

## LANCASTER HIGHLANDS

### ENVIRONMENTAL IMPACT REPORT (EIR)

The City of Lancaster will be the Lead Agency for purposes of CEQA Review and process. AECOM will prepare an Environmental Impact Report (EIR) that will analyze the potential impacts of the proposed Project in accordance with CEQA, CEQA Guidelines and the City of Lancaster CEQA requirements.

#### **TASK 1.0 PROJECT INITIATION**

The Project Manager will meet with key Project team members and the Client and City for purposes of refining the scope of work, defining the vision and objectives of the Project, establishing communication protocol, and establishing a Project schedule. A consensus on Project schedule and milestone dates is necessary to focus the Project team and define staff commitment.

During this task, AECOM will also process and collect existing data related to the Project for the EIR document. Pertinent existing documents and information will be reviewed to better understand the Project background and existing setting. The data will include, but will not be limited to the following:

- City of Lancaster General Plan and Zoning Ordinance
- City of Lancaster approval process, requirements and procedures for EIRs
- All other adopted plans related to the Project area
- Background reports pertaining to the Project area

#### ***Task 1.0 Deliverables: Project Initiation***

- Refined/verified work scope and Project schedule. Digital version will be provided to the City

#### **TASK 2.0 NOTICE OF PREPARATION (NOP) AND SCOPING MEETING**

##### **Subtask 2.1 Notice of Preparation**

AECOM will prepare a Notice of Preparation (NOP) pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, State Guidelines (Section 15063). Upon review and approval of the NOP by the City of Lancaster, the NOP will be distributed for a 30-day State mandated CEQA review. The NOP will be circulated to agencies (certified/return receipt) based on a mailing list provided by the City, and fifteen copies (15) will be sent to the State Clearinghouse. Additionally, AECOM will distribute the NOP to all property owners within 1,500 feet of the Project site. After the review period closes, any comments generated will be compiled and discussed with the Project team and the City. A memorandum will be prepared summarizing the comments received on the NOP and provide recommendations on the scope of the EIR. If additional studies are required as a result of the comments and requested by the

City, AECOM will coordinate preparation of the studies and provide a scope and cost for the additional studies.

### **Subtask 2.2 Scoping Meeting**

During the NOP 30-day review period, the City will hold a scoping meeting. As requested by the City, AECOM will attend this scoping meeting. AECOM will assist with developing necessary presentation materials and prepare a written summary of the environmental issues raised by the public at the scoping meeting.

#### **Task 2.0 Deliverables: Notice of Preparation and Scoping Meeting**

- Electronic Copy of the Draft NOP for review
- Fifteen (15) hard copies and one (1) digital copy of the Final NOP for the State Clearinghouse and thirty (30) additional hardcopies for circulation to local agencies/groups based on City's mailing list; mailings will be via certified mail with return receipt confirmation
- Hardcopies of the Final NOP for distribution to all property owners within 1,500 feet of the Project
- Attendance at one (1) scoping meeting

### **TASK 3.0 ADMINISTRATIVE AND DRAFT ENVIRONMENTAL IMPACT REPORTS (EIRs) AND NOTICES OF COMPLETION AND AVAILABILITY**

#### **Subtask 3.1 Administrative Draft EIR**

The Administrative Draft EIR will be prepared for review by the City staff. The Administrative Draft will address the environmental topics required by CEQA with the focus established through the NOP and scoping process. The document will be prepared in accordance with CEQA, as amended, CEQA Guidelines, other State law, as applicable. An outline of the proposed EIR document is provided below. Each technical analysis in the EIR will include sections for existing setting, thresholds of significance used to determine the level of significance of any given impact, an analysis of project-specific and cumulative impacts, mitigation measures to avoid or reduce significant impacts, and the level of significance after mitigation.

Upon completion of the Administrative Draft EIR, the document will be submitted to the City for review. We have assumed two rounds of review by the City staff. Additional rounds of review may be accommodated and added to the scope on a time-and-material basis. The Administrative Draft EIR will include the following:

#### **1. Executive Summary**

This section will afford the casual reader of the EIR an opportunity to understand the Project and its implications. This section will include: project description; lead agency, responsible agency data; narrative summary impacts, mitigation and levels of significance; and narrative summary of the alternatives.

## 2. Introduction

This section will briefly describe the location and general characteristics of the proposed Project, the purposes of the EIR, and the format and content of the EIR.

