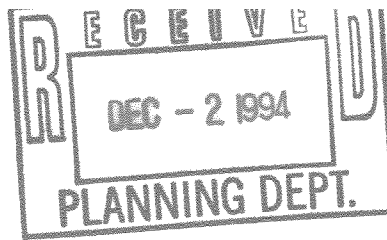


December 2, 1994



Mr. Jeffrey L. Shaw, Director
Community Development Department
City of Redlands
Post Office Box 3005
Redlands, California 92373

Subject: City of Redlands General Plan Update and
Draft Master Environmental Assessment/
Environmental Impact Report Revision

Dear Mr. Shaw:

Per your request, we have prepared a scope of services and cost estimate for revising the City's General Plan Update text and Draft Master Environmental Assessment/Environmental Impact Report (MEA/EIR). The following describes these services.

BACKGROUND

The City of Redlands has been working on its General Plan Update since 1989. Prior efforts culminated in a Draft General Plan document and Draft MEA/EIR document dated July 1994 and based upon data sources ranging from 1989-1994. The Draft MEA/EIR was, in fact, circulated for review. However, since July 1994 the City Council has modified various portions of the Land Use Element resulting in the need to update the statistical base of the documents. Due to the length of time which has elapsed since the initial effort was begun, data sources are also in need of verification and possible update.

APPROACH AND OBJECTIVES

The City has already prepared draft documents of the General Plan, MEA and EIR. These documents and their associated outlines will serve as a basis of our work. The scope of work is organized in three parts. It is understood, however, that there is overlap and interdependency between the three parts which are accounted for in the proposed scope and costs.

The first part is oriented toward updating the base land use data within the planning area to document the existing conditions (1994) and future land use build out under the General Plan.

The second part is to modify the General Plan text to incorporate revised land use statistics, updated studies and/or reports cited as source documents, and updated materials resulting from newly revised technical studies to be prepared by special consultants (traffic, air quality, noise, geotechnical).

The third part is to revise and update the MEA and Draft EIR text given revised land use, updated studies and/or reports cited as source documents, and materials resulting from new/revised technical studies to be prepared by specialist consultants (traffic, air quality, noise, geotechnical).

In addition to the above components of the study, the consultant will coordinate the project with the City and other associated consultants, as well as, attending meetings.

Smith, Peroni & Fox understands that significant materials already exist for this project. The City has two consultants identified who will continue on the project, and who are submitting separate scopes of work. These include:

DKS Associates - Traffic analysis
ESRI - GIS mapping

It is understood that the City will arrange to have original base maps provided by ESRI. Also it is understood that the city and ESRI are preparing General Plan Land Use diagrams (colored and for use in the General Plan document) separate from this scope of work.

Smith, Peroni & Fox, through discussions with City staff, has identified two additional specialist firms to undertake technical studies in support of the General Plan Update and associated environmental documents. These consultants and the fields of expertise are as follows:

Endo Engineering - Air Quality/Noise
Steven C. Suitt and Associates - Geotechnical

Smith, Peroni & Fox will update information in the subject documents utilizing available information. If significant issues are identified in the update process that cannot readily be addressed, Smith, Peroni & Fox will immediately consult with the City to determine an appropriate course of action (i.e., retain specialist for oversight in field of concern). It is assumed that the City staff will support the efforts of consultant teams by assisting in obtaining both City and other agency records and/or studies. It is also understood that the City Attorney will be available to discuss legal adequacy of consultants work scopes and efforts.

WORK SCOPE

A. UPDATE LAND USE DATA (Table 4.20A and further by Traffic Analysis Zone (TAZ))

A.1 Boundary Correlation (to be done by ESRI)

Coordinate with ESRI to superimpose, in graphic format, Census Blocks over Traffic Analysis Zones and Planning Sector Boundaries to identify areas of nonconformity.

A.2 Census Block Redistribution

Using windshield survey supplemented by current aerial photography (if available), partition Census block household information and redistribute in conformity with TAZ. Document specific methodology and logical progression of steps used. To the extent practical given time and cost constraints, redistribution should take into account residential unit types [low (single family), medium/high (multifamily), mobile home], occupancy/vacancy status, and current zoning designations.

A.3 1990-1994 New Construction Distribution

Using information provided by the City, distribute new construction (residential by DU and nonresidential by Gross Floor Area (GFA)) according to Transportation Analysis Zone (TAZ).

