Attachment 5

SWCA®
ENVIRONMENTAL CONSULTANTS
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3426 Empresa Drive, Suite 100
San Luis Obispo, California 93401
Tel 805.543.7095 Fax 805.543.2367
www.swca.com

March 23, 2024

Freda Berman
Public Works Director
1000 Spring Steet
Paso Robles, CA 93446
Submitted via email: FBerman@prcity.com

Re: Larry Moore Park Redevelopment CEQA Services / P84988

Dear Ms. Berman:

SWCA Environmental Consultants (SWCA) appreciates the opportunity to provide you with our scope of work and cost estimate for environmental services for the proposed redevelopment of Larry Moore Park in Paso Robles, California. We understand the project will require environmental review pursuant to the California Environmental Quality Act (CEQA) and the City will serve as the CEQA Lead Agency. At this time and based on our correspondence with you and preliminary review of available project materials, we anticipate the appropriate level of documentation for compliance with CEQA will be an Initial Study leading to a Mitigated Negative Declaration (IS/MND).

The cost to complete these tasks, as described in the attached scope of work, is a time-and-material total of $144,043.86. The cost estimate is valid for 90 days, after which time we reserve the right to create a new cost estimate.

Thank you for providing us with the opportunity to work with you. If the scope of work and cost estimate are acceptable to you, please provide a services contract and email it back to our office. We will then return a fully executed agreement to you for your files. After receipt of a signed contract, we will be able to start work immediately. Please contact me at (805) 786-2550 or brandi.cummings@swca.com if you have any questions regarding this proposal.

Sincerely,

Brandi Cummings

Brandi Cummings
Senior Environmental Planner

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SCOPE OF WORK

SWCA Environmental Consultants (SWCA) has developed the following scope of work for the Larry Moore Park Redevelopment project (project). We understand that the park was developed in the 1980's and that the only renovations since its construction have been the installation of a new playground and an upgrade to the restrooms. After conducting community outreach efforts, we understand that the City has decided to move forward with renovating the park. Proposed renovations include the addition of two lighted youth baseball and/or softball fields, a new multi-use sports turf area, a basketball court, picnic areas, and parking enhancements. Additionally, we understand that a seasonal concert shell in the southwest area of the park adjacent to the Salinas River is also being considered.

We understand that the City has developed two conceptual design plans and has retained David Volz Design to provide design services for the project.

PHASE 1. PROJECT MANAGEMENT

SWCA project management will include general management of the SWCA project team as well as coordination and correspondence with the City and the project design team, management of the project scope and budget, and quality assurance/quality control (QA/QC). SWCA Project Manager / Senior Environmental Planner Brandi Cummings will be the day-to-day contact and will be responsible for overseeing all aspects of the environmental analysis, communicating and coordinating with City staff, and schedule and budget adherence. This task also includes ongoing correspondence and periodic meetings with City staff and the project design team to discuss project progress and any items needing additional coordination.

PHASE 2. PROJECT KICKOFF, SITE VISIT, AND PROJECT DESCRIPTION

SWCA staff will conduct a kickoff meeting with City staff and appropriate members of the project design team to discuss project details and coordinate on the project schedule, our approach to any critical issues, communication protocols, and other logistical items. SWCA will prepare an agenda for the kickoff meeting and can provide meeting minutes to City staff following the meeting, if requested. Following the initial kickoff meeting, SWCA will coordinate with City staff and the project design team to schedule a site visit to observe and document baseline environmental conditions of the project site and clarify details of the project description. The kickoff meeting and site visit will be attended by SWCA Project Manager / Senior Environmental Planner Brandi Cummings and Environmental Planner Skyler McKinnon.

Following completion of the kickoff meeting and site visit, SWCA will prepare a draft project description for the City's review. The project description will be based on available project background materials and any additional information provided by the project design team and City staff. SWCA will submit a data request (as needed) to the City and/or project design team where additional information or clarification may be needed to prepare the project description and to support the CEQA analysis. Upon receipt of requested project information, SWCA will prepare a preliminary project description for the City's review and approval. This task assumes one round of review of the draft project description by City staff and one round of review by the project design team following revisions to the draft project description per City staff comments.