## 3. Project Description

This section of the EIR will describe the location and the characteristics of the proposed Project, phasing, and other important Project components. It will also identify key contacts, the objectives of the Client and the City, and list the required discretionary actions.

## 4. Environmental Setting, Impacts, Mitigation Measures, and Levels of Significance

This section (considered the main body of the EIR) will describe the existing environmental setting for the study area. It will analyze potential impacts and recommend mitigation measures, as necessary.

Each impact section will discuss project-specific and cumulative impacts. The CEQA Guidelines and/or local policies will be used to establish thresholds of significance in each impact area. A range of mitigation measures will be discussed and evaluated for feasibility and effectiveness. Following the discussion of impacts and mitigation measures, the resulting level of significance will be determined.

The environmental topics listed below, have the potential for being addressed by the EIR unless some issues can be determined to be excluded. It is assumed that the following topics will be included:

- Aesthetics
- Air Quality
- Geology and Soils
- Hydrology/Drainage/Water Quality
- Land Use and Planning
- Hazards and Hazardous Materials
- Cultural Resources
- Biological Resources
- Noise
- Population and Housing
- Utilities
- Public Services
- Transportation and Traffic

**Aesthetics/Visual Resources.** AECOM visualization experts will conduct a visual simulations study and analysis to assess the potential aesthetic impacts of the proposed Project and how, if at all, the proposed Project would impact views in the area. The following will be accomplished:

- Up to three (3) visual simulations of the proposed development will be prepared.
- Photos of the Project site will be taken from established key view areas; these photos will provide a visual base for the simulations.
- The simulations will be produced to provide graphics as part of a visual impact analysis for

the proposed Project and site. Each simulation will show accurate time of day lighting and shadows for Lancaster, CA.

- 3D Computer models of the Project site, proposed structures, and surrounding area will be generated based on available design data. In the absence of detailed design data, a generic model of the proposed structures will be produced.
- The extent of the Project that will be built in 3D will be determined by the field of view in the Key Views.
- Simulations should be based on proposed site grading information. In the absence of proposed grading, AECOM will build the site model based on existing topography.
- The 3D modeled structures will be shown with materials and finishes to be provided by the Client. The model will then go through a lighting and rendering process to match the lighting of the existing conditions depicted in the site photos.
- A virtual camera match process will be completed to prepare the 3D model for a rendered image output.
- Image-editing software will be used to integrate the computer renderings with the Key View photos. This process will result in three (3) final images for use in the Project's EIR.

**Air Quality.** AECOM technical scientists and air quality experts will conduct an air quality analysis for the proposed Project. Findings of the air quality analysis will be included in a report, which will be summarized and incorporated into the EIR document. The report in its entirety will be included as an appendix to the EIR document. The following will be accomplished:

- Prepare an atmospheric environmental setting section for the Project area based on data from the Mojave Desert Air Basin, a nonattainment area for ozone according to state and federal clean air standards and particulate pollutants according to state standards.
- Prepare the air quality analysis in accordance with the Antelope Valley Air Quality Management District (AVAQMD) California Environmental Quality Act and Federal Conformity Guidelines
- Identify appropriate thresholds of significance.
- Calculate temporary particulate (PM10 and PM2.5) emissions.
- Quantify equipment (off-road and haul truck) exhaust emissions using the California Air Resources Board (ARB) URBEMIS2007 computer model and assess potential short-term construction scenarios as well as long-term operational related emissions based on proposed land uses and the project traffic study.
- Analyze carbon monoxide (CO) "hotspots" at nearby existing and future sensitive receptors due to congested intersections.
- Provide a discussion of greenhouse gas (GHG) emissions from construction and operation. AECOM will quantify and analyze construction and operational carbon dioxide equivalent (CO2e) emissions associated with implementation of the proposed Project, including mobile-source, area-source, and stationary-source emissions, and emissions associated with increased energy and water consumption.
- Identify applicable mitigation measures to reduce potentially significant or adverse impacts to less than significant levels.
- Based upon proposed mitigation measures and existing City policies and requirements, define the level of significance for each project-specific and cumulative air quality impact.

**Geology and Soils.** Earth Systems will provide a geologic assessment for the proposed Project. Findings of the assessment will be included in a report, which will be summarized and incorporated into the EIR document. The report in its entirety will be included as an appendix to the EIR document.