A.4 Floor Area Ratio (FAR) and GFA Determination

Using representative new construction, perform assessment of nonresidential buildings (Retail, Office, Service, Industrial) to determine representative ratios of floor area to lot area. Assessment will be done by measuring floor area from building plans available at the City and should include two to three

representative examples of each category for comparison. These calculations may have been done already by the architect on the building plan summary sheet. Once completed, actual computed FARs should be compared to assumptions used in the East Valley Corridor Specific Plan, the Blaney Dyett General Plan (if available), FARs used in adjacent cities, counties and by national planning organizations to determine consistency with these documents. Smith, Peroni & Fox will work closely with Staff to select appropriate FARs using the research and analysis previously described.

The selected FARs would then be applied to the vacant land by nonresidential category type to determine GFA of each type within each Planning Sector (and TAZ if desired).

A.5 Maximum Buildout (General Plan Holding Capacity) Scenario

Using information developed in Items 1-5 above, determine by Planning Sector and TAZ the holding capacity of the General Plan for residential and nonresidential categories. Once all parameters are developed and broken down by TAZ, formulas will be applied to determine existing and projected residential by DU, existing and projected nonresidential by GFA. The influence of Measure N will be included in this scenario after consultation with City Staff.

A.6 20 year Growth Scenario

SCAG 20 year population, employment, and housing growth forecasts will be used to determine residential and nonresidential growth scenarios. For residential, housing unit projections are included in the SCAG projections. For nonresidential, employment will be related to square footage using ITE ratios resulting in total nonresidential GFA. This will then be divided between retail, office, service, and industrial uses using historical building permit activity as an indicator. Review of building permit activity will be combined with FAR determination referenced under Item 4 above. The final projection would address modifiers which may affect these historical trends (i.e., Measure N, major proposed projects, etc.).

A.7 Table Reformatting

Table 4.20A will be reformatted to display "Existing Development" and "General Plan Holding Capacity" by Planning Sector (and TAZ, if desired). Table 4.20A will be updated using information generated from Items 1-6 above.

A.8 Vehicle Trip Calculations

Work with the traffic consultant to provide acreage, employee, and FAR statistics and assumptions to run traffic model.

B. REVISION TO GENERAL PLAN UPDATE TEXT

In response to direction given by the City Council and staff, it is the basic premise of this proposal that the work done to date on the General Plan will be retained to the extent practical where this will not compromise the integrity of the document. Consequently, the tasks described below do not purport to address policy development and other substantive issues relating to the City's vision of itself, but rather focus on updating the General Plan text to achieve internal consistency (i.e., that the various elements and policies do not contradict one another), to verify that the information and references cited reflect current 1994 source data, and to ensure that revised land use projections are reflected consistently throughout the various General Plan elements. Significant rework of General Plan policies, tables, or diagrams are not reflected in this work scope but may be added at the City's direction should the need arise.

B.1 Source Verification

In order to prepare a reliable revision of the General Plan, it will be necessary to confirm that the source materials which serve as a foundation of the plan are up to date. Consequently, an overview of the existing General Plan Update will be undertaken to identify and catalogue all source documents referenced throughout. Examples of these would include the current IVDA master plans for the San Bernardino International Airport (formerly Norton Air Force Base) and current CDF&G California Natural Diversity Database, which may have been modified since prior planning efforts on the General Plan were completed. After sources have been identified, and in consultation with City staff, jurisdictional agencies will then be contacted to verify a) the most current version of source documents, b) any significant information and/or policy changes that have occurred since 1990. New or revised documents will be obtained to update the City's existing collection of source documents and to serve as a basis for the textual revisions to be performed. Each of these documents will be reviewed to determine pertinent information that must be reflected in the General Plan revision.

B.2 Informational and Statistical Text Revisions

Using updated source documents obtained in Task B.1 as well as the land use data developed in Task A, a systematic, chapter by chapter revision of the General Plan text will be performed. A cursory review of the existing document reveals that some chapters will require relatively minor updates while others are more substantive. At a minimum, each chapter must be reviewed, the summary section augmented to reflect new technical information, exhibits compared with new source documents and updated accordingly, statistical source information and assumptions documented by footnote where this information is available, and policies reviewed for internal consistency with other elements and new land use projections.

