

Doc Number: **0819188**

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OFFICIAL RECORDS

Requested By:
DC/COMMUNITY DEVELOPMENT

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 20 Fee: \$ 0.00

Bk: 0313 Pg: 038



Deputy. sd

Assessor's Parcel Number: N/A

Date: FEBRUARY 28, 2013

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

CONTRACT #2013.031

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

- (2) Industrial insurance coverage provided by the County;
- (3) Participation in group insurance plans which may be available to employees of the County;
- (4) Participation or contributions by either the independent contractor or the County to the public employees retirement system;
- (5) Accumulation of vacation leave or sick leave; and
- (6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

3. INDUSTRIAL INSURANCE.

A. Unless the Contractor complies with Paragraph (¶) B below, Contractor further agrees, as a precondition to the performance of any work under this contract and as a precondition to any obligation of the County to make any payment under this contract, to provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with Nev.Rev.Stat. (NRS) 616B.627. Contractor also agrees, prior to commencing any work under the contract, to complete and to provide the following written request to the insurer:

Ascent Environmental, Inc., has entered into a contract with Douglas County to perform work from February 21, 2013 to August 31, 2013 and requests that the authorized insurer provide to Douglas County; 1) a certificate of coverage issued pursuant to NRS 616B.627, and 2) notice of any lapse in coverage or nonpayment of coverage that the contractor is required to maintain. The certificate and notice should be mailed to:

Douglas County
Attn: Douglas County Manager
Post Office Box 218
Minden, Nevada 89423

Contractor agrees to maintain required workers compensation coverage throughout the entire term of the contract. If contractor does not maintain coverage throughout the entire term of the contract, contractor agrees that County may, at any time the coverage is not maintained by contractor, order the contractor to stop work, suspend the contract, or terminate the contract. For each six-month period this contract is in effect, contractor agrees, prior to the expiration of the six-month period, to provide another written request to the insurer for the provision of a certificate and notice of lapse in or nonpayment of coverage. If contractor does not make the request or does not provide the certificate before the expiration of the six-month period, contractor agrees that County may order the contractor to stop work, suspend the contract, or terminate the contract.

B. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that he is a sole proprietor and that:

1. In accordance with the provisions of NRS 616B.659, has not elected to be included within the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS; and
2. Is otherwise in compliance with those terms, conditions and provisions.

4. SERVICES TO BE PERFORMED. The parties agree that the professional services to be performed are as follows: Ascent Environmental, Inc. shall prepare and provide necessary environmental documentation per TRPA regulation and codes, including an expanded initial environmental checklist for the South Shore Area Plan as further required and described in Exhibit A, attached and incorporated.

5. PAYMENT FOR SERVICES. Contractor agrees to provide the professional services set forth in Paragraph 4 at a cost not to exceed \$29,340.00, including reimbursable project expenses. Reimbursable project expenses include travel, reproduction, printing and other expenses associated with completion of the services to be performed. There will be no charge for travel time, mileage or travel expenses, where such travel is to and/or from any location in Douglas County, Nevada. In addition the County does not agree to reimburse the Contractor for per diem. Unless Contractor has received a written exemption from the County, Contractor shall submit monthly requests for payment for services performed under this agreement. Requests for payment by Contractor for reimbursable project expenses may only be made for reimbursement of actual cash disbursed. Requests for payment shall be submitted no later than fifteen (15) days after the end of a month and must include a detailed summary of the expenditures reported in a form that supports the approved budget. Specifically, Contractor agrees to provide with each request for payment a schedule of actual expenditures for the period, cumulative total expenditures for the entire contract, and a comparison of cumulative total expenditures to the approved budget.

6. TERMINATION OF CONTRACT. Either party may revoke this Contract without cause provided that a revocation shall not be effective until 60 days after a party has served written notice upon the other party. All monies due and owing up to the point of termination shall be paid by the County, unless the Contract is terminated pursuant to paragraph 16.

7. NONAPPROPRIATION. All payments under this contract are contingent upon the availability to the County of the necessary funds. In accordance with NRS 354.626 and any other applicable provision of law, the financial obligations under this contract between the parties shall not exceed those monies appropriated and approved by the County for this contract for the then current fiscal year under the Local Government Budget Act. This contract shall terminate and the County's obligations under it shall be extinguished if the County fails to appropriate monies.

Nothing in this contract shall be construed to provide Contractor with a right of payment over any other entity. Any funds obligated by the County under this contract that are not paid to Contractor shall automatically revert to the County's discretionary control upon the completion, termination, or cancellation of the agreement. The County shall not have any obligation to re-award or to provide, in any manner, the unexpended funds to Contractor. Contractor shall have no claim of any sort to the unexpended funds.

8. CONSTRUCTION OF CONTRACT. This Contract shall be construed and interpreted according to the laws of the State of Nevada. The venue for any action for the enforcement or interpretation of this Contract shall be Douglas County, Nevada.

9. COMPLIANCE WITH APPLICABLE LAWS. Contractor shall fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of this contract, including, but not limited to, all federal,

state, and local accounting procedures and requirements and all immigration and naturalization laws.

10. ASSIGNMENT. Contractor shall not assign, transfer or delegate any rights, obligations or duties under this Contract.

11. COUNTY INSPECTION. The books, records, documents and accounting procedures and practices of Contractor related to this contract shall be subject to inspection, examination and audit by the County, including, but not limited to, the contracting agency, the County Manager, the District Attorney, and, if applicable, the Comptroller General of the United States, or any authorized representative of those entities.

12. DISPOSITION OF CONTRACT MATERIALS. Any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under this contract shall be the exclusive property of the County and all such materials shall be remitted and delivered, at Contractor's expense, by Contractor to the County upon completion, termination or cancellation of this contract. Alternatively, if the County provides its written approval to Contractor, any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under this contract must be retained by Contractor for a minimum of six years after final payment is made and all other pending matters are closed. If at any time during the retention period, the County, in writing, requests any or all of the materials, then Contractor shall promptly remit and deliver the materials, at Contractor's expense, to the County. Contractor shall not use, willingly allow or cause to have such materials used for any purpose other than the performance of Contractor's obligations under this Contract without the prior written consent of the County.