**Hydrology/Drainage/Water Quality.** Stantec will prepare a hydrology/drainage/water quality analysis for the proposed Project based on City requirements and direction. Findings of the study will be included in a report, which will be reviewed by the City prior to incorporation into the EIR. Upon City approval, the report will be summarized and incorporated into the EIR document. The report in its entirety will be included as an appendix to the EIR document. The cost for this scope is not included in this document, as this work will be accomplished through a direct contract between the Client and Stantec.

**Land Use and Planning.** This section will assess the consistency of the proposed Project with adopted plans and policies aimed at reducing or eliminating environmental impacts. The following will be accomplished:

- Assess the proposed Project's consistency with the Lancaster General Plan and Zoning Ordinance.
- Describe existing land uses in the immediate vicinity of the Project based on site visits, aerial photographs, and other information.
- Evaluate conversion from a mix of low density land uses, including rural residential and agriculture, to urban uses.
- An exhibit showing existing land uses will be presented in the EIR. An assessment consisting of each issue area presented in the EIR (i.e., transportation, air quality, noise, etc.) with adopted plans and policies will be conducted as part of each issue area.
- Along with existing City policies and requirements, develop additional mitigation measures for population and housing impacts, if necessary.

**Hazards and Hazardous Materials.** Stantec will conduct a Phase I Environmental Site Assessment to ASTM-05 and ASTM E2247-08 standards (under a contract between Lancaster Highlands LLC and Stantec). The findings of the search will be included in a report, which will be summarized and incorporated into the EIR document. The report in its entirety will be included as an appendix to the EIR document. The Assessment will include:

- Review of environmental regulatory agency information, including acquisition and review of a regulatory agency database search report for databases and minimum search distances specified by ASTM and interviews with local governmental official, as warranted.
- Review of historical use of the Site, including at a minimum, reasonably ascertainable historical aerial photographs, Sanborn maps, USGS topographic maps, and city directories.
- Documentation of the physical setting of the Site.
- A site visit to accessible portions of the property and interviews with persons knowledgeable about past and current site use and conditions.
- A comprehensive report will include a summary of the Phase I ESA scope of work, assessment methods employed, findings of the assessment, a list of references, conclusions, and recommendations for additional assessment, if deemed necessary. A site location map and plot plan will also be included.

- Based on the result of the search and conditions around the site, define the potential project-specific and cumulative hazardous impacts arising from the proposed Project.
- Identify mitigation measures, as appropriate.
- Based upon proposed mitigation measures and existing City policies and requirements, define the level of significance for each project-specific and cumulative hazardous impact.
- Prepare a report that documents the findings, opinions, and conclusions of the Phase I ESA investigation conducted at the subject property, and provides the supporting documentation and references for those findings, opinions, and conclusions.

**Cultural Resources.** AECOM cultural resources experts will conduct a Phase 1 Cultural Resources study, which will include a database search and a walk-over survey of the Project site. A report will be prepared, which will be summarized and incorporated into the EIR document. The report in its entirety will be included as an appendix to the EIR document. The following will be accomplished:

- Conduct a records search to identify any previously recorded cultural resources within or in close proximity to the Project area. The records search will encompass a 1-mile radius of the proposed Project area. AECOM will also review existing cultural reports, resource data bases, historic maps, and other available background information deemed relevant to the proposed Project. As part of the archival research, conduct a records check for the presence of known paleontological resources in the vicinity of the proposed Project area.
- Conduct archival research to determine the existence of previously recorded paleontological resources and determine the potential sensitivity of the Project area.
- Prepare a letter to the Native American Heritage Commission (NAHC) for a search of sacred lands and a contact list of Native American groups or individuals that may have concerns regarding the project area.
- Conduct archaeological pedestrian survey of the Project area as part of this Phase 1 study. Systematically examine any areas of exposed ground surface that may be encountered for evidence of prehistoric and historic human activities. In the event archaeological resources are discovered, all discoveries will be photo-documented and recorded on appropriate Department of Parks and Recreation (DPR 523) forms, and their locations mapped using a GPS unit. Scope assumes that up to four sites will be photo documented; however if more sites are discovered, all sites will be photo documented.

