.00	7,040.00
Coordination of Meeting Logistics	2		10	6		2,030.00
Facilitate Scoping Meeting	2	6				1,590.00
Summary Report	1		10			1,445.00
Subtotal Scoping Meeting	7	6	36	16	\$ 4,000.00	\$ 12,105.00
Meetings/Workshops - Ongoing						
Five Public Meetings	17.5	15	100	50	5,000.00	27,162.50
Subtotal Meetings/Workshops	25.5	21	146	66	\$ 5,000.00	\$ 27,162.50
Project Management						
Strategic Counsel - Initial Meetings/Research	20	4	12		300.00	6,500.00
Plan Development	10	2	6			3,100.00
Ongoing Counsel/Project Management	18		30			7,260.00
Subtotal Scoping Meeting	48	6	48	0	\$ 300.00	\$ 16,860.00
TOTAL	80.5	33	230	82	\$ 9,300.00	\$ 56,127.50

**COST OF WORK
GEOCON**

Task Description	Hours by Staff Level with Billing Rate												Expenses (\$)	Cost Sum (\$)	
	Principal Eng/Geologist	Associate Eng/Geologist	Senior Eng/Geologist	Senior Eng/Geologist	Senior Project Eng/Geologist	Eng/Geologist	Project Eng/Geologist	Senior Staff Eng/Geologist	Staff Eng/Geologist	Senior Eng/Geologist	Engineering Field Technician	Engineering Field Technician			Engineering Asst/Technical Illustrator
	\$195	\$175	\$140	\$125	\$115	\$105	\$95	\$85	\$75	\$70	\$65				
3.2.4 UPDATE GEOLOGY/SOILS															
Literature Review														0.00	
Aerial Photography														0.00	
Geologic Mapping														0.00	
Review/Update Information				4										0.00	
Permit Acquisition														500.00	
Markout/Utility Clearance														0.00	
Drilling														0.00	
Geophysical														0.00	
Soil Disposal														0.00	
Survey of Boring														0.00	
QA/QC														0.00	
Miscellaneous														0.00	
Engineering Analysis														0.00	
Report Preparation														0.00	
Drafting Geologic Map					4									500.00	
Report Review/Comments														0.00	
Miscellaneous														0.00	
Subtotal	0	0	0	8	0	0	0	0	0	0	0	0	0	\$0.00	\$1,000.00
3.2.11 UPDATE PHASE I ESA															
Site Reconnaissance/Soil Sampling														0.00	
Research			1											1,090.00	
Misc. Outside Costs (Copies, etc.)														15.00	
Regulatory Database Report														150.00	
Laboratory Testing (10@120/test)														0.00	
Report Preparation			1										4	1,350.00	
Subtotal	0	0	2	0	0	0	20	0	0	0	0	0	4	\$165.00	\$2,605.00
TOTAL	0	0	2	8	0	0	20	0	0	0	0	0	4	\$165.00	\$3,605.00

COST OF WORK
Wiggins and Willett

Task Description	Hours by Staff Level with Billing Rate				Expenses (\$)	Cost Sum (\$)
	Project Manager	Flight-of-Way Assistant	Clerical			
	\$120	\$75	\$50			
6.0 RIGHT-OF-WAY ACQUISITION/RELOCATION						
Project Management/Budget Estimate	40	8	7			5,750.00
SUBCONSULTANTS	ROW Subtotal	40	8	7	\$0.00	\$5,750.00
Anderson & Brabant: R/W Budget Estimate of 25 Properties					5,500.00	5,500.00
Overland Pacific & Cutler: Relocation Estimate for Residential/Business					2,750.00	2,750.00
Desmond, Marcello & Amster: Business Goodwill/FF&E Estimates					3,000.00	3,000.00
Subconsultants Subtotal	0	0	0	0	\$11,250.00	\$11,250.00
TOTAL	40	8	7	7	\$11,250.00	\$17,000.00