13. PUBLIC RECORDS LAW. Contractor expressly agrees that all documents ever submitted, filed, or deposited with the County by Contractor unless designated as confidential by a specific statute of the State of Nevada, shall be treated as public records pursuant to Nev.Rev.Stat. (NRS) ch. 239 and shall be available for inspection and copying by any person, as defined in Nev.Rev.Stat. (NRS) § 0.039, or any governmental entity. Contractor expressly and indefinitely waives all of its rights to bring, including but not limited to, by way complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the County or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

14. INDEMNIFICATION. Contractor agrees to indemnify and save and hold the County, its agents and employees harmless from any and all claims, causes of action or liability arising from the performance of, or connected with work performed under this by Contractor or Contractor's agents or employees.

15. MODIFICATION OF CONTRACT. This Contract constitutes the entire agreement between the parties and may only be modified by a written amendment signed by the parties and approved by the County Manager.

16. CONFLICT OF INTEREST. By signing this Contract, Contractor agrees that any information in any form obtained from Douglas County shall not be divulged to other competing interests without permission of the County Manager. In the event of a breach of this provision, the County may immediately withdraw, without penalty or payment, from this Contract. Contractor must notify the County of any other contracts or projects they are working on that may impact the County.


17. AUTHORITY. The parties represent and warrant their authority to enter into this Contract.

18. STANDARD OF CARE. Contractor will perform services in a manner consistent with that level of care and skill ordinarily exercised by other currently practicing members of Contractor's profession under similar conditions. Contractor must maintain the highest ethical standards.

19. THIRD PARTY BENEFICIARY. Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of a third party, against either Contractor or County.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby.

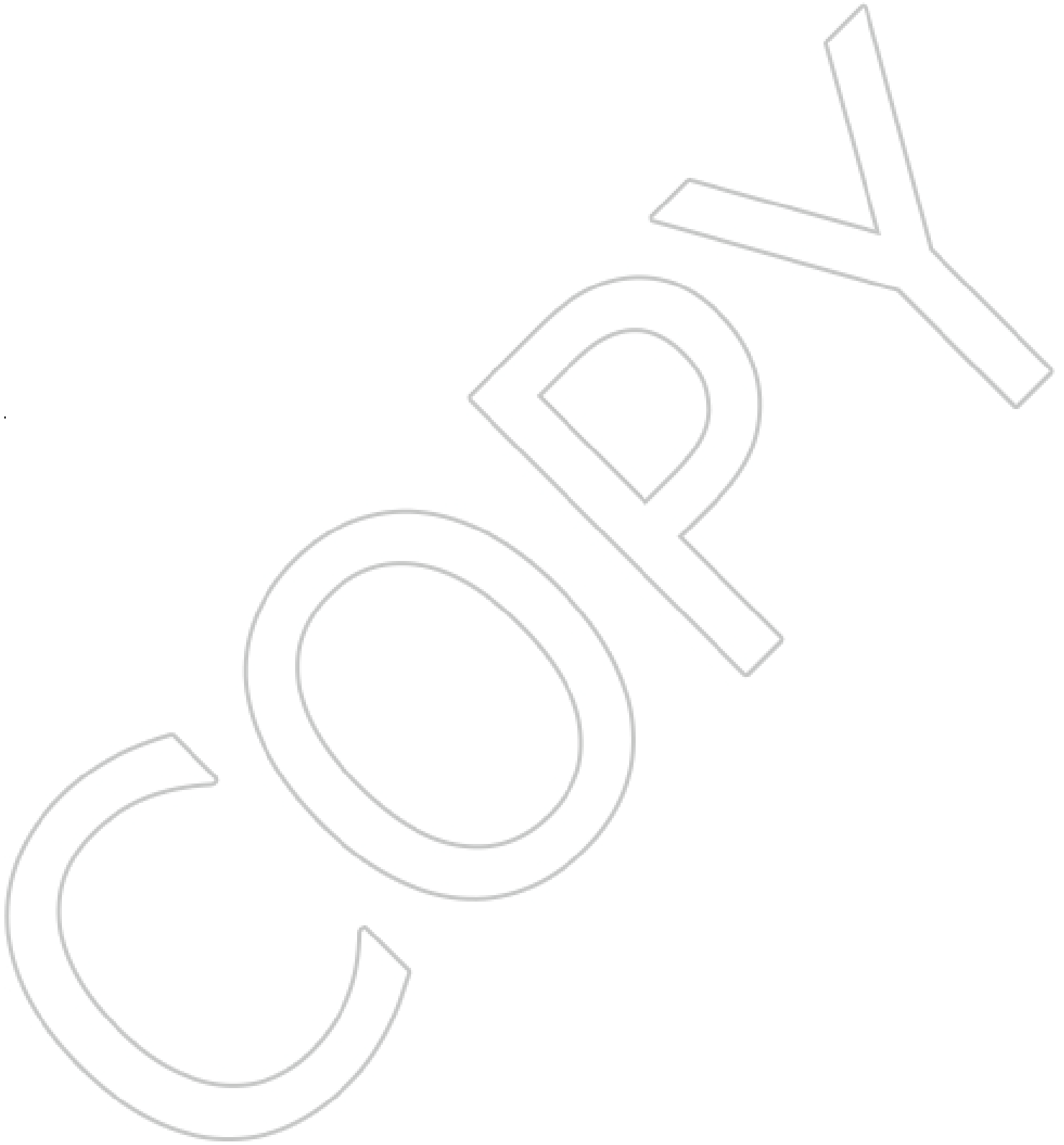
Independent Contractor:

 2-21-13
Name: Sydney Coutsworth (Date)
Title: Principal
Ascent Environmental, Inc.

