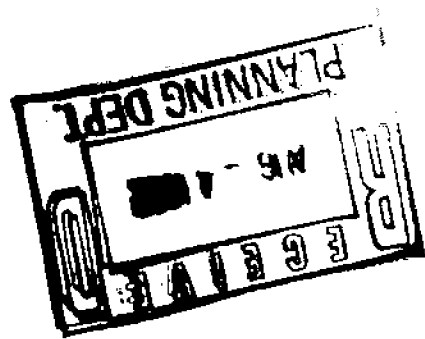


TOM DODSON & ASSOCIATES

444 N. ARROWHEAD AVE., SUITE 203
SAN BERNARDINO, CA 92401
(714) 884-9700



August 1, 1992

Ms. Paula McGrew
City of Redlands
30 Cajon Street
Redlands, CA 92373

Dear Ms. McGrew

On behalf of Tom Dodson & Associates (TDA), I would like to thank you for the opportunity to submit this proposal to assist the City with regulatory consulting support. After discussing the project with attorneys at Best, Best & Krieger and with you and Mr. Richard Malakoff, TDA proposes to prepare the environmental documentation required for City of Redlands to make an environmental determination for the Street Cut Permit that will allow Robertson's Ready Mix to install, maintain and reclaim tunnels across Orange Street at the north end of the City. As outlined in previous discussions with you and Mr. Malakoff, TDA has developed a procedure for completing an environmental determination in accordance with the California Environmental Quality Act (CEQA) and maximizing the potential of adopting a Negative Declaration with mitigation.

The proposal outlined below presents the tasks that TDA believes must be implemented to provide the City with an adequate set of documentation to adopt an environmental determination that complies with the CEQA and the State CEQA Guidelines. Based on our preliminary review of the Bureau of Land Management's (BLM) Environmental Assessment for a haul road project and my firm's familiarity with the environmental issues in the project area, it is TDA's belief that a Mitigated Negative Declaration can be prepared and adopted by the City. An outline of the tasks required to accomplish this effort is provided below.

Task 1: Prepare the Project Description

TDA will review the BLM's EA and meet with Robertson's Ready Mix representatives and City Staff to clarify the issues surrounding the proposed project, which has been identified as a Street Cut Permit. We will prepare a description of the overall project, including the facilities to be constructed, facility maintenance operations and proposed reclamation that will be undertaken when the tunnels are no longer needed in support of the haul roads. The discussion will include detailed descriptions of the project for review and comment by Robertson's and the City's Staff. After review and comment, the description will be finalized and the deliverable product from this task will be a completed project description that will be used to forecast potential changes in the physical environment. The fee for this

task is \$800. This is based on 8 hours of work effort to accomplish this task, including a field visit to the project site.

Task 2: Prepare the Initial Study Checklist

The Initial Study Checklist will be prepared using the City's current Environmental Checklist Form. Recent case law has increased the amount of documentation required to support conclusions presented in the Checklist. TDA will prepare the Initial Study Checklist utilizing existing information from a variety of sources, including the previous EA, other documents for the project area, and data available in technical reports and studies maintained by the City and the San Bernardino Valley Water Conservation District. Based on the data available, conclusions will be developed and mitigation measures will be presented to reduce any potentially significant adverse environmental impacts.

The final product will be a draft Initial Study ready for internal review by the City and Robertson's Ready Mix. We will incorporate pertinent comments and revisions and prepare a final document for public distribution with a proposed Negative Declaration. The fee for preparing the Initial Study is \$3,000 and is based on 40 hours of effort. We will deliver 30 copies of the document for distribution by the City for the fee cited above.

Task 3: Support for Adopting the Negative Declaration

If a Negative Declaration (ND) is selected as the appropriate environmental determination after the review and comment period is closed, TDA will respond to all comments received on the proposed Negative Declaration and attend up to three hearings held by the City (ERC, Planning Commission and City Council) to present the findings to the City decision-makers. We will finalize the Negative Declaration based on Robertson's and the City's staffs' input and then assist with submittal of the Notice of Determination to the appropriate agency (the proposed ND may have to be circulated through the State Clearinghouse, but this decision will be made in conjunction with the City when the document is completed) for the 30-day statute of limitations posting. The fee for this task is \$2,200. If additional meetings or additional work effort is required beyond that identified above, this work will be performed on a time and materials basis at a fee of \$100 per hour.

Total fee for the proposed project (assuming a ND is adopted as the environmental determination) is \$6,000. TDA will invoice for work completed on a time and materials basis at the completion of each task. The \$6,000 fee is an upper limit, unless additional work effort is required as noted above. The following work schedule will be implemented.

1. Work will begin upon authorization to proceed. Data bases will be established and appropriate consultation will be undertaken.
2. The first draft of the Initial Study will be submitted to City Staff within 30 days of authorization to TDA.

3. The Initial Study and Negative Declaration documents will be completed within one week after receiving final comments from Robertson's and the City's Staff. The responses to comments will be submitted to City Staff within two weeks following receipt of all comments. This will include the package for submittal to the City for adoption of the Negative Declaration, including the Mitigation Monitoring and Reporting Program. The Notice of Determination should be filed the day following the City's hearing when the Negative Declaration is adopted.

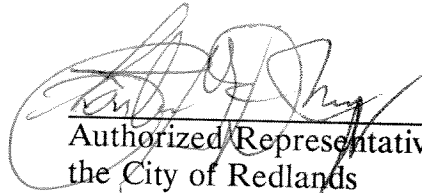
This proposal includes all the tasks necessary to provide a Negative Declaration for adoption by the City for the Street Cut Permit. If the City concurs with this proposal, an authorized individual needs to sign the signature block below and return a signed copy for our files.

Sincerely,

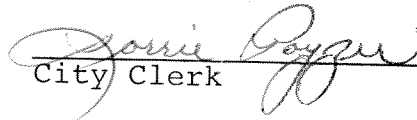


Tom Dodson

Authorized to Proceed,


Authorized Representative for
the City of Redlands

ATTEST:


City Clerk