**COST OF WORK
HELIX Environmental Planning (Biology)**

Task Description	Hours by Staff Level with Billing Rate										Expenses (\$)	Cost Sum (\$)	
	Principal	Senior Scientist	Project Manager	Biologist IV	Biologist III	Senior Technical Editor	Operations Manager	Senior GIS Specialist					
	\$185	\$140	\$95	\$90	\$80	\$100	\$85	\$105					
3.2.9 BIOLOGICAL RESOURCES ASSESSMENT													
Literature Review/CNDDDB Search/Field Map Preparation	0	1	4	2				4				385.00	1,505.00
Subtotal												\$ 385.00	\$1,505.00
General Survey/Vegetation Map	0	0	0	12	8		1					53.00	1,858.00
Subtotal												\$ 53.00	\$1,858.00
Wetland Delineation	0	0	0	10	8		1					191.00	1,816.00
Subtotal												\$ 191.00	\$1,816.00
Spring Rare Plant Survey	0	0	0	8	8		1					191.00	1,636.00
Subtotal												\$ 191.00	\$1,636.00
Spring Riparian Bird Survey	0	0	1		60	4	4					482.00	6,537.00
Subtotal												\$ 482.00	\$6,537.00
Focused California Gnatcatcher Survey	0	0	1		30	2	4					215.00	3,460.00
Subtotal												\$ 215.00	\$3,460.00
Biological Technical Report	0	4	80			16	4					330.00	18,830.00
Subtotal												\$ 330.00	\$18,830.00
Mitigation Measures/Conceptual Wetland Mitigation Plan	2	20	50	0	0	6	1					110.00	10,395.00
Subtotal												\$ 110.00	\$10,395.00
TOTAL	2	25	136	32	114	28	16	106	16	106	16	\$ 1,957.00	\$46,037.00

**COST OF WORK
ASM Affiliates**

Task Description	Hours by Staff Level with Billing Rate						Expenses (\$)	Cost Sum (\$)
	Project manager	Principal Investigator	Associate Archeologist	Cartographer	Editor	Word Processor		
3.2.14 CULTURAL RESOURCE ASSESSMENT								
Prefield		2	2	2				435.00
Record Searches							800.00	800.00
Title Searches							3,150.00	3,150.00
Fieldwork		8					680.00	680.00
Mileage							60.00	60.00
Research & Site Forms		34						2,890.00
Report Preparation	16	32		6	2	6	50.00	5,450.00
Project Management		2						170.00
Subtotal	16	78	2	8	2	6	\$ 4,060.00	\$13,635.00
3.2.15 GUAJOME PARK ISSUES COORDINATION								
Develop Park Mitigation and Park Abandonment Package	10							1,150.00
Develop Final Mitigation/Park Land Acquisition Package	6							690.00
Subtotal	16	0	0	0	0	0	0	\$1,840.00
TOTAL	32	78	2	8	2	6	\$ 4,060.00	\$15,475.00

COST OF WORK
Urban Crossroads

Task Description	Hours by Staff Level with Billing Rate										Expenses (\$)	Cost Sum (\$)		
	Senior Principal	Principal	Associate Principal	Air Quality Specialist	Assistant Air Quality Specialist	Engineer/Technician/Administration	Technician	CAD Technician						
	\$170	\$150	\$145	\$80	\$60	\$60	\$55	\$50						
3.2.6 Air Quality														
Characterize Baseline, Evaluate Construction Impacts, Perform CO Analysis, Evaluate Operations Impacts	2	2		30	44									5,680.00
Health Risk Assessment	1	12		32	20	4								5,970.00
Global Warming	1	5		21	9	4								3,380.00
Air Quality Report	3	7		16	11	4								3,740.00
Respond to Review Comments														2,270.00
Expenses														1,820.00
Subtotal	7	31	0	115	88	12	0	0	0	0	0	0	0	\$ 1,820.00
3.2.10 Energy														
Estimate Energy Consumption				8	12									1,360.00
Subtotal	0	0	0	8	12	0	0	0	0	0	0	0	0	\$ 1,360.00
3.2.12 Noise														
Characterize Existing Noise Environment, Evaluate Construction Impacts, Evaluate Operations Impacts	1	2	8			32	26							4,980.00
Noise Impact Report	3	5	6			12	6	2						3,280.00
Respond to Review Comments		2	2			12	2	2						1,520.00
Expenses														1,280.00
Subtotal	4	9	16	0	0	56	34	4	4	4	4	4	4	\$ 1,280.00
TOTAL	11	40	16	123	100	68	34	34	4	4	4	4	4	\$ 3,100.00
														\$ 35,280.00

