Exhibit C-1 REVISED SCOPE OF WORK

TASK 1: PROJECT INITIATION

The project team will review available, relevant information relating to the project site, the proposed development project, and the potentially affected neighboring environment, including previous studies conducted for the project.

Appropriate members of the consultant team will also tour the site with County staff and a representative of the applicant to gain a first-hand and on-site understanding of the project and its relationship to the site.

On the basis of the review of project information, the site visit, and consultation with County staff, ESA will revise the Scope of Work and schedule as necessary to confirm the final assumptions to be used in the EIR analysis concerning the project description, the range of alternatives to be examined, the bases for cumulative impact analyses, impact significance criteria, impact assessment methodologies, and any other analytic assumptions that may require further resolution.

TASK 2: PREPARE PROJECT DESCRIPTION

Using information collected in Task 1, ESA will prepare a draft project description for County review. The project shall be described in text, tables, and graphics, as appropriate. The reader will be referred to the Introduction (as described below) for information concerning the background, processing and scheduling of the planning and environmental process. The project description will be submitted to the County for review. Once approved, this document will be used to develop the Notice of Preparation (NOP) and scoping materials described below.

TASK 3: INITIAL STUDY, NOP AND SCOPING

The Initial Study will be primarily based on the County's Environmental Evaluation Checklist with additions as required from the State CEQA checklist. ESA will develop a draft of Initial Study questions for approval by County staff before proceeding with the draft of the document itself. The Initial Study will be used to focus the EIR on the significant effects of the project. Preparation of the Initial Study will be the basis for initial contacts with agencies that will have jurisdictional responsibilities connected with the project. It will also be used to provide information in the Notice of Preparation (NOP) as described below.

ESA will complete an NOP in accordance with Section 15082 of the CEQA Guidelines for distribution by the County. The NOP will include a project summary, project description, and the initial study.

ESA will conduct a public scoping meeting in coordination with County staff. The purpose of this meeting will be to gain public and agency input on the scope of the environmental documentation and proposed alternatives.

At the end of the NOP review period, ESA, in coordination with County staff, will review comments received and compile a summary of the public scoping comments.

TASK 4: PREPARE ADMINISTRATIVE DRAFT EIR (ADEIR)

ESA will prepare the Administrative Draft EIR on the basis of the information developed in Tasks 1-3, above. The Administrative Draft EIR will be prepared in accordance with current State CEQA Guidelines, the Public Resources Code, and the County of San Mateo Implementing Procedures for Administering CEQA. The following discussion presents the proposed outline of the EIR and strategic considerations related to the preparation and presentation of individual sections.

Introduction

The introduction will briefly describe the relationships of the local planning processes to the environmental review process, the required permit approvals, and the principal characteristics and objectives of the proposed project and zoning text amendment.

Summary

The summary will consist of a summary table and narrative that describes the project, its significant environmental effects, the mitigation measures that would reduce or avoid those significant effects, and any principal areas of public controversy. The summary table will categorize impacts by their degree of significance, and will describe residual impacts after mitigation.

Zoning Text Amendment Analysis

Because the proposed "Scenic Winery" zoning text amendment could potentially foster development of wineries that would be larger than any now permitted in the County, provided that they were located at elevations greater than 1,500 feet, the project could be considered to "encourage and facilitate" other development that could significantly affect the environment.

In order to examine the extent to which the proposed zoning text amendment could foster or encourage development of such "Scenic Wineries," ESA

proposes to conduct a GIS analysis to identify lands that could be susceptible to scenic winery development.

This analysis will identify lands that have most or all of the following characteristics:

- above 1,500 feet in elevation;
- unincorporated;
- undeveloped;
- in private ownership;
- are of suitable slope and aspect for wine grape production;
- are unconstrained by easements;
- are of suitable soil type for wine grape production;
- are of sufficient contiguous acreage to permit economic winery development;
- have suitable hydrological characteristics and water supply for wine grape production; and
- possibly other characteristics to be identified in consultation with County staff.

On the basis of this GIS analysis, the extent of County lands potentially susceptible to scenic winery development will be identified and characterized.

This EIR section will also summarize in broad programmatic fashion and in a limited number of pages (i.e., 10 or fewer) the types of impacts that could occur as a result of such development. This summarization would not be intended to provide full and adequate CEQA documentation for any individual winery project.

In order to fully explore the mitigative possibilities of the language of the zoning text amendment, Dyett & Bhatia and the ESA team will evaluate alternative zoning text amendments, to incorporate mitigation, including restrictions on storage capacity, floor area, retail sales space, parking and loading and landscaping.