PHASE 3. CEQA TECHNICAL REPORTS & STUDIES

We understand from the proposal submitted by the project design team includes several technical reports that will guide the design of the park and could also inform the CEQA document. These reports include a geotechnical soils report, percolation testing, site topographic survey, hydrology study, and preliminary stormwater pollution prevention

plan (SWPPP) and water quality management plan (WQMP). The design team proposal also includes scope for a traffic analysis; however, based on our conversations with the City, SWCA will provide this service. Additionally, based on our conversations with the City, we understand the design team proposal may be revised to include a lighting/photometric analysis; for this reason, we have not included this task in our scope, but it may be included under a change to the contract, if necessary.

TASK 1. AIR QUALITY/GREENHOUSE GAS EMISSIONS

SWCA has teamed with AMBIENT Air Quality and Noise Consulting (AMBIENT) to analyze potential air quality and greenhouse gas impacts relative to the project. The assessment will include a quantitative assessment of project-generated emissions of the criteria air pollutants of primary concern (e.g., reactive organic gases [ROG], nitrogen oxides [NOx], carbon monoxide [CO], particulate matter [PM10 and PM2.5]), as well as quantification of GHG emissions. Operational and construction-generated emissions will be quantified using the California Emissions Estimator Model (CalEEMod) computer program. In accordance with San Luis Obispo County Air Pollution Control District (SLOAPCD)-recommended methodologies and guidance, daily, quarterly, and annual emissions will be quantified. Construction emissions will be quantified based on project-specific construction information, to be provided. Operational emissions will be quantified based on vehicle trip-generation rates to be obtained from the traffic analysis prepared for this project. The default vehicle fleet mixes and travel distances will be adjusted based on data derived from similar projects in the area and in coordination with SLOAPCD staff. Project-specific design features that would reduce operational emissions will be included in the modeling, to the extent possible. Annual GHG emissions will be quantified for opening year and future year 2030 conditions. Consistency of the proposed project in comparison to applicable GHG-reduction plans).

Exposure to localized pollutant concentrations of toxic air contaminants and odors are anticipated to be minor and, therefore, will be qualitatively discussed. The preparation of dispersion modeling and health risk assessments is not anticipated to be required for this project and is not included.

Estimated construction and operational emissions will be compared to SLOAPCD-recommended significance thresholds for determination of impact significance. SLOAPCD-recommended mitigation measures will be identified and included in the report to reduce impacts found to be significant. The effectiveness of proposed mitigation measures will be quantified and included in the report.

TASK 2. BIOLOGICAL RESOURCES

SWCA Biologist Rebecca Doubledee will conduct a desktop review and field survey of the project area that identifies the current biological setting including habitat types, special-status species with the potential to occur within the project area, a species list, and potential regulatory implications associated with the project. Our biologists will review existing biological documents that have been prepared for other projects in the area and query the California Natural Diversity Database (CNDDB), maintained by the California Department of Fish and Wildlife, and the Information for Planning and Consultation (IPaC) system, maintained by the U.S. Fish and Wildlife Service. Information obtained during the literature review will be used to focus the field survey effort.

Following the data review, SWCA will conduct a reconnaissance-level biological survey of the project area. During the survey, SWCA biologists will map plant communities and habitats, potential jurisdictional areas, and identify special-status plant and wildlife species occurrences. The reconnaissance survey could be conducted any time of year; however, if the survey and desktop review identify the potential for special-status species to occur in the study areas, additional survey(s) may be necessary during the appropriate season/conditions to determine if resources are present within the project area.

SWCA proposes to write the results of the desktop and field survey directly to the Biological Resources section of the IS/MND. The biological resources section will detail the results of the background research and field survey and will

include 1) an introduction describing the project location and biological setting; 2) a description of the methods and results of the background searches and field survey; 3) a discussion of the regulatory setting relating to natural resources; 4) a discussion of the biological constraints that could affect future projects within the study area; and 5) a discussion of the mitigation measures that should be considered, if applicable. In addition, SWCA will present relevant maps depicting issues or constraints that can be spatially represented.