Douglas County:

 2-26-13
Steve Mokrohisky (Date)
County Manager, Douglas County

Exhibit A



ASCENT
ENVIRONMENTAL

PROPOSAL FOR ENVIRONMENTAL DOCUMENTATION FOR THE SOUTH SHORE AREA PLAN

January 4, 2013
(Revised January 17, 2013)

DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
The Historic Minden Inn, Room 202
1594 Esmeralda Avenue
P.O. Box 218
Minden, Nevada 89423
Attn: Brandy McMahon, AICP



January 4, 2013
(Revised January 17, 2012)

Ms. Brandy McMahon, AICP
Senior Planner
Douglas County Community Development Department
The Historic Minden Inn, Room 202
1594 Esmeralda Avenue
P.O. Box 218
Minden, Nevada 89423

Subject: Proposal for Environmental Documentation for the South Shore Area Plan

Dear Ms. McMahon:

Per your request we have updated our original scope and cost estimate to include one additional public meeting. All other items in this proposal remain the same.

This is an exciting time for the Tahoe Region. With the long-awaited approval of the Regional Plan by the TRPA Governing Board on December 12, 2012, local agencies in the Region have the opportunity to play their part in creating the vision and designing the future of lands within their jurisdiction through the new Area Plan process. Douglas County is expected to be one of the first to have an approved Area Plan, and to start realizing that future.

To that end, Douglas County is in need of a consulting firm with a thorough understanding of Tahoe Regional Planning Agency (TRPA) requirements, extensive experience in the Stateline area, unparalleled understanding of the TRPA Regional Plan Update environmental documentation, and proven ability to produce high-quality environmental documents with aggressive timeframes. Ascent Environmental is that firm.

Ascent offers highly experienced professional staff committed to personal client service and responsiveness with innovation, credibility, and defensibility in carrying out environmental review assignments. Starting with five founders in 2010, our staff has now grown to 33 professionals, including resident senior environmental, soils, and biological professionals in the Tahoe Basin. Ascent leaders have been working in the Lake Tahoe Basin since 1997 and have led and/or prepared numerous environmental documents for a variety of Basin projects, including many projects in Douglas County, and importantly, including the *Tahoe Regional Plan EIS* for TRPA, and the *Regional Transportation Plan/Sustainability Communities Strategy EIR/EIS* for the Tahoe Metropolitan Organization and TRPA.

Understanding of the Regional Plan, Area Plans, and Regulatory Context of the Tahoe Basin

At Ascent Environmental, we understand the new TRPA Regional Plan and its many elements. The Tahoe Regional Planning Compact forms the foundation of the Agency's mandate to appropriately manage and conserve the resources of the Lake Tahoe Basin. Elements of that directive include the environmental threshold carrying capacities (including the 2011 Threshold Update and 2012 Amendments), regular

updates of the Regional Plan, the new Area Plan concept, and other structural and procedural directives. Through our substantial experience with the Regional Plan Update and specific Lake Tahoe projects, we have worked with TRPA staff to evaluate proposals in the context of their social, economic, and environmental effects, with particular emphasis on their ability to contribute to threshold attainment. To do that, we have delved into the details and nuances of regulatory guidance documents including the Code of Ordinances, the Goals and Policies, the Rules of Procedure, Resolution 82-11, the Water Quality (208) Plan, the Scenic Quality Improvement Plan, the Plan Area Statements, the Community Plans, the Threshold Evaluations (including 2011), the Environmental Improvement Program, the Regional Transportation Plan (RTP), and the Bike and Pedestrian Master Plan.

Project Management Team

The project management team for this project includes Sydney Coatsworth, AICP, principal-in-charge, and Nanette Hansel, project manager. Sydney is an expert and educator in environmental compliance under TRPA laws and regulations; specializes in managing large-scale and complex environmental compliance projects; and has overseen the preparation of hundreds of environmental documents. Her experience includes numerous environmental compliance programs for projects in the Lake Tahoe Basin, including urban redevelopment, renewable energy, and natural resources projects. Most recently, Sydney directed the preparation of the TRPA Regional Plan Update EIS, the Edgewood Lodge and Golf Course Improvement Project EIS, the Sierra Colina Village Project EIS, and the Beach Club on Lake Tahoe Project EIS, among others. She is currently directing preparation of the Calpeco 625 and 650 Electrical Line Upgrade Project EIS/EIS/EIR, the US 50/South Shore Community Revitalization Project EIS/EIS/EIR, and the Waterborne Transit Project EIS/EIS/EIR.

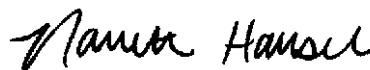
Nanette is a resident of Stateline and a senior environmental planner in Ascent's Stateline office. With 18 years of experience as a project manager and environmental scientist, her practice is focused in the Tahoe Basin and she has played a key role in the successful completion of a number of CEQA, NEPA, and TRPA compliance projects in the Basin. Her diverse project experience includes management of the environmental review for the following projects: the Edgewood Lodge and Golf Course Improvement Project EIS, the Beach Club on Lake Tahoe Project EIS, the Nevada Stateline-to-Stateline Bikeway—South Demonstration Project Joint EA, the Salmon Street and Minnow Avenue Initial Environmental Checklists (IEC), the Lower Blackwood Creek Restoration Project IS/MND and IEC, and the California Conservation Corps Tahoe Base Center Project IS/MND and IEC, and a variety of other environmental documentation and TRPA permitting projects. Nanette also was a key analyst for the Regional Plan Update EIS and is the project manager for the US 50/South Shore Community Revitalization Project EIS/EIS/EIR and the planning and environmental review for subsequent phases of the Nevada Stateline-to-Stateline Bikeway, including segments in Douglas County.

Ascent has prepared the enclosed proposal to directly respond to the submittal requirements outlined in your Request for Proposal (RFP). We look forward to the opportunity to work with you. Please feel free to contact either Sydney (916.930.3185, Sydney.Coatsworth@ascentenvironmental.com) or Nanette (775.339.1420, Nanette.Hansel@ascentenvironmental.com), if you have any questions or if we can provide any further information. Sydney is an owner of the firm and, if selected, can execute a contract.