A number of chapters deal with topics which are relatively self contained. In other words, the policies which they include are not directly dependent upon land use projections and, therefore, require less effort to correlate with updated land use projections. "City Design & Preservation" typifies this kind of topic with policies which apply broadly throughout the City regardless of land use type or specific location. Chapters which are expected to require comparatively minor revisions include:

- Chapter 1 - Introduction
- Chapter 2 - Growth Management
- Chapter 3 - City Design & Preservation
- Chapter 10 - Human Services
- Chapter 11 - Economic Development

By contrast, other chapters are highly dependent upon land use assumptions and projections. "Circulation" is one such topic which is highly statistical, difficult to manipulate once traffic models are constructed, and directly dependent upon land use types and locations. Chapters of a similar nature which are expected to require more substantive revisions in response to updated land use projections include:

- Chapter 4 - Land Use
- Chapter 5 - Circulation
- Chapter 6 - Housing
- Chapter 7 - Open Space & Conservation

One additional chapter is likely to require a substantial amount of revision. Chapter 8, Health & Safety contains sections on environmentally related topics which are likely to reflect new information developed in updating various source documents and updated technical studies (geotechnical, air quality).

B.3. GIS Coordination

Smith, Peroni & Fox will coordinate with ESRI to prepare updated exhibits for the various General Plan elements.

C. REVISION TO DRAFT MEA/EIR

As with the General Plan text, work contained in the City's current version of the Draft MEA/EIR texts will be retained as much as possible. Emphasis will be placed on impacts of statistical changes associated with land use modification and results of new traffic modeling efforts. Additions or changes to identified impacts in the previous environmental documents will be discussed with staff. Impact analysis will rely on existing documentation and specific technical studies authorized as part of this revision effort. Mandatory CEQA topics, especially alternative analysis will be augmented. As much as possible, source data contained in the MEA will be verified in coordination with staff. After consultation with City staff, it was determined that new technical studies should be performed including traffic, air quality, noise and seismic safety. It was further determined that an analysis of other environmental topics would be undertaken utilizing existing documentation. If, in the course of the analysis, unanticipated technical issues arise requiring specialized expertise, City staff will be consulted to determine if the scope of work needs to be expanded.

C.1 Source Verification

As with the General Plan, data sources utilized in the current Draft MEA/EIR will be verified. The status of source data will be coordinated with City staff to determine the necessity of modifying the MEA or EIR text. Lacking any information to the contrary, this proposal assumes MEA/EIR modifications will be minor in nature. Should radical changes to source data be discovered which require substantial rework of issue identification and impact assessment, the scope and extent of such modification to the Draft MEA/EIR will be reviewed with City staff to determine if such efforts reasonably fall within this scope of work. The inventory of relevant environmental documents contained in Chapter 1 will be updated.

C.2 Information and Statistical Text Revision

The primary objective of the text editing effort that apply to all chapters of the MEA and EIR is to integrate statistical changes resulting from modifications to the proposed General Plan Land Use diagram and to incorporate existing land use information as of 1994. Other tasks include coordinating with ESRI to modify graphics and incorporating sources of further information that are readily available.

MASTER ENVIRONMENTAL ASSESSMENT (MEA)

The following provides a very brief discussion of work effort that may be applied to each chapter of the MEA. The work will be scoped working with City staff to determine importance, relevance and cost efficiency. Some chapters may stand unchanged.

Introduction - Modify referenced policies, index and list of environmental documents as necessary.

Open Space - Modify referenced statistics as necessary, with staff input update open space planning discussion.

Seismicity, Geology and Soils - Modify text and graphics to incorporate data developed by Steven C. Suitt and Associates. See below for work scope by Steven C. Suitt and Associates.

Agricultural Lands - Given input by City Staff, verify agricultural preserve status. Verify farmland mapping status. Coordinate with ESRI on automated mapping.

Hydrology - Working with the City engineer, water department and other staff members, modify baseline information as necessary.

Biotic - With assistance from City staff, contact California Natural Diversity Database and Department of Fish and Game to determine changes to the biological inventory in this chapter since 1990.

Mineral Resources - With assistance from City staff, the California Division of Mines and Geology will be contacted to determine changes to the mineral inventory in this chapter since 1990.

Air Quality - Modify text and graphics to incorporate data developed by Endo Engineering. See below for work scope of Endo Engineering.