We will work with the County to explore alternatives to the proposed text amendment language. These alternatives could address other aspects of possible winery expansion such as:

- vineyard expansion on contiguous lands and/or non-contiguous lands below 1500 feet.

- Importation of grapes from vines below 1500 feet and/or from outside the County.

D&B and ESA will also evaluate the effectiveness of hillside winery standards adopted in Napa and Sonoma Counties. Restrictions may include site coverage, height and setbacks as well as limitations on hours/days of operation.

The intent of this task will be to identify language for an alternative zoning text amendment that would minimize the potential environmental effects of its adoption.

Review of the proposed zoning text amendment will be presented in a separate section to facilitate review of this element as a separate action. As in the analysis of the project (described below), each environmental resource topic discussion will include information regarding setting, impact and mitigations. This section will be separated from the following section by a tab divider to differentiate both the analysis and review of the action itself.

Project Environmental Setting, Impact and Mitigation

To facilitate report continuity and minimize redundancy in the discussions of each environmental resource topic, setting, impact and mitigation will be presented in one unified section for each resource topic. As required by CEQA Guidelines, the setting will describe the environment in the study area "as it exists before the commencement of the project." As discussed with County staff, the setting will be assumed to include the on-site activities and improvements that have already taken place. The setting will be presented from site-specific, local, and/or subregional perspectives, as appropriate to each environmental topic.

The environmental effects of the project will be presented under each topic of analysis. The operational effects of the project will be addressed as of its estimated approximate time of completion. If the project would have significant effects that would be unique to the completion of an interim phase of project development, those impacts will also be addressed. Cumulative environmental analyses required by CEQA will generally be based on the projections and assumptions developed in Task 1 reflecting existing, approved, and reasonably foreseeable and probable pending development projects in the vicinity of the project site.

The mitigation discussion will be presented by environmental topic, and will distinguish any measures proposed and accepted by the project applicants from other measures identified in the EIR. As required by CEQA Guidelines, any significant environmental effects due to the mitigation

measures will be identified and the adequacy and impacts of mitigation measures will be addressed.

This chapter of the EIR will also incorporate and summarize the initial study's findings concerning the effects of the project found to be less than significant or fully mitigated by known or adopted measures. Mitigation measures identified in the Initial Study will be summarized.

Alternatives

The Alternatives chapter will present a comparative analysis of as many as four on-site project alternatives. These alternatives may include the following:

- a No-Project Alternative that would involve no further development on the site;
- a No-Project Alternative that would involve some yet to be identified reasonably foreseeable alternative development that would be likely to occur if the proposed project were not approved;
- one or more Environmentally Superior Alternatives, which would reduce the proposed scale of the project (possibly reduce the acreage of planted vineyards) in order to avoid potentially significant effects.

All alternatives will be developed in consultation with County staff.

Statutory Sections

On the basis of information presented in the EIR sections described above, ESA would prepare the following additional EIR sections, as required by CEQA:

- Significant Environmental Effects of the Proposed Project (including significant unavoidable effects)
- Persons and Organizations Consulted
- Growth-inducing Impact of the Proposed Project

CEQA Guidelines require that the Growth-inducing Impact section of the EIR "discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment either individually or cumulatively." ESA will work with County staff to develop a list of appropriate projects to include in this analysis.

Appendices

Appendices will be presented, as appropriate.

ESA will submit five (5) copies of the Administrative Draft EIR to the County staff for review.

TASK 5: PREPARE DRAFT EIR (DEIR)

ESA will meet with County staff to receive a consolidated set of non-contradictory comments on the ADEIR. ESA will incorporate the necessary revisions into the document and will prepare and provide five (5) copies of a screencheck Draft EIR for approval by County staff.

Upon approval and finalization of the screencheck DEIR, ESA will print 50 copies of the DEIR for distribution by the County.

Required hearing attendance for the Draft EIR is addressed in Task 10, below.

TASK 6: PREPARE ADMINISTRATIVE FINAL EIR

At the conclusion of the 45-day public comment period on the Draft EIR, ESA's Project Manager will meet with County staff to discuss the comments received at the public hearings and in letters of comment, and the appropriate responses to those comments. The Administrative Final EIR will consist of the Draft EIR plus the administrative draft response to comments document, including any necessary amendments to the DEIR, and a list of commentors. Should the public comments raise new issues not previously within the scope of work, ESA will advise County staff and work with them to achieve cooperative resolution of the out-of-scope issues.