**Biological Resources.** AECOM biologists will conduct annual database searches followed by surveys of the Project site for 2011 and 2012. Please note the biological field survey for 2011 has already been conducted and the report is being prepared; the field survey and report preparation scope and cost included herein is for 2012, as appropriate. Upon completion, the report will be summarized and incorporated into the EIR document. The report in its entirety will be included as an appendix to the EIR document. The following will be accomplished:

- Conduct a review of the California Natural Diversity Database and the California Native Plant Society's inventory of rare and endangered vascular plants of California to prepare a list of potentially occurring special-status plant and animal species for the project area.
- Conduct a field survey to evaluate the likelihood for occurrence of special-status plant and wildlife species and estimate the extent of sensitive natural communities as well as habitats

that have the potential to support such species within the entire 1,600-acre project area.

- Map all distinct vegetation communities and wildlife habitats by a qualified botanist and wildlife biologist. Any sensitive habitats encountered will be described and mapped.
- Review environmental documents and conditions of approval for other projects in the area will be reviewed for information relevant to biological resources.
- Prepare a biological resources technical report that summarizes the results of vegetation mapping and habitat assessment for special-status plant and wildlife species based on the field effort described above, background research, and any biological studies previously completed for the property or the regional vicinity.
- Coordinate with the City as desired during review of the Biological Technical Report. AECOM will contact agency personnel to confirm information regarding the current range of special-status species and other potentially sensitive issues during drafting of the technical report.

**Noise.** AECOM technical scientists and noise experts will conduct a noise study for the proposed Project. Noise measurements will be taken and potential short- and long-term noise impacts assessed. A report will be prepared, which will be summarized and incorporated into the EIR document. The report in its entirety will be included as an appendix to the EIR document. The following will be accomplished:

- Monitor the existing ambient noise level to allow for the correct assessment of Project related noise.
- Identify appropriate City of Lancaster thresholds of impact significance.
- Conduct noise measurements at the site and vicinity.
- Assess the projected noise levels and compare them with City and State guidelines, standards, and ordinances.
- Identify noise sensitive receptors.
- Estimate and address potential construction-related noise impacts from typical construction scenarios and potential noise impacts or conflicts on, or due to, future land uses associated with different project phases.
- Analyze operation noise associated with the proposed uses on-site and increased traffic.
- Based upon proposed mitigation measures and existing City of Lancaster policies and requirements, define the level of significance for each project-specific and cumulative noise impact.

**Population and Housing.** This section will evaluate the existing population and housing numbers in the project area and address the potential impact the proposed Project could have on people and housing. The following will be accomplished:

- Review the City's housing goals and policies.
- Evaluate potential changes in population, employment, and housing characteristics resulting from the project.
- Analyze the potential for secondary environmental impacts from those changes.
- Compare the amount and type of growth anticipated under the Project with estimates contained in the Lancaster General Plan, the County, the U.S. Census Bureau, and other adopted planning documents.
- Include a brief discussion of regional housing allocation needs. AECOM assumes that

regional jobs/housing ratios will not be addressed, unless the City desires to assess regional jobs/housing ratios. For purposes of this scope of work, a regional jobs/housing balance is not included.

- CEQA Appendix G also includes criteria related to displacement of people and housing necessitating the need to construct replacement housing elsewhere. Evaluation of this issue will also be addressed.
- Along with existing City policies and requirements, develop additional mitigation measures for population and housing impacts, if necessary.

**Utilities.** This section will evaluate the existing levels of service for utilities to address the potential short- and long-term impacts the proposed Project may have on utility levels of service. Utility agencies that provide service to the area will be contacted for relevant information about service levels. Answers will be requested, as appropriate to document existing and available capacities. Any additional capacity, required to meet projected needs, will be described. The Project's demand for utilities will be evaluated against known available supply, existing levels of service and any identified potential impacts. The following utility providers will be contacted:

- Water
- Electricity
- Natural Gas
- Wastewater
- Solid Waste Disposal

The following will be accomplished:

- Analyze each utility individually for existing conditions.
- Discuss the location of existing facilities and their capacity to serve.
- Define all potential project-specific and cumulative impacts for each utility.
- State existing City policies related to the defined impacts.
- Along with existing City policies and requirements, develop additional mitigation measures for utilities impacts, if necessary.
- In the event the Quartz Water District does not prepare a Water Supply Assessment, one will be prepared to assess supply and demand.