Historic - With assistance from City staff, the San Bernardino County Museum and archaeological Information Center will be contacted to determine changes to the historic (archaeological inventory in this chapter since 1990).

Visual - With assistance from City staff verify the context of this chapter.

Traffic and Transportation - With assistance from staff, maintain coordination with DKS Associates as they prepare an updated Technical Report for this section. This effort will include forwarding applicable information cited in Task A above and coordinating with the air quality and noise studies.

Airport Safety - With assistance from City staff, contact the IVDA, SBIAA and Redland Municipal Airport to determine changes to airport operations and safety data in this chapter since 1990.

Noise - Modify text and graphics to incorporate data developed by Endo Engineering. See below for work scope of Endo Engineering.

Community Services - With assistance from staff, contact various City departments and the school district to determine substantial changes in inventory for water, sewer, parks, schools, police, fire, emergency management and waste management as contained in this chapter.

Energy - With assistance from the City staff, contact Southern California Edison Company and Southern California Gas Company to determine changes to energy resource inventories in this chapter.

Electromagnetic Fields - With assistance from City staff the State Department of Education will be contacted to determine changes to setback criteria noted in this chapter.

ENVIRONMENTAL IMPACT REPORT (EIR)

The following provides a very brief discussion of work effort that may be applied to each chapter of the EIR. As with the MEA, the work effort will be scoped working with City staff to determine importance, relevance, and cost efficiency. Some chapters may stand unchanged.

Summary - Modify summary in terms of revised land use and technical studies since last version of document. Incorporate additional issues that have arisen since last draft.

Introduction - Expand text to discuss latest actions of the City on project, revise indexing discussion as necessary.

Open Space - Modify statistics as necessary, revise cross-references, and work with City staff to verify unavoidable impact conclusions.

Seismicity - Modify statistics as necessary. Modify text to incorporate data developed by Steven C. Suitt and Associates. See below for work scope of Steven C. Suitt & Associates.

Agriculture - Working with City staff, verify agricultural statistics and conclusions as to unavoidable impacts.

Hydrology - Working with City staff, verify conclusions on drainage, flooding, water supply and water quality. Modify statistics as necessary.

Biotic - Modify statistics as necessary. Work with City staff to verify conclusions as to significant unavoidable impacts.

Mineral Resources - Working with City staff, verify conclusions in this chapter.

Air Quality - Modify text to incorporate data developed by Endo Engineering. See below for work scope of Endo Engineering.

Historic - Working with City staff, verify conclusion in this chapter.

Visual - Working with City staff, verify conclusion in this chapter.

Traffic - Modify text to incorporate data developed by DKS Associates. (Scope of work for technical report is being submitted separately by DKS.) Work with City staff and DKS to verify significant unavoidable impact conclusion.

Airport - Working with City staff, verify conclusions in this chapter.

Noise - Modify text to incorporate data developed by Endo Engineering. See below for work scope of Endo Engineering. Work with City staff and Endo Engineering to verify significant unavoidable impact conclusion.

Community Services - Working with City staff, verify conclusions and statistics for water, sewer, parks, schools, police, fire, emergency management and waste management recycling contained in this chapter.

Electromagnetic Fields - Working with City staff, verify conclusions contained in this chapter.

Alternatives - Working with City staff, up to four alternative plans will be described and compared. Description and detail of discussion associated with alternatives will be less than that contained in evaluation sections for the proposed project. Tentative alternative plans discussed to date include no project, uniform reduced density, and East Valley Corridor reduced industrial.

CEQA Required Conclusions - Working with City staff, the conclusions of this chapter under growth inducing impacts, short-term uses versus long-term productivity, significant irreversible environmental changes and cumulative impacts will be reviewed and verified. Cumulative analysis will be augmented with readily available information, regional plans, and input from service providers.

Monitoring and Reporting - Working with City staff, verify the conclusions of this chapter.

C.3. Administrative Screencheck Review

To facilitate the project and in keeping with the philosophy that Smith, Peroni & Fox is to be an extension of Planning Department staff, the MEA text will be scoped, edited and finalized through ongoing, regular contact with the Planning Director and other city administrators. The intent of this effort is to provide maximum service given the resources available. Such close coordination will provide assurance to the City and the consultant that efforts focus on appropriate revisions to the text as opposed to preparing an entire MEA from scratch. It is believed that screencheck review would not require an extensive effort by either City staff or consultants because the review would be limited to the last product completed.