ESA will submit five (5) copies of the Administrative Draft Final EIR to County staff for review. County staff will review the document and provide ESA with one consolidated set of non-contradictory comments.

TASK 7: PREPARE FINAL EIR

After County staff have reviewed the Administrative Final EIR, ESA will incorporate the necessary revisions into the document. ESA will then provide five screencheck copies to County staff for final approval. Upon screencheck approval, ESA will submit 50 copies of the Final EIR to the County for distribution.

Required hearing attendance for certification of the Final EIR is addressed in Task 10, below.

TASK 8: PREPARE MITIGATION MONITORING AND REPORTING PLAN

ESA will prepare a Mitigation Monitoring and Reporting Plan (MMRP) in compliance with Public Resources Code Section 21081.6, CEQA *Guidelines*, Section 15097, and the requirements of the County. For any significant impact identified in the EIR, the MMRP will describe the required mitigation measures and the responsible parties, tasks, and schedule necessary for implementing the mitigation, and for monitoring mitigation compliance. ESA will submit the draft MMRP with the Administrative Final EIR Addendum, will respond to County comments on the draft MMRP, and will prepare a screencheck and final MMRP for submission to County staff. The MMRP will be prepared in a matrix format and may be included in the Final EIR or produced separately, at the discretion of the County. This MMRP will cover both the zoning text amendment and the proposed project, although these could be separated at the County's request.

TASK 9: PROJECT MANAGEMENT AND COORDINATION

ESA's Project Manager shall be the primary point of contact for the project. The Project Manager will oversee the preparation of all work products, will monitor project progress, prepare key EIR sections, provide quality assurance, maintain consultant's performance schedule, monitor budget expenditures, coordinate meeting attendance, and interact as necessary with County staff, the applicant, and applicant's consultants, and the public, as appropriate, to refine the project description, define alternatives, develop feasible mitigation measures, and otherwise foster the orderly and timely processing of the project consistent with this scope of work.

TASK 10: PROJECT MEETINGS AND HEARINGS

The Project Manager and/or other appropriate members of the project team will attend up to ten (10) meetings and/or public hearings. As requested in the RFP, these meetings are expected to include the following:

- one (1) public scoping meeting in La Honda;
- up to three (3) Planning Commission hearing (including a public hearing on the Draft EIR);
- up to five (5) meetings with County staff (including the proposed project kick-off meeting).

This scope assumes that an average of two team members will attend each meeting and hearing. Additional meeting and/or hearing attendance may be included on a time-and-materials basis.

TASK 11: CONTINGENCY TASK

This scope includes a contingency task to address initially unforeseen situations that may arise during the course of the project. Work under this task would only be undertaken with prior written approval from the County. Work that would be authorized under this task may include but would not necessarily be limited to the following:

- Additional meetings.
- Production of handouts and/or other graphic materials to support public meetings.
- Review of response to comments beyond the scoped effort.
- Additional tasks or efforts required of ESA or its subcontractor(s).

TECHNICAL ISSUES AND TASKS

ESA has examined copies of various studies that have been prepared for the project site. Based on this examination, the following scopes for each technical issue recognize that this information is available and where appropriate, such information will be summarized in the EIR rather than developed by ESA. Please note, however, that the reports have not yet been peer-reviewed closely or evaluated for their completeness. A thorough assessment of each report will be conducted upon project initiation and, at that time, we will discuss with the County the adequacy and sufficiency of these existing reports.

1. LAND USE PLANS AND POLICIES

The project site is located within the Resource Management Zoning District. The ESA team (including Dyett & Bhatia) will:

- Identify and map existing land uses on and near the project site.

- Review and describe applicable land use policies of the San Mateo County General Plan, and any other applicable land use plans and policies.

- Discuss the land use compatibility of the project with the adjacent and local land uses. In particular, ESA will analyze the application for a Use Permit and a Development Permit (Sections 6315 and 6313 of the County Zoning Regulations) for development and use within a Resource Management (RM) Zoning District.

- Describe cumulative development (approved and anticipated projects and additional potential development permitted by the County General Plan) in the vicinity of the project site. Note that the potential growth-inducing impact of the proposed "Scenic Winery" zoning text amendment will be addressed in the Growth Inducement section of the EIR, not in the discussion of cumulative impact (see p. 5-4).

- Identify measures that may be necessary to mitigate identified land use impacts.