Sincerely,



Sydney B. Coatsworth, AICP
Principal



Nanette Hansel
Project Manager

Enclosure

Project Understanding and Approach

Ascent Environmental offers proven leadership within the Lake Tahoe Basin, and a clear understanding of the challenges and opportunities within the project area of the South Shore Area Plan. Ascent has prepared all levels of environmental documentation for the Tahoe Regional Planning Agency (TRPA), including Environmental Impact Statements (EISs), Environmental Assessments (EAs), and Initial Environmental Checklists (IECs). Specific relevant project experience within the immediate area includes preparation of the Edgewood Lodge and Golf Course Improvement Project EIS, the Nevada Stateline-to-Stateline Bikeway–South Demonstration Project Joint EA, the Sierra Colina Village Project EIS, the Beach Club on Lake Tahoe Project EIS, and the US 50/South Shore Community Revitalization Project EIS/EIS/Environmental Impact Report (EIR). In addition, Ascent prepared the Tahoe Regional Plan Update EIS and the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) EIS/EIR, which predicated the development of community-specific Area Plans.

Douglas County has solicited a proposal for the completion of an IEC for the South Shore Area Plan. Adoption of the Area Plan is a necessary step to allow future redevelopment projects to proceed. To facilitate the County's goal of having an Area Plan in place quickly, it is our understanding that the Area Plan will be prepared to be consistent with the new Regional Plan, and that major changes, such as an area-wide storm water management system (beyond that which already exists for the Stateline Storm Water Association) or a change from the existing parcel-by-parcel land coverage methodology, will be reserved for either an amendment to the Area Plan, initiated either by project proponents within the Area Plan, or until the next scheduled 5-year update.

As likely the first Area Plan to be completed following the adoption of the TRPA Regional Plan Update (RPU), the South Shore Area Plan could face greater scrutiny than is typically expected when using an IEC as the environmental document. As such, Ascent proposes to prepare an "expanded" IEC that includes a brief discussion of the setting and rationale for findings for each IEC question, incorporating by reference specific RPU language and impact discussions. This information will provide a strong foundation for the IEC, will provide clear linkages to the RPU, and will support the Area Plan through the adoption process. The document will be prepared in a manner intended to withstand challenges from potential opponents.

Ascent has completed the environmental review for multiple projects in the Basin which have relied on an expanded IEC to provide the necessary documentation, including the Salmon and Minnow Avenue Public Parking Facilities Project IS/MND and IEC, Lower Blackwood Creek Restoration Project IS/MND and IEC, and the CCC Tahoe Base Center Project IS/MND and IEC. All of these documents were managed by Nanette Hansel and Sydney Coatsworth who will serve as the Project Manager and Principal-in-Charge, respectively, for the South Shore Area Plan IEC.

Our approach will rely heavily on the RPU impact assessment, Area Plan materials provided by Douglas County, and regular coordination with Douglas County and TRPA staff. Based on discussions with TRPA staff, it is our understanding that TRPA will assist Douglas County with development of resource maps that will be incorporated into the Area Plan itself. And as such, the extent of mapping needed to support the IEC will be limited. Weekly coordination meetings/conference calls with TRPA staff and Douglas County will provide status updates and expedient resolution of any issues. Other discussions will be coordinated as needed to meet the target timeframe.

Proposed Scope of Work

The following scope of services describes the work to be performed by Ascent in the preparation of an expanded IEC for the South Shore Area Plan. The approach and costs associated with the environmental review for the South Shore Area Plan are based on the following assumptions:

- (1) The Area Plan will conform to the Regional Plan in accordance with the proposed standards set forth in Section 13.6.5 of the TRPA Code of Ordinances implementing the 2012 RPU. The Area Plan would not revise or increase the specificity of land use designations within the proposed Resort Recreation area on Edgewood Companies property on the mountainside of US 50.
- (2) The environmental review strategy will be based on the concept of tiering from the following environmental documents:

- o TRPA RPU EIS (2012)
- o Lake Tahoe 2035 Regional Transportation Plan/Sustainable Communities Strategy EIR/EIS (2012)

These program-level environmental documents include a regional scale analysis and a framework of mitigation measures for subsequent environmental review at an area plan level. These program environmental documents will serve as first-tier documents for the TRPA review of the Area Plan and will streamline the task of environmental review for the Area Plan. To the extent that the Area Plan is consistent with earlier program EISs, it could be found to be “within the scope” of the program EISs, or could use the program EISs to focus on new, specific environmental topics.

- (3) The background information and analyses contained in the above-referenced documents is sufficient to provide the necessary information to complete the environmental review such that no new technical studies (e.g., traffic counts, noise monitoring, air quality modeling, land capability/coverage verification, etc.), simulations, or field reconnaissance would be required.
- (4) All of the tasks outlined in the RFP for which Douglas County (with TRPA assistance) is responsible will be completed at the onset of the contract. If they are in draft form, no substantive changes would occur that would alter the environmental analysis.
- (5) The level of definition for future projects either wholly or partially within the Area Plan boundaries (e.g., the US 50/South Shore Community Revitalization Project, redevelopment of the Horizon property or other Edgewood Companies’ properties, the shared-use path connection between Market Street and Van Sickle Bi-State Park) will be consistent with that used to complete the cumulative impact analyses in the RPU EIS.
- (6) The IEC will address one Area Plan proposal and not alternatives to that plan.
- (7) Douglas County will provide project-related GIS and CAD data as needed.

If any of these assumptions are incorrect, the scope and budget herein would need to be revisited.

This scope details the task and costs associated with the development of an expanded IEC. If, during preparation of the IEC, Ascent determines that additional environmental review is necessary, Douglas County staff will be notified of the issue. County staff would then revise the draft Area Plan documents to address the potential significant environmental impacts, or renegotiate the scope and budget to reflect the necessary level of environmental review.