C.4. Public Review and Response to Comments

After the MEA & EIR documents have been completed, to the satisfaction of the City, they will be released for public review. Once comments are received the consultant and City staff will meet to determine the method and scope of response, after which a Final MEA/EIR will be prepared for use through the decision making process.

D. SCOPE OF SERVICES FOR ENDO ENGINEERING - NOISE, AIR QUALITY

The following describes the scope of services to be provided to the update of the General Plan and the Draft MEA/EIR for the topics of noise and air quality. The proposed scope of work will provide: (1) close coordination to insure a successful work product, (2) technical support in evaluating current and future air quality and noise levels throughout the General Plan planning area, and (3) appropriate narrative and graphic material documenting the study methodology, assumptions, and findings to fulfill state and local requirements. The work products will be appropriate to serve as technical background documents for the General Plan Update and EIR. Throughout the proposed activities Endo Engineering anticipates close coordination with Smith, Peroni & Fox, the City of Redlands and the traffic consultants to insure a successful work product.

D.1. Required Tasks to Update the Noise Background Study

1. Utilize the FHWA Highway Traffic Noise Prediction Model (RD-77-108) to evaluate up to 100 existing daily traffic volumes provided by DKS Associates for freeway and arterial links throughout the City to determine the noise level at the right-of-way (or at 100 feet) as well as the distance to the 60, 65, 70 and 75 CNEL noise contours (based upon the previous noise study assumptions or new data provided by DKS Associates).
2. Evaluate up to 250 future year (2010 or 2015) daily traffic volume projections on roadway links throughout the City using the FHWA Highway Traffic Noise Prediction Model to determine the noise level at the right-of-way (or 100 feet) as well as the distance to the 60, 65, 70 and 75 CNEL noise contours.

3. Evaluate up to 250 future General Plan build-out traffic volume projections on roadway links throughout the City using the FHWA Highway Traffic Noise Prediction Model to determine the noise level at the right-of-way (or 100 feet) as well as the distance to the 60, 65, 70 and 75 CNEL noise contours.
 4. Summarize the results in tabular form and analyze the model results.
 5. Discuss the noise impacts associated with Redlands Municipal Airport and the reuse of Norton Air Force Base, based upon the most recent documentation available.
 6. Map the existing noise contours based upon traffic volumes provided by DKS Associates, railroad activities, and available aircraft noise documentation (with assistance from Smith, Peroni & Fox).
 7. Map either year 2010 or 2015 noise contours and future build-out noise contours based upon traffic volumes provided by DKS Associates, anticipated railroad activities, and available aircraft noise documentation (with assistance from Smith, Peroni & Fox).
 8. Provide additional graphics including:
 - A nomograph for each master planned roadway classification which depicts how noise levels at 50 or 100 feet from the centerline vary with traffic volume and vehicle speed.
 - A nomograph for each master planned roadway classification which depicts how noise levels at 50 or 100 feet from the centerline vary with traffic volume and truck mix.
 - A nomograph which illustrates future design noise levels adjacent to master planned streets for planning purposes (based upon the design capacity of each master planned roadway type).
 9. Review the Draft General Plan Noise Element and EIR noise sections for accuracy and completeness.
- D.2. Required Tasks to Update the Air Quality Background Study
1. Provide updated climatological data in the vicinity (based upon NOAA data through 1992).
 2. Update historical trends in regional air quality based upon the 1994 Draft AQMP discussion.
 3. Update the discussion of local air quality in terms of the latest ambient air monitoring data for criteria pollutants at the Redlands, San Bernardino and Crestline monitoring stations.
 4. Identify land uses that are sensitive to air quality and discuss harmful effects of air pollutants.
 5. Prepare an air pollutant emission inventory for existing conditions, future conditions (year 2010 or 2015), future conditions upon General Plan buildout, and future conditions with each Land Use Element alternative (up to three alternatives) based upon land use quantities provided by the City of Redlands, natural gas and electricity usage rates and emission factors provided in the 1993 SCAQMD "CEQA Air Quality Handbook", and the VMT estimates provided by DKS Associates.