2. HYDROLOGY, GROUNDWATER AND WATER QUALITY

The majority of the proposed project would be developed along Langley Creek within the Langley Creek watershed. This development includes additional vineyards on gradual to steep slopes, completion of winery facilities in existing caves, and other structures to support a wine-making operation. Under the proposed plan, additional vineyard development and a new groundwater supply well would be placed just inside the boundaries of the Woodham Creek watershed and in proximity to Woodham Creek and Tunnel Spring. Woodham Creek and Tunnel Spring is the source of water for Cuesta La Honda Guild. Changes in the natural surface recharge rates to Langley and Woodham Creeks could impacts downstream users, fisheries, and the water quality and quantity in La Honda Creek. Developing the proposed winery operation could result in adverse impacts to surface water flow, infiltration rates, groundwater recharge, surface water quality, groundwater quality, and groundwater supply. The natural hydraulic connectivity between the groundwater, Tunnel Spring, and surface water flows in the two named creeks and the effect that the proposed groundwater pumping would have on this connectivity, is a key hydrologic issue to determining the environmental impact of the proposed project.

Compared to other development projects that would significantly increase impermeable surfaces and eliminate infiltration area, the development of additional vineyard would not be expected to substantially increase storm water runoff volumes. Vineyard production could, however, alter the natural pattern of surface runoff, leading to areas of concentrated, high volume flow, increased localized erosion, and water quality degradation to Langley Creek and Woodham Creek. Perhaps one of the most important factors in evaluating impacts of a vineyard development on slopes is determining the increase in sediment that the vineyard contributes to streams. Soil erosion is considered a hydrologic impact because it adds sediment load to creeks, thereby resulting in adverse water quality effects. Geologically, however, erosion is considered an impact related to soil foundation failure and soil loss. Changes in rainfall infiltration rates due to development would result in increases in runoff volumes and peak flows. Grading would alter existing drainage and could affect the supply of water directly to Langley Creek and Woodham Creek. The proposed project could result in short-term (during construction) or long-term impacts to water quality. The previously completed storm drainage management plan will be reviewed and used to accomplish the following tasks:

- Identify baseline surface hydrologic and groundwater conditions. Evaluate the existing hydrology of the proposed site and the watersheds of Langley Creek and Woodham Creek, including runoff concentration, points of surface water collection, off-site discharge, and locations and character of surface water features on the site (e.g., springs and seeps, natural and artificial ponds, and water courses). Much of this information should be contained within preliminary hydrology information submitted by the applicant, including "Water Requirements, Supplies, and Associated Impacts, Clos de la Tech Vineyard" by Luhdorff & Scalamini (April 2003). ESA will develop additional data, as necessary and available, through sources including San Mateo County, the U.S. Geological Survey, and the California Department of Water Resources.

- Determine through discussions with the County, review of County data, and review of applicant's pre-design information and data, the proposed groundwater demand and if available, review results of groundwater resource assessments completed as part of the preliminary design. ESA will endeavor to assess, using available data, if possible, the effect of proposed project groundwater extraction on the natural discharge rate of Tunnel Spring and the surface water/groundwater interface of the two creeks. ESA will also review and apply to the analysis any technically applicable hydrologic or groundwater-related information and data developed by the Cuesta La Honda Guild. ESA will discuss these groundwater conditions with knowledgeable experts including groundwater consultants hired to review the proposed project for the Cuesta La Honda Guild.

- Perform comprehensive review of vineyard configuration and associated erosion control plan. Evaluate degree of required grading and topographic alteration and the effects of the hydrology of the site. This includes formation or alteration of drainage courses and ponds and effects on springs and seeps (if any). Identify any potential soil erosion hazards resulting from exposure of bare soils to wind and water erosion temporarily during construction and over the long-term operation of the vineyard.

- Evaluate whether a significant increase in peak flood flows would result from the project through changes in vegetative cover. In consultation with San Mateo County and state agency (SWRCB and RWQCB) personnel and the applicant's engineers, identify additional strategies and methods, if needed, for reducing, using, or redirecting runoff from the site if it is determined that the proposed project could have the potential to generate excessive flows.

- Based on information from the Winery's erosion control engineering consultant, evaluate the potential effectiveness of proposed erosion control strategies and related operational and maintenance requirements. Identify additional erosion control methods, if necessary, to avoid or minimize project-related erosion impacts that could result in bank failure and erosion that could eventually lead to increased sediment loads entering Langley Creek and Woodham Creek. This assessment

would involve a review of long-term vineyard maintenance and prescribed vegetation seeding of bare soil areas.

- Qualitatively describe potential sources of surface and groundwater pollution from short-term grading and long-term operation of the project including metals, salts, nutrients, oils, herbicides, and other pollutants associated with vineyard operations. Identify best management practices and mitigation measures (if necessary) to reduce long-term pollutants.