COST OF WORK
Linscott, Law Greenspan Engineers

Task Description	Hours by Staff Level with Billing Rate					Expenses (\$)	Cost Sum (\$)
	Principal	Senior Transportation Engineer	Transportation Engineer I	Graphics	Word Processing		
	\$225	\$163	\$105	\$82	\$66		
3.2.7 TRANSPORTATION/CIRCULATION							
Project Mobilization	2	2					776.00
Existing Conditions	1	3	8				1,554.00
Traffic Modeling	4	10	15				4,105.00
Project Analysis	2	8	20				3,854.00
Report Preparation	6	15	15	8	8		6,554.00
Respond to Review Comments	6						1,350.00
Subtotal	21	38	58	8	8	0.00	\$18,193.00
Indirect Charges							
Conduct AM/PM Peak Hour Traffic Counts at 7 Intersections							2,200.00
Conduct 3 SANDAG Traffic Model Runs							2,400.00
Subtotal						\$	\$4,600.00
GRAND TOTAL	21	38	58	8	8		\$22,793.00

COST OF WORK
Project Design Consultants

Task Description	Hours by Staff Level with Billing Rate							Expenses (\$)	Cost Sum (\$)
	Principal	Project Manager	Survey Crew Manager	2-Man GPS Crew	Project Engineer	Design Engineer	Word Processor		
	\$200	\$165	\$135	\$195	\$125	\$115	\$70		
1.0 PRELIMINARY ENGINEERING									
1.1 Mapping									
1.1.1 Review Mapping			2	8					1,830.00
1.1.2 Photo Flight & Lab								1,000.00	1,000.00
Subtotal Mapping	0	0	2	8	0	0	0	0	\$ 2,830.00
1.2 Hydrology									
1.2.1 Research and Review, Revisit		2			4				830.00
1.2.2 Melrose Culverts Existing and Ultimate Conditions Hydrologic Evaluations, Review		8			8	8			3,240.00
1.2.3 Deficiency Analysis: Hydraulic Analysis of Existing Melrose Culverts, Review		2			8				1,330.00
1.2.4 Guajome Creek and Culvert Feasibility Study, Review		2			16	4			2,790.00
1.2.5 NPDES Water Quality		20			40				8,300.00
1.2.6 Report Preparation		14			32	26	8		9,860.00
1.2.7 Environmental Document Drainage Support		40							6,600.00
1.2.8 Roadway Drainage Improvement Design		30			120	50			25,700.00
1.2.9 SWMP		12			40				6,980.00
1.2.10 Coordinate with County and Vista		20			60				10,800.00
1.2.11 Additional Drainage Work Items									
1) Hydrologic Evaluation and Calculations		6			12	4			2,950.00
2) Existing Hydraulics		8			20	8			4,740.00
3) Proposed Hydraulics		8			20	8			4,740.00
1.2.12 GA/OC Management Expenses	20	12						300.00	5,980.00
Subtotal Hydrology	20	194	0	0	380	108	8	300.00	\$ 95,140.00
1.3 Conceptual Roadway Design									
1.3.1 Basis of Design Memo									0.00
1.3.2 Restart Research, Data Collection, Review	4	8				20			4,420.00
1.3.3 Development of Alternative Alignments	4	16				40			8,040.00
1.3.4 Preliminary Design	18	94				144			35,670.00
1.3.5 Roadway Design Submittal	2	2				4			1,190.00
1.3.6 Final Submittal of Design	2	10				20			4,350.00
1.3.7 Conceptual Roadway Design Report Expenses	5	36				40	24	2,000.00	20,720.00
Subtotal Conceptual Roadway Design	35	166	0	0	60	268	24	2,000.00	\$ 76,390.00
TOTAL	55	350	2	8	440	376	32	3,300.00	\$174,360.00

**COST OF WORK
HELIX Environmental Planning (Agriculture)**

Task Description	Hours by Staff Level with Billing Rate					Expenses (\$)	Cost Sum (\$)
	Principal Investigator	Research Assistant	GIS Staff	Production Manager	Word Processing		
	\$150	\$75	\$100	\$85	\$75		
3.2.17 AGRICULTURAL STUDY							
Prepare Agricultural Study	132	200	70	8	32		44,880.00
Economic/Technical Coordination						7040.00	7,040.00
Other Direct Charges						720.00	720.00
TOTAL	132	200	70	8	32	\$ 7,760.00	\$52,640.00

COST OF WORK
HELIX Environmental Planning (Visual)