Task 1: Prepare Initial Environmental Checklist

To initiate the environmental review, the Ascent team proposes an in-office kickoff meeting to discuss scope, schedule, milestones, communication protocols, any additional project details, and to receive any new project information or direction. This meeting should take place within one business day of the receipt of contract and Notice to Proceed. The Ascent team will review existing information, determine any information gaps, and submit a request for additional data, if needed.

Immediately following the receipt of the South Shore Area Plan and associated materials, preparation of the IEC will begin. The goal of this task is to prepare a technically accurate, thorough, and legally defensible environmental documentation that achieves environmental clearance for the Area Plan in the form of an IEC. At this level of environmental review (versus EA or EIS), the analysis will need to demonstrate that potential environmental effects can be mitigated to less-than-significant levels.

Subtask 1.1: Prepare Administrative Draft IEC

The Ascent team will prepare an Administrative Draft IEC for review by the County and TRPA. The document will meet the substantive requirements of the TRPA Code and other applicable regulations. Technical responses in the IEC will be based on the analyses included in the above-referenced environmental documents; no original research or new analysis is assumed. As part of this task, Ascent proposes to host four weekly working sessions with Douglas County and TRPA staff to assist in the successful completion of the IEC. These sessions will be used to address specific checklist responses that require interpretation or that otherwise benefit from agency guidance.

The following provides an outline of the proposed Administrative Draft IEC:

- ▶ Chapter 1, Introduction
- ▶ Chapter 2, Project Description
- ▶ Chapter 3, TRPA IEC and Explanations
- ▶ Chapter 4, Report Preparers
- ▶ Chapter 5, References
- ▶ Appendices

The heart of the environmental analyses will be completed in Chapter 3 of the IEC, where detailed checklist responses will be provided and mitigation measures identified, where applicable. The methodology for completing the bulk of the resource analyses will be straightforward and include literature review, consultation with agency experts, and documentation. Ascent will provide three hard copies of the Administrative Draft IEC to the County; electronic copies will also be provided.

Subtask 1.1 Prepare Administrative Draft IEC	
Deliverables:	Administrative Draft IEC (Three Hard Copies; Electronic Copies in Word and PDF format)

Subtask 1.2: Prepare Final IEC

The Ascent team will revise the Administrative Draft IEC consistent with one set of consolidated comments received from the County and prepare the Final IEC. One copy each of a printcheck Final IEC will be provided to the County and TRPA to review prior to production of the final editions. Following approval of the printcheck IEC, Ascent will provide three hard copies of the Final IEC to the County; electronic copies will also be provided. The County will be responsible for web publishing and distribution of other published copies to agencies and interested stakeholders, as appropriate.

As part of this task, Ascent will provide Douglas County with electronic copies of all reports, meeting notes, references cited in the IEC, and other materials that constitute the administrative record for the project.

Subtask 1.2 Prepare Final IEC	
Deliverables:	Printcheck Final IEC (Two Hard Copies; Electronic Copy) Final IEC (Three Hard Copies; Electronic Copies in Word and PDF format) Administrative Record (Electronic Copy)

Subtask 1.3: Refinements to Final IEC (Optional Task - Not In Contract)

Because of the degree of uncertainty about the need for refinements to the Final IEC as a result of project approval meetings and public input, subsequent revisions to the IEC after the March 22 deadline are not estimated in this budget (identified as an "Optional Task - Not in Contract" in this scope of work, which allows for a placeholder for future developed of the scope and price for this task).

Although written responses to comments are not customary or required for an IEC, the Ascent team recommends this as good practice. After public comments on the public IEC are received, the Ascent team will meet with the County and TRPA to discuss comments and develop a strategy for responses. If necessary, the Ascent team will prepare a list of commenters, compile and organize the comments, and develop draft responses to significant environmental points raised in the comments. The nature and extent of comments is difficult to predict in advance. Because this task was not requested in the County's RFP and is difficult to predict whether consultant input will be needed, this has not been included in this proposal.

Task 2: Meetings

The purpose of this task is to attend and participate in meetings necessary for the successful completion of the environmental review. To complete this task, the Ascent team will participate in the following meetings:

- ▶ Two Public Workshops on the Area Plan
- ▶ Douglas County Planning Commission Meeting
- ▶ Douglas County Board of Commissioners Meeting
- ▶ TRPA Advisory Planning Commission Meeting
- ▶ TRPA Governing Board Meeting

Ascent will assist the County with meeting presentations and note taking as well as preparation of responses to questions related to the environmental review.

It is assumed that the County will be responsible for preparation and distribution of public notices related to the Area Plan, and publishing meeting announcements in local newspapers.

Task 2 Meetings	
Deliverables:	Attend Public Workshop (two) and Public Meetings (four), and Meeting Notes

Task 3: Project Management

The purpose of this task is to manage the project schedule, budget, invoicing, and contracts. Ascent's project manager will devote an appropriate level of effort to ensure an efficient and timely process for project execution. Budget for up to three months of project management activity is provided. This includes close coordination with the County and TRPA, as needed. Invoicing will be prepared as part of this task, including project progress summaries.

Cost Estimate

The cost proposal is presented below, including costs and person-hours by task and direct costs. Ascent is flexible and will gladly review the scope and price with Douglas County to ensure that it accurately reflects the needs of the project.

	<i>Rate/Hour</i>	PIC \$200	PM \$155	Env. Analyst \$90	GIS/ Graphics \$95	Doc. Prod. \$90	<i>Total Hours</i>	<i>Total Dollars</i>
Task 1. Prepare IEC								
Subtask 1.1 Prepare Admin Draft IEC		12	54	80	8	4	158	\$19,090
Subtask 1.2 Prepare Final IEC		2	16	16	4	2	40	\$4,880
Subtask 1.3 Refinements to Final IEC (Optional Task - Not In Contract)							0	\$0
Task 2. Public Meetings (x 5)			24				24	\$3,720
Task 3. Project Management and Coordination			10				10	\$1,550
Total Ascent Labor Hours		14	104	96	12	6	232	
Total Ascent Labor Dollars		\$2,800	\$16,120	\$8,640	\$1,140	\$540		\$29,240
Direct Costs (e.g. printing, reproduction, mileage)								\$100
TOTAL ESTIMATED FEE								\$29,340


Proposed Schedule




The schedule below is based on the proposed tasks outlined in the Proposed Scope of Work, the Ascent team's understanding of the County's schedule constraints, and assumed review times for draft documents. We have successfully completed environmental analyses on numerous complex projects with demanding schedules that required attentive project management, coordination, and communication. The schedule will be refined as needed with the County and TRPA during Task 1.