- The above scope would use as a baseline for analysis a thorough site examination of conditions soon after project initiation, which we feel will provide adequate information to allow for EIR impact analysis. However, if deemed necessary by the County, ESA could develop (as an optional task) a longer term Baseline Water Quality and Hydrologic Study which would include quarterly monitoring for one year of turbidity and sediments, general chemistry, and depth and flow in the affected creeks and streams. The cost of this study would need to be determined once the actual monitoring parameters were scoped, but would probably range between $25,000 and $50,000.

3. GEOLOGY, SOIL EROSION AND SLOPE STABILITY

The topographic and geologic setting of the proposed Winery can be generally characterized as steep ridgeline underlain by Coast Range bedrock geology. Soil depths vary but because of the location and slope, soils are subjected to erosion, debris flows, and large deep-seated landslides. The primary issues related to projects of this type include damaging effects of down-slope erosion such as rilling or gullying and slope failure. Erosion is considered a geologic hazard because it can adversely impact the integrity of the engineered or natural soil foundation and result in soil loss. Potential landslide hazards and other shallow slope failures such as debris flows, could also occur on unstable and saturated natural slopes or poorly engineered slopes that have been altered by grade cutting or terrace construction. Slope failures are caused by static forces or dynamic forces related to seismic events. Some of the onsite soils generate increased runoff and have a high erosion hazard. This is especially the case for the fill area that contains spoils from the excavated caves. Fill areas can be the source of erosion and significant slope failure if not adequately engineered and drained. The proposed project is near the San Andreas Fault Zone. In the event of a characteristic earthquake on the peninsula segment of this fault zone, the proposed project site could experience strong to violent ground shaking capable of cause significant structural damage and upset of winery equipment. The wine caves could also undergo significant damage during an earthquake and expose workers and equipment to ground shaking hazards and risk of injury. ESA will conduct the following tasks for the impact assessment:

- Review geologic studies to gain an understanding of the geology, seismicity, and soil behavior on the area's natural slopes. ESA will review available geologic assessment reports prepared by the U.S. Geological Survey (USGS) and the California Geological Survey (CGS) regarding the geologic conditions in the vicinity of the project site. If available, ESA will review site specific geologic and geotechnical reports. Existing geotechnical investigations of the site will be evaluated and summarized. ESA will summarize regional reports on soils, geologic materials and groundwater levels. Although seismic ground shaking is considered unavoidable, placing a project in a potential geologic or seismic hazard areas is not. ESA will review and assess potential seismic and geologic hazards and their relevance to the proposed vineyard project. A site reconnaissance visit will verify the reported conditions and the current site status. No additional geologic testing is included in this scope of work.

- Using the soil association maps, identify soil types present at the site. Map and identify key soil constraints of the site related to these associations and slope conditions. These constraints may include depth, permeability and susceptibility to high groundwater, limitations for foundation bearing and placement of buried infrastructure and roads. Identify any special problems, such as expansion and shrinkage problems (shrink/swell), poor drainage, and compressibility.

- In consideration of soil erosion features that can cause rilling, gullying, or slow, downward movement of soil, ESA will review the San Mateo County soil survey for additional information on runoff and erosional effects on site soils. ESA will contact the county agricultural commissioner, local representative of the Natural Resource Conservation Service (NRCS) and the local farm advisor for additional information on area soils and particular information regarding site soils. The purpose of this task will be to develop a range of potential impacts that can result from vineyard production on these type slopes. This information will then be used to assess impacts of the project.

- Describe project and grading requirements, if any, including amount of disturbance, cut and fill, final topographic configuration, import of fill, slope, and off-site disposal of excess soils (if any). ESA will describe and analyze impacts of construction and use of water conveyance structures if related in any way to this project. ESA will highlight natural drainage systems, such as grassy swales, and describe their benefits to the overall design. Natural surface water conveyance systems use natural drainage and infiltration to maintain infiltration rates, reduce high velocity runoff, increase retention time, and reduce sedimentation.

4. VEGETATION AND WILDLIFE

The project site is located in the Santa Cruz Mountains and contains two east-west ridges, which have north and south-facing slopes. North facing slopes are cooler and have scattered scrub, oak, Manzanita and other trees.

