

Attachment  
MRCA Item V(d)  
August 5, 2009

# DUDEK

2700 PARKER DRIVE  
LA JOLLA BARBARA, CALIFORNIA 92037  
PHONE: 762-0651 FAX: 762-0277

July 21, 2009

Lisa Soghor  
Mountains Recreation & Conservation Authority  
570 West Avenue 26, Suite 100  
Los Angeles, CA 90065

**SUBJECT:** Contract Amendment Proposal for Land Use, Environmental and California Coastal Act Consulting Services for the King Gillette Ranch Property located in Unincorporated Los Angeles County.

Dear Lisa:

Dudek is pleased to submit this proposal for a contract amendment for additional consulting and environmental review services for the King Gillette Ranch (KGR) Property. It is our understanding that you desire our continued planning assistance in development of the King Gillette Ranch Design Concept Plan to facilitate the project's processing consistent with environmental policies and the California Coastal Act.

In June 2008, we submitted a contract amendment proposal to the Mountains Recreation Conservation Authority (MRCA) to assist you in assessing land use opportunities and development constraints for the subject property, and to facilitate the project's processing requirements consistent with applicable environmental policies and the California Coastal Act. To-date, Dudek has worked closely with the KGR Steering Committee to development a Design Concept Plan (DCP) for KRG and to prepare and refine the project description and alternatives for the DCP. Dudek has also prepared various site plan options, resource and trail maps, initiated preparation of new technical studies required for environmental review, and completed a partial draft Initial Study/Environmental Assessment for the DCP. In addition, Dudek has assisted the Steering Committee and MRCA personnel on an "as-needed" basis to help facilitate the overall planning and public outreach process for KGR.

In April 2009, Dudek submitted an additional contract amendment proposal to continue our land use, environmental and California Coastal Act consulting services. Since that time we have continued to work with members of the Steering Committee to further refine the project alternatives for purposes of environmental review and have completed revisions to the draft Initial Study/Environmental Assessment in response to the project refinements, in addition to coordinating additional technical and mapping expertise (traffic, noise, air quality, recreation, and biology) necessary to complete the environmental documentation. We understand that the agencies now desire to further refine the proposed project (and, where applicable, project alternatives) to include planning and development of the proposed Visitor Center at King Gillette Ranch. As a result, Dudek will participate in the planning process for Visitor Center, as requested, and will update and supplement the draft environmental document and associated technical studies to reflect the project refinements as the Visitor Center project and design details become available. As these additional tasks will exceed the work scope prepared in April 2009, we have prepared this additional contract amendment request to continue these services, including "as-needed" planning and environmental services through completion of the environmental and Coastal Commission review process.

### SCOPE OF WORK

In order to accomplish the project objectives, a number of general and specific tasks must be accomplished. The general tasks perceived as necessary to implement the project objectives are as follows:

- Coordinate and attend meetings, as necessary, with personnel of the MRCA, California State Parks and the National Park Service, and subconsultants as appropriate, to identify development/use opportunities and constraints of the property and to identify existing and future needs of the agencies for the property;
- Research/review Coastal Commission records and documents relative to the subject property including previous project plans, special studies, staff report findings, and permit conditions of approval to determine the general constraints of the property, constraints imposed on prior project approval/s and those constraints applicable to potential future project proposals;
- Research/review environmental constraints and documentation relative to the subject property;
- Coordinate with subconsultants, as necessary, to prepare and supplement special studies that support environmental and Coastal Act policy compliance;
- Assist in the preparation of environmental and Coastal Act compliance documentation, as necessary. The scope of work may call for preparation of documentation in compliance with the California Environmental Quality Act (MND), the National Environmental Policy Act (EA) and/or the Coastal Act (Federal Consistency Determination/Certification) and includes:
  - Conducting site visits, as necessary, to document and confirm existing and possible future facility locations and to prepare and/or update site plans for the property;
  - Preparing, refining and supplementing analysis of applicable environmental resource and land use policies for potential future improvement areas and uses;
  - GIS support for figures and maps.
- Monitor any changes in coastal land use policy and development standard interpretation/implementation that could affect future program use or development of the subject property;
- Prepare for and attend meetings with your staff, Board Members, Committees and Coastal staff, as necessary, to discuss land use options and/or constraints; and
- Provide planning and staff support on an "as-needed" basis as it relates to compiling and preparing project documentation, site plans, graphics, notices, web postings, etc. for the King Gillette Ranch Design Concept Plan.

### COST ESTIMATE AND METHOD OF PAYMENT

Based on our understanding of the scope of services desired and our experience with similar projects, an

estimate of the costs of performing the tasks outlined above is \$50,000.00. We propose that our services be billed on a time-and-materials basis according to the attached rate sheet. Please keep in mind that this cost estimate does not include the costs of any additional subcontractors or specialists (if necessary), and that our cost estimate reflects an efficient use of staff time needed to achieve the basic objectives of the program we have outlined. During the performance of our services, the need for additional or expanded services may be required. Likewise, certain services or tasks outlined above may not be necessary given the possibility of changing conditions or overlap with the responsibilities of other project team members. In either case, we will make every effort to keep you informed as to the actual and anticipated costs as work progresses and Dudek will provide you with a monthly detailed accounting of all costs incurred for the project.

If this letter proposal is acceptable to you, please sign below and return a copy of this letter to us at your earliest convenience. If you have any questions regarding this proposal or require additional information, please do not hesitate to give me a call at (805) 963-0651 Ext. 3532. I may also be e-mailed at [averbanac@winecki.com](mailto:averbanac@winecki.com). Thank you for the opportunity to present you with this proposal.

Sincerely,



April Winecki  
Environmental Planner

Accepted By:

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Signature

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Name

Date