TASK 3. CULTURAL RESOURCES

SWCA Archaeologist Morgan Byrd will review our internal cultural resources library for information relating to the presence of previously documented archaeological resources in the vicinity of the project area. We will request a formal records search from the Central Coast Information Center at the Santa Barbara Museum of Natural History, which is the local repository of the California Historical Resources Information System. The records search will provide existing records for known resources and copies of previous studies. Following the records search, SWCA will conduct a pedestrian cultural resources survey of the park site. For the purposes of this proposal and cost estimate, SWCA assumes that the survey will be negative and does not include the recordation of any resources. If any resources (e.g., prehistoric or historic archaeological sites) are identified during the pedestrian survey, a change order will be requested in order to officially document the resource(s). No testing or evaluation will be conducted, nor will any artifacts, samples, or specimens be collected during the survey.

Based on our prior experience, there are no known resources within the project area; however, several are located within 1 mile of the project area and are situated in similar settings (i.e., along the first terrace above the Salinas River). The results of the background research and pedestrian survey will be documented in a technical memorandum. The report will analyze the project's potential to impact known and unknown resources and provide recommendations and mitigation measures to avoid and/or reduce impacts to a less-than-significant level.

TASK 4. FLOODPLAIN AND FLOODWAY MAPPING

Aerial Topographic Survey and Mapping

SWCA has teamed with Wallace Group to provide aerial mapping and a digital terrain model for the project area. The aerial mapping will be compiled from aerial imagery compilation. Dense vegetation may obstruct aerial data collection and therefore contour data may not be provided in heavily vegetated areas. The aerial imagery will be used to provide mapping of the planimetric features, such as visible fences, edges of pavements, hardscape, brush and drip lines, signs, utility poles, and other items typical to standard practice. The aerial imagery will also be used for the digital terrain model generation by compiling spot elevations and grade breaks where visible sufficient to produce a one-foot contour interval map.

Wallace Group will set approximately eight (8) aerial control points utilizing the existing control set as part of their work on previous City projects. The mapping will be constrained horizontally to the 2011 realization of the California Coordinate System of 1983, CCS83 (2011), Zone 5 projection, EPOCH date 2010.00, and vertically (elevations) to the North American Vertical Datum of 1988 (NAVD88) tied to the City of Paso Robles benchmark system, unless otherwise directed. The points will include semi-permanent survey control set around the perimeter and interior of the project area and can be used for survey control for future phases of the project. This information will be compiled in a Civil 3d 2021, or newer, drawing file.

The aerial mapping will be used throughout the project area with the field survey providing augmentation and densification to needed areas, such as areas under canopy or portions not visible from the air, conform locations and/or to provide a higher level of detail for project significant features.

The combined mapping approaches will include showing the location of features such as existing fences, power/light poles, edge of pavement, concrete walks, curbs, trees 4-inches in diameter or greater (size and common species)

measured at breast height (DBH), drip lines, fire hydrants, water valves, irrigation control boxes, utility boxes and vaults, manhole type, rim elevation and inverts, drop inlets, catch basins, approximate pipe sizes and

direction of pipe (if any are within survey area), and paint markings which indicate the presence of underground utilities.

We will also locate by field survey the finish floor elevation(s) and building corners of the bathroom structure. Where ADA conformance is vital to the design considerations (as indicated by the design team), spot elevations will be field measured, including along indicated ADA path of travel, exit and entry doors, parking stalls.

Conform mapping of the existing site conditions will be completed in a manner that typically provides sufficient topographic mapping detail for design and engineering for a project of this type. For example, in the areas of conform flat work, including pavement, sidewalk, curb and gutter, v-gutters, etc. will be measured at an approximate cross section interval of every 25 feet. In the areas within the proposed site where existing features will be primarily demolished and replaced with improvements, the mapping approach will mostly show detail derived from aerial mapping. This mapping approach is being proposed to increase the efficiency, both as related to schedule and fee, of the overall topographic mapping.