South-facing slopes are primarily grasslands. ESA will conduct the following tasks carrying out the biological assessment:

- Consult with the California Natural Diversity Data Base (CNDDB), as well as California Native Plant Society (CNPS) publications. Obtain additional information on special status species, communities of concern, and permit requirements through consultation with biologists at the U.S. Fish and Wildlife Service Endangered Species Office and the California Department of Fish and Game. Review biological studies prepared for the applicant by H.T. Harvey & Associates.

- Due to the proposed project schedule, it is not possible to complete full spring plant surveys. In any case, it is possible that the EIR will recommend pre-planting surveys due to the nature of phased planting contained within this project. As part of this scope ESA will conduct reconnaissance field surveys of the project site to provide assessments of the presence or absence of suitable habitat for special status species. From this assessment ESA will describe, for each species:

  - Potential distribution and abundance;
  - Historic and recent status within the area;
  - Habitat quality;
  - Ecology, behavior, and habitat requirements; and
  - Aspects of biology of each species which could be relevant to future uses of the project site.

- Determine and describe the extent of Natural Communities present on-site. Note which communities are of special concern because of their rarity, sensitivity, importance as wildlife habitat, or potential to support special status species.

- Summarize and evaluate federal, state, and local policies and regulations as they pertain to biological resources in the area.

- Based on the above actions, assess project impacts and propose mitigation measures to reduce impacts to less-than-significant.

5. TRAFFIC AND CIRCULATION

The project site is located high in the Santa Cruz mountains and is accessed by Langley Hill Road which is narrow and windy. The initial project description indicates that the Winery intends to be as self-contained as possible to minimize traffic and truck trips along this road. Project materials are unclear as to the possibility of public access (tasting room) to the Winery. ESA will:

- Examine and verify the Winery's estimates of annual/weekly trips for trucks, employees, and other vehicles.

- Analyze Langley Hill Road and the intersection of Langley Hill Road with Skyline Boulevard to determine any impacts to road conditions or increased safety hazards that might result from project development.

- Through consultation with the County and applicant, determine whether the project would include a tasting room or retail sales facility. If it would, determine the characteristics of any proposed public access and assess potential impacts that could result.

6. NOISE

Noise impacts could arise from temporary noise levels from construction activities and from long-term operation and maintenance of the Winery itself (composting, bird and temperature control in the vineyards). If proposed plans include a public facility, increases in roadside traffic volumes could also bring increased noise levels. Depending on the distance and intervening obstructions between the project and any neighboring sensitive land uses, noise from these activities could potentially be significant. As such, ESA will:

- Describe the existing ambient noise environment based on three short-term noise measurements and one 24-hour noise measurement. The 24-hour measurement will be used to calculate the existing Community Noise Equivalent Level (CNEL) at the project site for comparison to applicable standards.

- Identify state and local noise policies, standards and ordinances, including the noise/land use compatibility guidelines contained in the San Mateo County General Plan.

- Identify the locations of any noise-sensitive land uses or activities in the community and along Langley Hill road that would serve increased traffic generated by the proposed project.

- Discuss the potential for noise from project construction activities to adversely affect any nearby sensitive land uses or to violate applicable standards or ordinances. This discussion will be based on an assumed mix of construction equipment for similar construction, unless more detailed information is available.

- Discuss the potential for the combined noise from the proposed project and cumulative development in the vicinity to adversely affect the ambient noise environment and potential users of the proposed project.

- Identify practical, feasible mitigation measures to reduce identified effects of the project. Evaluate whether mitigation measures would reduce the impacts to less than significant levels.

7. AIR QUALITY

The principal air quality issues related to the proposed project include temporary impacts associated with construction activities and operation of new stationary sources of air pollutants (particularly odors). As such, ESA will:

- Briefly summarize prevailing climatic and meteorological characteristics in the vicinity based on existing environmental studies and other available published sources. Discuss how these characteristics relate to air quality.

- Discuss the existing regulatory context, including relevant air quality legislation, air quality standards, and regulatory agencies. Discuss rules and regulations of the Bay Area Air Quality Management District (BAAQMD) and corresponding requirements that could apply to the project. Identify applicable goals and policies within the state-mandated '97 Clean Air Plan that would apply to the project.

- Describe current air quality conditions in the vicinity based on monitoring data compiled by the California Air Resources Board and the BAAQMD, and discuss air pollutant trends based on BAAQMD emissions inventories and projections.

- Describe existing emissions sources in the project area based on BAAQMD published documents.

- Discuss the locations of any air-pollutant sensitive land uses or activities within the project area, including the proposed project. In particular, examine the relationship between proposed on-site residences and potential odor sources.