Environmental Documentation for South Shore Area Plan Proposed Milestones	Tentative Timeframe
Contract Execution, Notice to Proceed	TBD
Project Initiation Activities and Kickoff Meeting	1 day
Consultant submits Administrative Draft IEC (14 days from contract execution AND receipt of all required information from County)	2 weeks
County/TRPA review Administrative Draft IEC, Send comments to Consultant	1 week
Consultant submits Final IEC	1 week
Meetings: Public Workshop and County and TRPA Approval Meetings	As scheduled

Team Qualifications

Ascent's core services include environmental compliance; biology and natural resources management; air quality, greenhouse gas, and climate change services; regulatory permitting; noise analysis; and complex environmental project management. We have worked on CEQA, NEPA, and TRPA compliance for some of the most complex and controversial projects in the Lake Tahoe Basin, from the Tahoe RPU and the US 50/South Shore Community Revitalization Project, to the Sierra Colina Village Project. Of course, this experience is greatly expanded by the collective experience of project personnel prior to joining Ascent.

Team Member/Role	Relevant Experience
<p>Ascent Environmental</p> <p>Sydney Coatsworth, AICP <i>Principal-in-Charge</i></p>  <p>M.A., Geography B.A., Earth Science</p>	<p>Sydney is a geographer and environmental planner with over 25 years of experience in environmental planning, environmental analysis, and public outreach programs for a wide variety of projects. She is an expert and educator in environmental compliance under CEQA, NEPA, and TRPA laws and regulations. Sydney specializes in directing environmental compliance projects of all sizes and has overseen the preparation of hundreds of environmental documents. Her experience includes numerous environmental compliance programs for projects in the Lake Tahoe Basin, including urban redevelopment, renewable energy, and natural resources projects. Most recently, Sydney directed the preparation of the TRPA Regional Plan Update EIS, the Edgewood Lodge and Golf Course Improvement Project EIS, the Sierra Colina Village Project EIS, and the Beach Club on Lake Tahoe EIS, among others. She is currently directing preparation of the Calpeco 625 and 650 Electrical Line EIS/EIS/EIR, the US 50/South Shore Community Revitalization Project EIS/EIS/EIR, and the Waterborne Transit Project EIS/EIS/EIR.</p>

Team Member/Role	Relevant Experience
<p>Nanette Hansel <i>Project Manager/ Environmental Analyst</i></p>  <p>B.S., Environmental Policy and Planning</p>	<p>Nanette is a resident of Stateline and a senior environmental planner in Ascent's Stateline office. With 18 years of experience as a project manager and environmental scientist, her practice is focused in the Tahoe Basin and she has played a key role in the successful completion of a number of CEQA, NEPA, and TRPA compliance projects in the Basin. Her diverse project experience includes management of the environmental review for the following projects: the Edgewood Lodge and Golf Course Improvement Project EIS, the Beach Club on Lake Tahoe Project EIS, the Nevada Stateline-to-Stateline Bikeway-South Demonstration Project Joint EA, the Salmon Street and Minnow Avenue Initial Environmental Checklists (IEC), the Lower Blackwood Creek Restoration Project Initial Study/Mitigated Negative Declaration and Initial Environmental Checklist, and the California Conservation Corps Tahoe Base Center Project Initial Study/Mitigated Negative Declaration and Initial Environmental Checklist, and a variety of other environmental documentation and TRPA permitting projects. Nanette also was a key analyst for the Regional Plan Update EIS and is the project manager for the US 50/South Shore Community Revitalization Project EIS/EIS/EIR and the planning and environmental review for subsequent phases of the Nevada Stateline-to-Stateline Bikeway, including segments in Douglas County.</p>
<p>Rachel Kozloski, CPSS <i>Assistant Project Manager/ Env. Analyst</i></p>  <p>B.S. Agroecology - Soil Science</p>	<p>Rachel is an environmental analyst with over 7 years of diverse experience in both the private and public sectors and is based in Ascent's Stateline office. Her experience includes the preparation of technical studies, watershed planning, community education and outreach, storm water management, wetland delineation and restoration, threatened and endangered species, rangeland health inventories, grazing management plans, trail construction and alignment, and related sections of CEQA and NEPA documents. She is proficient in TRPA regulations especially related to water quality and soils. Rachel enjoys working with local communities and has organized multiple public outreach campaigns and workshops, and has provided community educational seminars related to natural resource concerns in the Lake Tahoe Basin. Rachel is the Assistant Project Manager for the US 50/South Shore Community Revitalization Project EIS/EIS/EIR, and the North Demonstration Project Joint EA, the next phase of the Nevada Stateline-to-Stateline Bikeway.</p>
<p>Marianne Lowenthal <i>Environmental Analyst</i></p>  <p>B.S., Environmental Toxicology</p>	<p>Marianne is an environmental analyst with expertise in preparing CEQA, NEPA, and TRPA environmental documents. Marianne has prepared environmental analyses for a variety of projects ranging from straight-forward initial environmental checklists, to controversial combined EIR/EISs. In addition to section preparation, she has provided project coordination support and task management for project managers. Marianne's technical experience includes preparation of initial study environmental checklists and EIR sections such as agricultural resources, hazards and hazardous materials, geology and soils, land use, public services, utilities, and visual resources. Marianne served as the Assistant Project Manager for the TRPA Regional Plan Update EIS, and was an analyst for the Nevada Stateline-to-Stateline Bikeway-South Demonstration Project Joint EA, and the Sierra Colina Village Project EIS.</p>

Relevant Project Experience

The following project experience demonstrates our extensive work experience working on projects both in Douglas County and within the Basin. As a relatively new firm, some of the project experience referenced below reflects the background of Ascent principals and staff during their tenure at other firms (marked with an asterisk (*)). The staff proposed for the South Shore Area Plan managed, directed, and/or had responsibility for the quality of all of the projects listed as noted below.