For budgeting purposes, we have included two additional field survey days and associated office mapping hours, to support the augmentation of the aerial mapping and detailed conform mapping, with an additional field day and associated office mapping to be used to collect spot elevations as directed by the project engineer and design team that are vital to the ADA design of the project. This information will be compiled into a Civil 3d, 2021 or newer, topographic survey base map drawing file.

FEMA Data Overlay

We will use the publicly available FEMA information and compile and overlay this within a separate Civil 3d drawing file for referencing into the Task 1 mapping. See Figure 2 for illustration of FEMA layers and line work to be included. This information will be compiled into a Civil 3d, 2021 or newer, FEMA base map drawing file.

Boundary, Easement, and Right of Way Mapping

For the boundary survey, we will locate sufficient monuments to reestablish the property boundary and adjacent right of way lines of the public street. We will also procure preliminary title reports (PTR's) for the properties in question, Assessor Parcel Number 009-761-044, and 009-775-040 and use this as a research aid to plot easements listed with the report that affect the property. For budgeting purposes, we have assumed a reimbursable fee of $1,000 for the PTR and up to two easement exceptions to plot as part of this effort. This information will be compiled into a Civil 3d, 2021 or newer, Boundary Mapping base map drawing file.

Utility Research and Mapping

Utilizing the Dig Alert system for the County of San Luis Obispo, we will research utility companies servicing in the project area and send each a request for utility information within the project area. We will also use one field day mobilization to map the marked, painted and flagged utility line locations. It is recommended that this field mobilization occur after the USA Dig Alert request has been submitted by the project Geotech and responded to by all utility companies. Using the information located in the field, including utility structures and marking, along with the utility atlas mapping provided by the responsive utility companies (and/or City) we will plot the underground utility locations, labeling additional utility qualities as discovered in the field or informed by the utility atlas maps, such as type, size, depth. This information will be compiled into a Civil 3d, 2021 or newer, Utility Mapping base map drawing file.

Survey Project Control Plan for PSE Documents

In support of the design and engineering team's delivery of Plans, Specification and Estimates (PS&E) we will provide a Project Control Plan. The Project Control Plan will show the semipermanent control for construction phase purposes, found monuments within the mapping area and the engineering alignments, along with the right of way and adjoining property lines and a portion of the topographic mapping or aerial imagery. The control and monument locations will be tabulated to include the point number, northing, easting, elevation, full description and station and offset location based on the nearest road alignment. For budgeting purposes, we have assumed that the Project Control Plan will be produced at a scale showing the project area on one sheet and that no more two engineering alignments will be shown. We will submit one draft and one signed deliverable, responding to one set of unified comments after the draft submittal.

TASK 5. NOISE REPORT

SWCA has teamed with AMBIENT to prepare the Noise and Groundborne Vibration Impact Assessment for the project. The existing noise environment on and in the vicinity of the project site will be discussed based on existing environmental documentation and onsite reconnaissance data. As part of the site reconnaissance, AMBIENT will conduct up to five short-term (e.g., 10-30 minute) noise measurement surveys at various locations within the project area to document current ambient noise conditions. Nearby existing noise-sensitive receptors and noise sources contributing to the ambient noise environment will be identified and discussed. Relevant background information, including noise fundamentals, descriptors, and applicable state and local regulatory framework, will be described.

Noise levels generated by various construction activities and equipment will be identified and discussed in the report. Predicted construction noise levels at nearby land uses will be calculated and discussed. Operational traffic noise levels will be quantified based on vehicle trip-generation data to be obtained from the traffic analysis prepared for this project. Traffic noise modeling will be conducted for existing and future cumulative conditions, with and without project implementation. This analysis will also include evaluation of onsite recreational-use noise levels (e.g., ball fields, courts, parking areas). Predicted operational noise levels at nearby receptors will be calculated and discussed.

Groundborne vibration levels commonly associated with onsite construction activities will be discussed. Groundborne vibration impacts associated with long-term project operations are anticipated to be minor and will be qualitatively assessed.

The significance of short-term construction and long-term operational noise impacts will be evaluated in comparison to applicable City noise standards. Mitigation measures will be developed for significant impacts. The effectiveness of proposed mitigation measures will be quantified and included in the report.