- Discuss emissions likely to be generated during construction activities and evaluate construction-phase air quality impacts based on the estimates of new construction, and the proximity and number of sensitive receptors.

- Discuss the types of emissions sources that would be associated with the proposed project, including additional motor vehicle traffic (cars and trucks) and any additional stationary and fugitive emissions sources that might be associated with wine production, fermentation and composting.

- Quantify the emissions associated with the proposed project. Evaluate the significance of project emissions on the basis of BAAQMD significance criteria.

- Discuss the potential for the combined emissions from the proposed project and cumulative development in the Bay Area to adversely affect air quality.

- Identify practical, feasible mitigation measures to reduce identified air quality impacts. Evaluate whether mitigation measures would reduce the impacts below a level of significance.

8. VISUAL QUALITY

The project site is visible from the Town of La Honda. The ESA team will analyze the proposed effect on visual access to the site, particularly from sensitive corridors and vantage points in its viewshed. Issues to be addressed include visual compatibility with existing land uses; potential view degradation or improvement of scenic views; increased light and glare from project parking, traffic, structures, and lighting; and the potential to result in aesthetically adverse effects to public views under the CEQA *Guidelines*. The ESA team will:

- Collect and review pertinent information including current project maps and drawings and aerial photography for the project site. We request both digital and 11 by 17 inch hardcopy versions of the project data, if available. Required information includes the following:
  - proposed site plan;
  - architectural plan and elevations drawings for proposed winery offices and residences;
  - plan and section/elevation drawings for winery compost and other facilities;
  - existing site topography and proposed grading;
  - a planting/landscape plan; and
  - color and materials information;

- Conduct a site visit and, using a 35mm SLR camera, photograph the project site from representative public vantage points including public roadways, open space, and residential areas. Photograph locations will be documented using GPS recording, photo log and basemap annotation. Prior to shooting photography, consult with ESA team/County staff to identify potentially sensitive vantage points.

- Produce computer-generated visual simulations to portray representative "before" and "after" visual conditions at the project site (see Figures 1 and 2 as examples). The simulations will illustrate the appearance of the proposed winery development including proposed buildings, grading, roadways and driveways, winery facilities, planting and landscaping and other proposed site modifications.

- Produce visual simulations from three representative vantage points. The simulation photos will be selected in consultation with county staff. A set of six (6) draft and six (6) final simulation images will be submitted in 8.5 by 11 inch color format (one "before" and one "after" image per viewpoint).

A set of final black and white camera-ready or digital format images will also be submitted upon request. Our cost estimate includes one review/revision cycle. The visual simulations will be produced based on project information provided. As an optional service, we will produce visual simulations from additional vantage points. (The estimated cost to complete additional visual simulations of the proposed winery project is $1,950 per additional viewpoint.)

- Delineate the location of the visual simulation vantage points on a map of the site and surrounding area. The viewpoint location map will be produced in black and white at 8.5 by 11 inch format.

- Discuss the consistency of the project with local policies and guidelines as related to visual resources and the aesthetic environment.

- Analyze and describe the changes in the visual environment that would result from project implementation in terms of the objective descriptive categories used to characterize the setting. Assess changes in views available within viewsheds and visual corridors that include the project site.

MODIFICATIONS FOR ADDITIONAL MONITORING AND RESPONSE TO COMMENTS TASKS

Water Monitoring

Site assessment over the past year and a half has led to the conclusion that additional data is required to develop an adequate EIR. This monitoring will be the result of an abbreviated time period (not a complete water year), however this data will give us a better baseline than now exists and given the applicants clear request to gather this information and prepare our analysis on the basis of this data (and not to acquire any additional data that exists regarding the project site) we are ready to proceed with this study.

This scope includes monitoring suspended sediment concentrations and flow volumes in Langley Creek. Flow will be monitored continuously at a stream gage station on Langley Creek. Suspended sediment will be sampled at two locations on Langley, (upstream and downstream of the existing vineyard) during each storm event; discharge measurements will also be made during each storm event to calibrate the gage stations. This scope assumes a total of 10 sampling (storm) events, beginning in January and extending through April of 2007. At least two ESA staff will collect data during each event.

All necessary field equipment and laboratory costs are also included in this scope. The laboratory analysis includes traditional total suspended solids (TSS) analysis (approximately 17 samples) as well as a more rigorous assessment of suspended particle size distributions (approximately 13 samples).