TRPA Regional Plan Update EIS
 Lake Tahoe Basin, CA and NV

Tahoe Regional Transportation Plan and Sustainable
 Communities Strategy EIR/EIS

Tahoe Regional Planning Agency

TRPA undertook the first major update to the Tahoe Basin Regional Plan since 1987. An important focus of the update is to revitalize community centers within the Basin through implementation of redevelopment incentives, which would result in compact development, enhanced transportation systems, transfer of coverage and development out of stream zones and other sensitive lands, promotion of non-motorized trails, and other features. TRPA's goal is to accelerate environmental carrying capacity threshold attainment through specific revisions to goals, policies, and Code provisions to incentivize redevelopment, promote compact mixed-use projects, and create walkable communities. The update process has undergone extensive community engagement, discussions between California and Nevada, and detailed environmental review. Ascent led the preparation of the EIS for the Regional Plan Update, which was adopted on December 12, 2012.

Key Staff:

Sydney Coatsworth - Principal and Project Manager
 Nanette Hansel - Environmental Analyst
 Marianne Lowenthal - Environmental Analyst

Tahoe Metropolitan Planning Organization

Ascent assisted the Tahoe Metropolitan Planning Organization (TMPO) in preparation of a program-level EIR/EIS for the Tahoe Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). TRPA and TMPO jointly updated the Tahoe Basin's Regional Transportation Plan. This plan included the policies, investments, and funding strategies that will shape the region's transportation system over the next 25 years. The Plan also helped guide the update of the TRPA Regional Plan. Finally, the plan met the challenge of California's Senate Bill 375 by presenting an integrated set of land use plans and transportation investments that will allow the region to achieve state targets for reducing greenhouse gas emissions by 2035. The EIR/EIS was adopted on December 12, 2012.

Key Staff:

Sydney Coatsworth - Principal and RPU/RTP Strategist
 Nanette Hansel - Environmental Analyst
 Marianne Lowenthal - Environmental Analyst

US 50/South Shore Community Revitalization Project
 EIR/EIS/EIS, South Lake Tahoe, CA

Edgewood Lodge and Golf Course Improvement Project,
 Stateline, Nevada

Tahoe Transportation District

The Tahoe Transportation District (TTD) US 50/South Shore Community Revitalization Project is proposed to relieve traffic congestion by diverting through traffic around the casino core while encouraging pedestrian traffic within. Other goals include improving pedestrian, bicycle, public safety, transit services, circulation, and community design, while incorporating identified water quality improvements in the U.S. 50/Stateline Corridor. Ascent is currently working with the TTD, the Federal Highway Administration (FHWA), and TRPA to prepare a joint EIR/EIS/EIS for the project, which extends between Pioneer Trail in South Lake Tahoe and State Route 207 in Stateline. Key issues being addressed in the EIR/EIS/EIS include air quality, noise, environmental justice and socioeconomic effects associated with residential and business displacement, scenic resources, water quality, recreation (Section 4(f)), and traffic.

Key Staff:

Sydney Coatsworth - Principal-in-Charge
 Nanette Hansel - Project Manager
 Rachel Kozloski - Assistant Project Manager
 Marianne Lowenthal - Environmental Analyst

Tahoe Regional Planning Agency

The Edgewood Lodge and Golf Course Improvement is located on the Edgewood Golf Course in Stateline, Nevada. The entire golf course encompasses approximately 237 acres of land within the South Shore Area Plan boundaries. A proposed new lodge, spa and wellness center, restaurant, banquet and meeting space would be concentrated on approximately 10 acres of land. Access to the project site is provided by Lake Parkway from US 50. The proposed project would include a new 197-unit lodge complex with a full-service spa and wellness center, restaurant and bar, and banquet and meeting space as well as accessory uses on undeveloped higher capability lands at the Edgewood Golf Course. The project also includes several water quality improvement features aimed at contributing to achievement of water quality threshold standards. Key issues for the EIS include land coverage, scenic quality, water quality, traffic, air quality, and noise.

Key Staff:

Sydney Coatsworth - Principal-in-Charge
 Nanette Hansel - Project Manager
 Marianne Lowenthal - Environmental Analyst

Salmon Avenue and Minnow Avenue
 Parking Lots IECs
 Kings Beach, CA*

Lower Blackwood Creek Restoration Project IS/MND and
 IEC, Placer County, CA*

Placer County

Placer County proposed to construct two public parking lots in the Kings Beach community on Salmon Avenue and Minnow Avenue. The parking lots would provide needed off-highway (SR 28) public parking. The consultant team led the preparation of two IECs to support the TRPA permit applications for the projects.

Key Staff:

Sydney Coatsworth - Principal-in-Charge
 Nanette Hansel - Project Manager

Tahoe Regional Planning Agency/California Department of General Services/California Tahoe Conservancy

The California Tahoe Conservancy and the Department of General Services developed a plan to restore the lower reach of Blackwood Creek to improve stream habitat, water quality, and channel stability. The project also includes upland improvements to the trail network leading to Eagle Rock and tree thinning to support aspen and cottonwood regeneration adjacent to the creek. The environmental review for the project included a joint IS/MND for CEQA and a TRPA IEC. Work under this contract also included biological and cultural resources studies, environmental planning and regulatory compliance, permitting assistance, restoration, and public outreach. Key issues addressed include: biological resources, cultural resources, hydrology and water quality, flood risks, and cumulative impacts.