TASK 6. TRAFFIC IMPACT STUDY

SWCA has teamed with Central Coast Transportation Consulting (CCTC) to evaluate transportation and traffic-related impacts associated with the park redevelopment. CCTC prepared a transportation impact study for a conceptual park redevelopment in 2016 which included two baseball fields and two soccer fields. That study recommended access improvements to better connect the neighborhoods on the east side of River Road with the park.

CCTC will collect weekday AM and PM and Saturday PM peak hour turning movement counts at four study intersections including South River Road/Serenade Drive, South River Road/Riverbank Lane, South River Road/Bridgegate Lane, and South River Road/Charolais Road. In addition, CCTC will coordinate the collection of a seven-day roadway count on South River Road south of Serenade Drive.

CCTC will report both exiting plus project and near term plus project conditions. Existing conditions will reflect recent traffic counts and existing roadway conditions. CCTC will estimate the project's trip generation using the project description to present a reasonable worst-case evaluation when games are underway at both ball fields. Project trips

will be added to the roadway network based on the locations of complementary land uses and existing travel patterns derived from the traffic counts. Traffic from approved and pending projects in the study area, including the Beechwood Specific Plan, will be added to the existing traffic volumes to develop near term conditions. Near term plus project conditions will reflect the addition of project traffic.

CCTC will review the proposed on-site circulation plan with a focus on pedestrian, bicycle, and vehicle connections. This task will include an evaluation of and recommendation for potential crosswalk locations to connect the neighborhoods east of South River Road with the park, as well as an evaluation of the parking lot driveway locations. The proposed parking supply adequacy will be evaluated based on planned tournament size, and potential effects on neighborhood parking will be discussed.

The City's Transportation Impact Analysis Guidelines Supplement notes that public facilities, such as parks, can be presumed to have a less-than-significant impact on vehicle miles traveled (VMT). CCTC will qualitatively evaluate the project's effect on VMT accordingly. CCTC will compile available collision data from the Statewide Integrated Traffic Records System (SWITRS) databases to review the existing collision history and recommend mitigation, if needed. Mobility deficiencies related to the project will be identified based on the City's Transportation Impact Analysis Guidelines. Mitigations, if needed, will be developed based on the range of improvements presented in Table 6 of the Transportation Impact Analysis Guidelines and improvements identified in other studies.

PHASE 4. CEQA DOCUMENTATION

We understand the proposed project will require environmental review pursuant to the California Environmental Quality Act (CEQA) and the City will serve as the CEQA Lead Agency. At this time and based on our correspondence with you and preliminary review of available project materials, we anticipate the appropriate level of documentation for compliance with CEQA will be an Initial Study leading to a Mitigated Negative Declaration (IS/MND).

TASK 1. ADMINISTRATIVE DRAFT IS/MND

Upon receipt of the City's comments on and finalization of the project description, SWCA will prepare an Administrative Draft Initial Study pursuant to the State CEQA Guidelines Section 15063. Preparation of the Initial Study will be based on the City's IS template and will include an assessment of all resource areas as guided by State CEQA Guidelines Appendix G. The analysis will consider all information provided by the City and project design team, including the site plans, technical reports, and other City supporting documents and information. Particular attention will be given to public agency referral responses received for the project to ensure all identified concerns and questions have been addressed in the environmental document.

Where necessary, SWCA will identify mitigation measures to address potentially significant environmental impacts. The results of the technical analyses prepared by SWCA and/or the Design Team will be used to develop these mitigation measures, as appropriate. If at any time SWCA staff find that the project may have the potential to result in a significant, unavoidable environmental impact, SWCA will contact City staff immediately to coordinate on a path forward. The IS/MND will be formatted and edited by Technical Editor Jaimie Jones and graphics will be prepared by Staff Geospatial Scientist Sarah Halpern. SWCA will provide one electronic copy of the Administrative Draft IS/MND to the City for review.