**Public Services.** This section will evaluate the existing levels of service for public services to address the potential impact the proposed Project could have on the future levels of service, particularly during construction activities. Public service agencies that provide services to the area will be contacted for relevant information about service levels. The Project's demand on public services will be evaluated against known available supply, existing levels of service, and any identified potential impacts. The following public service providers will be contacted:

- Fire Protection
- Police Protection
- Schools
- Libraries
- Parks and Recreation



The following will be accomplished:

- Analyze each public service individually for existing conditions.
- Discuss the location of existing facilities and their capacity to serve.
- Define all potential project-specific and cumulative impacts for each service.
- State existing City policies related to the defined impacts.
- Along with existing City policies and requirements, develop additional mitigation measures for public services impacts, if necessary.

**Transportation/Traffic.** Fehr & Peers will prepare a transportation/traffic study for the proposed Project based on City requirements and direction. Findings of the study will be included in a report, which will be reviewed by the City. Upon review and approval by the City, the report will be summarized and incorporated into the EIR document. The report in its entirety will be included as an appendix to the EIR document. The cost for this scope is not included in this document, as this work will be accomplished through a direct contract between the Client and Fehr & Peers.

5. Alternatives to the Proposed Project

Alternatives will be developed to avoid or reduce the significant impacts associated with the proposed Project. Each alternative will be evaluated with respect to each key impact category reviewed for the proposed Project. As required by CEQA Guidelines, the advantages and disadvantages of each alternative and the reasons for rejecting or recommending it will be provided. The environmentally superior alternative will be identified.

6. Other Mandatory CEQA Content

These sections will include:

Significant Irreversible Changes

We will evaluate the impact of the Project and indicate any actions that represent significant irreversible environmental changes. This section will describe the significant adverse environmental impacts that cannot be avoided because there are no feasible mitigation measures available or because feasible measures cannot mitigate the impacts to a less than significant level.

Growth Inducing Impacts of the Proposed Project

A discussion of the Growth Inducing Impacts of the proposed Project will be included in this section. This section will indicate the overall and site-specific, growth inducing impacts of the Project. The growth inducing impacts of this Project, in conjunction with other past, present, and reasonably foreseeable future projects will be discussed.

Effects Found Not To Be Significant

This section will provide explanation on why impacts identified as insignificant were determined to be such and were not discussed in detail in the EIR.

Report Preparation Resources

This section will provide a listing of all reference materials used during preparation of the EIR. All references used in the preparation of the report will be made available to the City during the official review period of the EIR.

Appendices

It is anticipated that the EIR will contain the following appendices bound as a separate document.

- Appendix A – Notice of Preparation and Public / Agency Comments
- Appendix B – Air Quality
- Appendix C – Geology and Soils
- Appendix D – Hydrology/Drainage/Water Quality
- Appendix E – Phase I Hazards and Hazardous Materials
- Appendix F – Cultural Resources
- Appendix G – Biological Resources
- Appendix H – Noise
- Appendix I – Transportation/Traffic

**Subtask 3.2 Draft EIR**

Upon review of the Administrative Draft EIR by the City, AECOM will revise the Draft and assist with public distribution. It is assumed that fifty (50) copies of the Draft EIR will be distributed for public review based on a distribution list provided by the City and in compliance with the mandated 45-day public review period.

**Subtask 3.3 Notice of Completion (NOC) and Notice of Availability (NOA)**

Additionally, AECOM will prepare and file the Notice of Completion (NOC) and Notice of Availability (NOA) according to CEQA and the City's specifications. The City will prepare and place the legal notice in the local paper.

**Task 3.0 Deliverables: Administrative and Draft EIRs and Notices of Completion and Availability**

- Ten (10) copies of the Administrative Draft EIR
- Ten (10) hard copies and ten (10) digital copies of the Draft EIR for circulation based on City's mailing list
- Notice of Completion
- Notice of Availability

**TASK 4.0 ADMINISTRATIVE AND FINAL ENVIRONMENTAL IMPACT REPORTS AND RESPONSES TO COMMENTS AND RELATED DOCUMENTS**

**Subtask 4.1 Administrative Final EIR and Responses to Comments**

AECOM will review comments received during the Draft EIR comment period and respond to those comments. The scope assumes receipt of no more than forty (40) comment letters. An Administrative Final EIR will be prepared in a manner consistent with the City's EIR process and format requirements. It is assumed that the Administrative Final EIR will include: an introductory chapter, enumerated list of all persons, organizations, and public agencies commenting on the Draft EIR, copies of the written comments received on the Draft EIR, responses to all environmental issues raised in the review process, and revisions to the Draft EIR based on the responses. The scope assumes that up to ten (10) copies of the document will be submitted for review and approval.