Key Staff:

Sydney Coatsworth - Principal-in-Charge
 Nanette Hansel - Project Manager

Sierra Colina Village Project EIS
 Stateline, NV*

Beach Club on Lake Tahoe EIS
 Douglas County, NV*

Tahoe Regional Planning Agency

Sierra Colina Village is a proposed 50-unit development on approximately 6 acres of an 18-acre site. Housing would consist of a mix of market-rate and moderate-income, deed restricted homes. The project would include public and environmental benefits, including two pedestrian bicycle trails, preservation of open space, undergrounding of utility lines, and water quality enhancements. The development itself is proposed as LEED platinum. An EIS was prepared pursuant to the TRPA Code of Ordinances and other regulations. Primary public concern, and thus EIS focus, related to new development on a currently undeveloped site, water quality of Burke Creek and Lake Tahoe, biological resources, cultural resources, and scenic effects.

Key Staff:

Sydney Coatsworth - Principal-in-Charge
 Marianne Lowenthal - Assistant Project Manager
 Nanette Hansel - Environmental Analyst

Tahoe Regional Planning Agency

The applicant proposed a 143-unit residential development on 20 acres at the existing Tahoe Shores Mobile Home Park in Stateline, Nevada. The site has 217 lineal feet of lakefront, with 155 mobile home units currently located at park. The project would redevelop the site to remove the mobile homes and construct 143 residential units in 14 detached structures, including for-sale market rate units and 54 moderate-income housing units that would be constructed on and off-site to mitigate for displaced housing units. The project would also include a beach club with a restaurant, bar, gym, and a banquet room for 200 guests. The existing 109-foot private-use pier would be reconstructed into a floating pier and extended to 159 feet—it would remain a private use pier. An open space component would provide 2 acres of SEZ restoration adjacent to the existing meadow to the north that abuts National Forest System lands managed by the U.S. Forest Service. Key issues addressed include: population, employment, and housing; shorezone impacts; hydrology and water quality; and scenic impacts.

Key Staff:

Sydney Coatsworth - Principal-in-Charge
 Nanette Hansel - Project Manager

Nevada Stateline-to-Stateline Bicycle Facility, Feasibility Study and Design, Permitting, and Environmental Review, East Shore Lake Tahoe, NV*

Tahoe Transportation District

The absence of a bicycle facility on the East Shore is a key missing piece of the desired premier bikeway circling Lake Tahoe. Ascent staff led the preparation of a feasibility study for a 30+-mile bicycle trail along the East Shore of Lake Tahoe, along with the detailed design, environmental review, and permitting for the first two phases, each three miles in length. The study area, from Stateline on the South Shore to Stateline on the North Shore (Crystal Bay) contains many challenges for siting a separated bicycle path. The challenges include: (1) rugged topography and stream crossings, (2) private property, (3) tight highway cross-sections like at Sand Harbor, (4) highway crossings, and (5) urban traffic issues. Connection to existing or planned bicycle facilities is important to ensure good connectivity in locations like Kingsbury, Round Hill, Incline Village, and Crystal Bay, which can create routing and highway crossing challenges.

The working group and technical advisory group for this project is composed of representatives from three separate Nevada counties, the three divisions of the TRPA, the TTD, the U.S. Forest Service, Nevada Department of Transportation, Nevada State Lands, and several interest groups and open space committees. Ascent key personnel led the team in interagency coordination, public involvement, and GIS data management.

Ascent team leaders also led the detailed design, environmental review, and permitting for the South Demonstration Project (extending from the state line in South Lake Tahoe to Round Hill Pines Beach); and the North Demonstration Project (extending from Incline Village to the Lake Tahoe-Nevada State Park at Sand Harbor). Construction of the South Demonstration Project is scheduled for 2012.

Key Staff:

Nanette Hansel - Project Manager, Marianne Lowenthal - Environmental Analyst

California Conservation Corps, Tahoe Base Center Relocation Project IS/MND and TRPA Permit Meyers, CA*

California Department of General Services/California Conservation Corps

Ascent staff led the preparation of environmental documents, supporting technical studies, and TRPA permit applications for the relocation of the California Conservation Corps Tahoe Base Center to a permanent location on two sites approximately 1 mile apart in Meyers, California. One site includes two parcels located at the southeast corner of the intersection of US Highway 50 (US 50) and Apache Avenue. These parcels, collectively referred to as the Sterling Village/Yank's Station site, were acquired by DGS in 2007. The proposed project includes structural modifications and interior renovations to the Sterling Village dormitory building; the demolition of the existing administration building and the construction of a new multi-purpose building; and the demolition of the existing Yank's Station building and the construction of a new administration building. The project would also involve landscaping, including the addition of a vegetative buffer between U.S. 50 and the Yank's Station parking area, and new concrete walkways. The second site includes a pair of parcels owned by the State of California. The proposed project includes demolition of the existing building and outbuildings on a 0.42-acre parcel, and construction of a new building that would provide space for equipment parking, maintenance, office and storage. The adjacent 0.32-acre parcel to the east is vacant, and improvements at this site would include new fencing, landscaping, and water quality treatment. The environmental review for the project included the preparation of an Initial study/Mitigated Negative Declaration (IS/MND) pursuant to CEQA for the acquisition of the Sterling Village/Yank's Station site and development plans for both sites.

Key Staff:

Sydney Coatsworth - Principal-in-Charge, Nanette Hansel - Project Manager

References

<p>1. Joanne Marchetta, Executive Director Tahoe Regional Planning Agency (775) 588-4547 / JMarchetta@trpa.org</p>	<p>3. Adam Lewandowski, Senior Planner Tahoe Regional Planning Agency (775) 589-5233 / ALewandowski@trpa.org</p>
<p>2. Alfred Knotts Principal Planner/Project Manager Tahoe Transportation District (775) 589-5503 / AKnotts@tahoetransportation.org</p>	<p>4. Scott Morgan Parks & Recreation Director Douglas County (775) 782-9828 / SMorgan@co.douglas.nv.us</p>

COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: Feb 28 2013
[Signature] Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.
By [Signature] Deputy