TASK 2. DRAFT IS/MND, DEVELOPER'S STATEMENT, AND NOTICES

Following receipt of comments from the City on the administrative draft IS/MND, SWCA will revise the IS/MND and prepare a draft Mitigation Monitoring and Reporting Program (MMRP) summarizing all mitigation requirements and associated compliance methods. SWCA will provide both a clean and tracked changes version of the Public Draft IS/MND for City staff review and approval. SWCA will prepare drafts of all required CEQA notices for public circulation, including the Notice of Intent to Adopt a Mitigated Negative Declaration (NOI), Summary Form for State

Clearinghouse submittal, and Notice of Completion (NOC). If requested, SWCA will upload the Draft IS/MND and appropriate notices to the State Clearinghouse. We assume the City will send notices to relevant agencies and interested citizens on a mailing list to be developed by the City and will coordinate posting of the appropriate notice at the County Clerk's Office, coordinate publishing the notice in a newspaper of general circulation, and be responsible for associated fees.

TASK 3. RESPONSE TO COMMENTS AND FINAL IS/MND

After the close of the 30-day public comment period of the Draft IS/MND, SWCA will review any substantive agency and/or public comments received by the City during public circulation of the IS/MND and prepare written responses to the comments received for the City's use, as needed. SWCA assumes up to 15 substantive comments or comment topics will be received. If substantive comments are raised related to the information in supporting technical reports during public circulation of the IS/MND, SWCA will coordinate with the City regarding any additional analysis needed to respond to such comments.

SWCA will incorporate any necessary clarifications and edits and prepare a Final IS/MND and Developer's Statement. SWCA will provide one electronic copy of the Final IS/MND and Developer's Statement.

SWCA will prepare a draft Notice of Determination (NOD) for the City's review and assumes the City will post the NOD at the County Clerk's Office upon final project determination and facilitate payment of any associated filing fees. SWCA can post the NOD with the State Clearinghouse if requested.

PHASE 5. PUBLIC OUTREACH AND MEETINGS

TASK 1. NEIGHBORHOOD MEETINGS

We understand the City has conducted extensive neighborhood outreach regarding potential redevelopment of the park and that preliminary concerns included increased park use, vehicle traffic, and general safety concerns. SWCA anticipates attending up to two neighborhood outreach meetings related to the project. We anticipate at least one of the meetings will be held in person at the park, with a second meeting either in person at the park or at a city meeting room. If requested, SWCA can prepare meeting agendas and/or meeting summary notes. The timing and scheduling of the meetings will be up to City staff, but we anticipate one meeting during the concept design phase and a second meeting after the design and technical studies have been drafted. We have assumed these meetings will last approximately one hour each.

TASK 2. CITY MEETINGS

SWCA has scoped for attending up to two City agency or advisory group meetings. We anticipate these meetings to include one Parks and Recreation Advisory Committee meeting and one City Council meeting, with the timing and scheduling to be determined by City staff. If requested, SWCA can prepare meeting agendas and/or meeting summary notes. We have assumed these meetings will last approximately one hour each.

TASK 3. NEIGHBORHOOD MEETINGS

SWCA has included additional scope and budget to attend up to two additional neighborhood or city agency/advisory group meetings, at the discretion of the City. We have assumed these meetings will last approximately one hour each. If requested, SWCA can prepare meeting agendas and/or meeting summary notes. Additional meetings can be attended on an hourly basis based on staff rates.

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SCHEDULE

SWCA is prepared to initiate this scope of work immediately after receiving a signed contract. Table 1 identifies the anticipated general timeframes for completion of the planning and environmental services described above. All documents will be provided in electronic format. SWCA staff will coordinate closely with City staff to maintain the project schedule as needed.