**Subtask 4.2 Final EIR and Responses to Comments**

Upon receipt of review comments, AECOM will incorporate the requested revisions into the document prior to distributing documents for public hearings. Five (5) hardcopies and up to forty (40) digital copies of the Final EIR will be produced for use by the City.

**Subtask 4.3 Mitigation Monitoring and Reporting Program**

AECOM will prepare the Draft Mitigation Monitoring and Reporting Program (MMRP) with the City's input. Draft MMRP will be submitted to the City for review and comment. Based on City's comments, AECOM will finalize the MMRP prior to Planning Commission hearings on the proposed Project. The MMRP will determine the roles, responsibilities, and timing of implementation of mitigation measures; identify monitoring/reporting actions; assign enforcement responsibility; and designate and assign penalties.

**Subtask 4.4 Findings of Facts and Statement of Overriding Consideration (if applicable)**

AECOM will prepare a Statement of Findings of Fact pursuant to Section 15091 and 15093 of the State CEQA Guidelines based on the contents of the EIR and the actions of the decision-making body, for review by the City staff. Upon receipt of comments, the document will be finalized. Section 15093 of CEQA Guidelines requires the decision-makers to balance the benefits of the Project against its unavoidable environmental risks in determining whether to approve the Project.

Additionally, based on the conclusions of the EIR, if it is determined that some impacts cannot be mitigated to a level of less than significant, AECOM in coordination with the City staff will prepare a Statement of Overriding Consideration for the impacts that cannot be mitigated. Upon review and comment by the City staff, AECOM will finalize the Statement of Overriding Consideration.

#### **Subtask 4.5 Notice of Determination**

Within one day of approval of the Project and certification of the EIR, AECOM will coordinate with the City staff to prepare the Notice of Determination (NOD) for the Project, consistent with Section 21108(a) of the CEQA Guidelines. The NOD will be prepared for recordation with the Los Angeles County Clerk and Recorder's Office.

#### ***Task 4.0 Deliverables: Administrative and Final EIRs and Responses to Comments and Related Documents***

- Ten (10) copies of the Administrative Final EIR and Responses to Comments
- Twenty-five (25) hard copies and one (1) digital copy of the Final EIR and Responses to Comments
- Mitigation Monitoring and Reporting Program
- Findings of Facts and Statement of Overriding Consideration (if applicable)
- Notice of Determination

#### **TASK 5.0 PROJECT MANAGEMENT AND COORDINATION / MEETINGS / PUBLIC HEARINGS**

#### **Subtask 5.1 Project Management and Coordination with Land Planning, Specific Plan and EIR Teams**

AECOM will coordinate the activities of the EIR team members, the Client and the City of Lancaster staff. Additionally, we will coordinate with the land planning and Specific Plan teams to ensure consistency between the various Project components.

#### **Subtask 5.2 Meetings**

The scope assumes attendance at up to ten (10) EIR team meetings in addition to one (1) kickoff meeting, to discuss the progress of the EIR document with the City. If deemed appropriate and efficient, some of the Specific Plan and EIR team meetings may be convened jointly.

#### **Subtask 5.3 Public Hearings**

The scope assumes attendance at two (2) hearings with the Planning Commission and one (1) hearing with the City Council. AECOM will arrange for a court reporter to be present during the first Planning Commission hearing to record comments during the hearing.

#### ***Task 5.0 Deliverables: Project Management and Coordination / Meetings / Public Hearings***

- Attendance at a total of ten (10) team meetings, including one (1) kickoff meeting
- Attendance at a total of three (3) public hearings, two (2) Planning Commission and one (1) City Council

## LANCASTER HIGHLANDS EIR BUDGET

TASKS	BUDGET
Task 1.0 - Project Initiation	\$2,315.00
Task 2.0 - Notice of Preparation and Scoping Meeting	\$22,770.00
Task 3.0 - Administrative and Draft Environmental Impact Reports (EIRs) and Notices of Completion and Availability	\$201,852.00
Task 4.0 - Administrative and Final Environmental Impact Reports and Responses to Comments and Related Documents	\$52,400.00
Task 5.0 - Project Management and Coordination / Meetings / Public Hearings	\$37,860.00
<i>Subtotal</i>	<i>\$317,197.00</i>
Reimbursable Expenses	\$38,205.00
SUBTOTAL	\$355,402.00
Contingency (5%)	\$17,770.00
TOTAL	\$373,172.00