Additional Meetings

This scope includes 5 additional meetings with County staff to be attended by Project Manager, Darcey Rosenblatt and one additional staff member

Response to Comments

This scope assumes that the originally contracted scope to prepare the Final EIR, including Response to Comments will be insufficient to respond to the influx of comments that are expected on this project. Particularly comments from the La Honda Guild expected to include three years of water monitoring data that will require analysis and explanation. This scope is expanded to accommodate this need.

TABLE 1: ESA COSTS AND LABOR HOURS

ESA STAFF	Marty Abell, AICP, Project Director	Darcey Rosenblatt, Project Manager	Vick Germany, AICP, Deputy Project Manager	Peter Hudson, R.G., Hydro & Geology	Emily Silverman, R.G., Hydro & Geology	Jack Hutchison P.E., Traffic	Leslie Albert, Traffic	Brian Pittman, Biology	Christine O'Rourke	Bill Boynton, GIS	Nanette Sartoris, Air Quality Noise	Administrative	Graphics	ESA HOURS	ESA LABOR COSTS	ESA Direct Costs	Dyett & Bhatia	Environmental Vision	Burdened costs	Total direct costs	ESA TOTAL COSTS
Staff Rate per hour:	$175	$145	$130	$145	$100	$145	$100	$115	$90	$130	$130	$70	$70								
TASK:																					
1. Project Initiation	8	24	32	6		6		6			6	2		90	$12,390	$300	$750	$800	$278	$2,128	$14,518
2. Prepare Project Description		24	40									2	16	82	$9,940	$150			$23	$173	$10,113
3. Initial Study, NOP and Scoping		30	32									12		74	$9,350	$350			$53	$403	$9,753
4. Prepare ADEIR	4	72	90	88	34	16	26	16	34	32	34		16	462	$58,520	$200	$4,250	$6,000	$1,568	$12,018	$70,538
5. Prepare Draft EIR		24	40	4		4		4		4	4			84	$11,340	$800			$120	$920	$12,260
6. Prepare Admin. Final EIR/Response to Comments		24	48	2		2		2				8	8	94	$11,650	$400			$60	$460	$12,110
7. Prepare Final EIR		16	24											40	$5,440	$1,100			$165	$1,265	$6,705
8. Mitigation Monitoring Program	2	6	12									2		22	$2,920	$150			$165	$315	$3,235
9. Project Management and Coordination	16	32	8											56	$8,480	$150			$23	$173	$8,653
10. Project Meetings and Hearings	12	56	56											124	$17,500	$400	$600	$600	$80	$1,660	$19,160
11. Contingency Task	6	52	44	4	10	4	10	4	10	12	10	10	24	200	$24,070	$500	$1,000	$1,000		$2,500	$24,570
TOTAL EFFORT (Hours)	**48**	**360**	**426**	**104**	**44**	**32**	**36**	**32**	**44**	**48**	**54**	**36**	**64**	**1328**							
TOTAL COSTS ($)	$8,400	$52,200	$55,380	$15,080	$4,400	$4,640	$3,600	$3,680	$3,960	$6,240	$7,020	$2,520	$4,480		$171,600	$4,500	$6,600	$8,400	$2,515	$22,015	$191,615

OTHER SERVICES

Optional Baseline Hydrology, WQ Study	Costs for this optional task would be negotiated but would probably be between $25,000 and $50,000

TABLE 2 - Clos de la Tech Expansion EIR Contract Modifications
2/23/2007

Task	Description	Rosenblatt 160.00	Hudsoon 160.00	Gragg 125.00	Schniewinc 125.00	White 115.00	Fain 115.00	**Task Totals** *<-- 2007 Rates*	
1	site reconnaissance		8	8	8	8	8	$5,120	
2	2 stream gage installations and survey		8	12		8		$3,700	
3	sediment sampling and Q measurement training (or 1st event)		8	8	8	8	8	$5,120	
4	sediment sampling and Q measurement (9 events)			16		64	44	$14,420	
5	data compiliation/analysis		8	16			32	$6,960	
6	Project Management for monitoring task	16						$2,560	
7	Response to Comments Additions	12	8	36				$7,700	
8	Additional Meetings	20	10	10				$6,050	
		48	50	106	16	88	92		
		$7,680	$8,000	$13,250	$2,000	$10,120	$10,580	**$51,630**	***subtotal***
EQUIPMENT and LAB									
	DH-48 Sediment Sampler + accessories						$550		
	2 Staff Gauges						$60		
	2 Water Level Loggers						$1,600		
	Lab Analysis						$3,600		
	Misc. (mileage, PVC, hardware, etc.)						$500		
Adjustment for 2007 Rates							$9,660		
								$15,970	***subtotal***
								$67,600	**TOTAL**