Table 1. Schedule

PHASE	ESTIMATED COMPLETION PERIOD
1. Project Management	Ongoing
2. Project Initiation	
2.1 Project Kickoff Meeting	Within 1 week following notice to proceed
2.2 Site Visit	Within 1 week following project kickoff meeting
2.3 Draft Project Description	Within 1 week following receipt of project design concept from Design Team
City Staff Review of Draft Project Description	*1 week*
3. CEQA Technical Reports	
3.1 Air Quality/Greenhouse Gases Report	6 weeks after receipt of Traffic Impact Study
3.2 Biological Resources	Within 45 days following project kickoff meeting
3.3 Cultural Resources	Within 45 days following project kickoff meeting
3.4 Floodplain/Floodway	Within 4-6 weeks following project kickoff meeting
3.5 Noise	6 weeks after receipt of Traffic Impact Study
3.6 Traffic	TBD pending concept design
4. CEQA Documentation	
4.1 Administrative Draft IS/MND	Within 60 days following finalization of project description/project design
City Staff Review of Admin Draft IS/MND	*2 weeks*
4.2 Draft IS/MND, Developer's Statement, and Notices	Within 2 weeks following receipt of City comments on Admin Draft IS/MND
Public Comment Period	*30 days*
4.3 Response to Comments and Final IS/MND	Within 2 weeks following close of public comment period and receipt of all comments
5. Meetings	
5.1 Neighborhood Meetings	TBD
5.2 City Meetings	TBD
5.3 Additional Meetings	TBD

COST ESTIMATE AND ASSUMPTIONS

Based on thoughtful consideration of the project requirements and a thorough estimate of the required labor and direct costs, SWCA proposes a time-and-materials budget not to exceed without client approval $97,992.36 to complete the project as presented in the table below.

To accommodate project changes and scheduling, it is assumed that SWCA will be able to use the overall project funding and will not be held to phase and task limits so long as the overall budget is not exceeded. This cost estimate is valid for ninety (90) days from the date of the proposal.

Table 2. Cost Estimate.

PHASE	COST	
1. Project Management	$3,780.00	
2. Project Initiation	$2,645.45	
2.1 Project Kickoff Meeting		*$420.00*
2.2 Site Visit		*$327.45*
2.3 Draft Project Description		*$1,898.00*
3. CEQA Technical Reports	*$121,592.41*	
3.1 Air Quality/Greenhouse Gases Report		*$7,528.00*
3.2 Biological Resources		*$3,994.45*
3.3 Cultural Resources		*$6,249.45*
3.4 Floodplain/Floodway		*$66,963.50*
3.5 Noise		*$7,717.00*
3.6 Traffic		*$29,140.00*
4. CEQA Documentation	*$14,346.00*	
4.1 Administrative Draft IS/MND		*$10,174.00*
4.2 Draft IS/MND, Developer's Statement, and Notices		*$1,484.00*
4.3 Response to Comments and Final IS/MND		*$2,688.00*
5. Meetings	$1,680.00	
5.1 Neighborhood Meetings		*$560.00*
5.2 City Meetings		*$560.00*
5.3 Additional Meetings		*$560.00*
TOTAL	**$144,043.86**	

ASSUMPTIONS

- This scope assumes one round of review of documents by City staff and the project design team.
- This scope assumes the design team will provide a lighting/photometric analysis.
- This scope does not include focused botanical surveys and/or protocol level surveys for listed species.
- This scope does not include a formal wetland delineation.
- This scope does not include preparation of a Rare Plant and/or Habitat Restoration Plan.
- This scope assumes a stand-alone biological report is not necessary and instead the results of the desktop and field survey will be incorporated directly into the IS/MND.
- This scope assumes the cultural survey will be negative and does not include the recordation of any resources. If any resources (e.g., prehistoric or historic archaeological sites) are identified during the pedestrian survey, a change order will be requested in order to officially document the resource(s). No testing or evaluation will be conducted, nor will any artifacts, samples, or specimens be collected during the survey.
- This scope does not include field survey densification and augmentation of the aerial mapping and the re-establishment of property, boundary, right of way or easement lines.
- This scope assumes the City will send CEQA notices to relevant agencies and interested citizens on a mailing list to be developed by the City and will coordinate posting of the appropriate notice at the County Clerk's

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Office, coordinate publishing the notice in a newspaper of general circulation, and be responsible for associated fees.

- This scope assumes the City will post the NOD at the County Clerk's Office upon final project determination and facilitate payment of any associated filing fees.
- SWCA staff will bill at their standard rate of service.