Task Description	Hours by Staff Level with Billing Rate					Expenses (\$)	Cost Sum (\$)
	Senior Landscape Architect \$165	Project Landscape Architect \$75	Assistant Landscape Architect \$65	GIS Staff \$55			
3.2.8 VISUAL IMPACT ANALYSIS							
Review Existing Documents & Studies	2	6	8	4		1,520.00	
Field Reconnaissance Work	4	12	12			2,340.00	
Prepare Draft Visual Impact Analysis (VIA)	8	24	16	24		5,480.00	
Revise VIA	4	12	4	4		2,040.00	
Prepare Final VIA	4	8	4	6		1,850.00	
VIA Report Submittal	4	16				1,860.00	
Photo Simulations (9)						27,000.00	27,000.00
Expenses						981.00	981.00
TOTAL	26	78	44	38		\$ 27,981.00	\$43,071.00

**COST OF WORK
Meetings**

Task Description	Hours by Staff Level with Billing Rate											Cost Sum (\$)	
	McInyre (HELIX)	Cardene (HELIX)	Lewis (HELIX)	Hoffman (HELIX)	Lutes (PDC)	Project Engineer (PDC)	Boarman (LLG)	Hector (ASM)	Katz (Katz)	Louden (Urban Crossroads)	Marin (HELIX)		Langford (HELIX)
8.0 MEETINGS/HEARINGS	\$185	\$165	\$165	\$75	\$200	\$125	\$225	\$115	\$200	\$170	\$150	\$140	\$140
City Meeting 1 (Kick Off)	4	4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 2 (Vista/County)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 3 (Vista/County)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 4 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 5 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 6 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 7 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 8 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 9 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 10 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 11 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 12 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 13 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 14 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 15 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 16 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 17 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 18 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 19 (General)		4	4	4	4	4	4	4	4	4	4	4	4
City Meeting 20 (General)		4	4	4	4	4	4	4	4	4	4	4	4
Public Participation Meeting 1 (Scoping)	4	4	4	4	4	4	4	4	4	4	4	4	4
Public Participation Meeting 2	4	4	4	4	4	4	4	4	4	4	4	4	4
Public Participation Meeting 3	4	4	4	4	4	4	4	4	4	4	4	4	4
Public Participation Meeting 4	4	4	4	4	4	4	4	4	4	4	4	4	4
Public Participation Meeting 5	4	4	4	4	4	4	4	4	4	4	4	4	4
Public Participation Meeting 6	4	4	4	4	4	4	4	4	4	4	4	4	4
Wildlife Agency Meeting 1	4	4	4	4	4	4	4	4	4	4	4	4	4
Wildlife Agency Meeting 2	4	4	4	4	4	4	4	4	4	4	4	4	4
Wildlife Agency Meeting 3	4	4	4	4	4	4	4	4	4	4	4	4	4
Guajome Ranch Meeting 1 (County Parks)	4	4	4	4	4	4	4	4	4	4	4	4	4
Guajome Ranch Meeting 2 (County Parks)	4	4	4	4	4	4	4	4	4	4	4	4	4
Guajome Ranch Meeting 3 (County Parks)	4	4	4	4	4	4	4	4	4	4	4	4	4
Planning Commission Hearing	4	4	4	4	4	4	4	4	4	4	4	4	4
City Council Hearing 1	4	4	4	4	4	4	4	4	4	4	4	4	4
City Council Hearing 2	4	4	4	4	4	4	4	4	4	4	4	4	4
County Board of Supervisors Hearing 1	4	4	4	4	4	4	4	4	4	4	4	4	4
County Board of Supervisors Hearing 2	4	4	4	4	4	4	4	4	4	4	4	4	4
TOTAL	72	148	12	6	104	12	20	40	28	28	28	64	4
TOTAL COST PER STAFF MEMBER	\$13,320	\$24,420	\$1,980	\$600	\$20,800	\$1,500	\$4,500	\$4,600	\$5,600	\$4,760	\$4,200	\$8,960	\$560
													\$95,800.00

COST OF WORK
Additional Services

Task Description	Cost
Additional Services	
1.3.8 Additional Roadway Design (PDC)*	31,119.00
TOTAL	\$31,119.00

* Cost includes 10% subconsultant markup.

GRAND TOTAL

Consultant	Cost
HELIX Environmental Planning	\$213,899.05
Katz & Associates	\$56,127.50
Geocon	\$3,605.00
Wiggans & Willett	\$17,000.00
HELIX (Biology)	\$46,037.00
ASM Affiliates	\$15,475.00
Urban Crossroads	\$35,280.00
Linscott, Law and Greenspan	\$22,793.00
PDC (Engineering)	\$174,360.00
HELIX (Agriculture)	\$52,640.00
HELIX (Visual)	\$43,071.00
Meetings	\$95,800.00
Additional Services	\$31,119.00
GRAND TOTAL	\$807,206.55