6. Document 1990, 2000 and 2010 countywide and basinwide emission inventories from the 1994 AQMP.
7. Analyze carbon monoxide concentrations adjacent to 10 major intersections which are determined to be representative of "worst case" and ambient conditions throughout the City using the CALINE 4 computer model (over 1-hour and 8-hour averaging periods) for current and future interim and build-out conditions.
8. Update the regulatory setting based upon the 1990 Federal Clean Air Act, the California Clean Air Act Amendments of 1992 and the Draft 1994 AQMP.
9. Provide additional information for inclusion in the General Plan such as:
 - an updated discussion of regional and local standard exceedances;
 - an updated discussion of the regulatory framework including the "Draft 1994 Air Quality Management Plan";
 - identification of receptors that are sensitive to air quality;
 - a graph illustrating the relationship between vehicle speed and motor vehicle emissions by pollutant;
 - a graph illustrating the relationship between current and future motor vehicle emissions by pollutant.
10. Respond to any comments received during the public review period on the air quality analysis included in the draft documents.
11. Review the Draft General Plan and the EIR air quality section for accuracy and completeness.

D.3. Coordination and Response to Comments

1. Obtain and analyze previously documented information which might have a direct bearing on noise levels and ambient air quality in the City including: posted speed limits, current and future traffic volumes, current and future roadway widths and lane geometrics.
2. Review all relevant noise and air quality policies.
3. Obtain a base map of the City for mapping purposes.
4. Coordinate by telephone with the City of Redlands, Smith, Peroni & Fox, Caltrans, and DKS Associates, as needed.
5. Respond to written comments by governmental reviewing agencies related to the air quality and noise background studies (up to eight man hours).

E. SCOPE OF SERVICES FOR STEVEN C. SUITT & ASSOCIATES

The following describes the scope of service to be provided to the update of the General Plan and the Draft MEA/EIR for the topics of seismicity and geology. Steven C. Suitt & Associated notes that the historic seismicity depicted in the planning area documents is minimal when compared to the Guidelines for Geologic/Seismic Considerations in Environmental Impact Reports as established by the California Division of Mines and Geology (Notes 37, 46 and 48). New data obtained from the nearby 1992 Landers and Big Bear earthquakes would enhance the existing documents. Current data may also

suggest that the probability of a great earthquake on the San Andreas Fault near Redlands is greater than indicated in the documents reviewed. This information could change the planning area emergency response criteria or priorities.

They have also reviewed the documents with regard to surface fault-rupture potential of active and potentially active faults in the planning area. The documents appear to only require geologic studies of active or Alquist-Priolo Earthquake fault zones. It is not clear what recommendations are given for the several potentially active faults that transect the planning area. In Riverside County, just south of the Planning area, "all" faults require geologic evaluation, not just those within Alquist-Priolo Earthquake Fault zones. In summary, new geologic and seismicity information from remote sensing photos and geologic structure (fault) models are available for the project and should be utilized to update or revise the City's General Plan.

E.1. Approach and Objectives

The approach for preliminary specialty engineering and environmental geologic studies will be to perform a general overview of the existing documents and identify areas where new available geologic data will improve or enhance the City's General Plan. Emphasis will focus on identifying sections of the Plan that could be improved utilizing current information and provide recommendations for revision or addendums. In this regard, our objectives will be to obtain, compile and evaluate existing published and unpublished fault and mineral resource data (to include remote sensing-type photos), characterize the information in terms of impacts to the General Plan and advise the City of recommended geologic changes to the existing documents. Most changes are anticipated in the areas of geologic hazards and seismic setting.

E.2. Scope of Services

To address the above objectives, the following scope of services are proposed:

- Evaluation of existing, readily available pertinent data/reports. Potential sources include the City of Redlands, County of San Bernardino Planning Department, San Bernardino County Flood Control, previous consultants reports, State and Federal agencies, and SCS's files.
- Evaluation of several generations of available aerial photographs.
- Discussions with local authorities such as Douglas Morton (U.S. Geological Survey), Dr. Tom Rockwell (Seismic and Fault Specialist, USGS), County Geologist, and Russ Miller and Dinah Shumway of the CDMG Mineral Resources Department.
- Preparation of a brief report addressing the recommended changes to the reviewed documents, to include potential mitigation of anticipated impacts.

No surface and subsurface exploration or laboratory testing would be performed for this level of evaluation for the document review and revision study. Geology/soil/seismic conditions will be described based on available data.

F. COORDINATION/PUBLIC MEETINGS

Smith, Peroni & Fox will coordinate closely with City staff and with technical consultants (DKS, ESRI, Endo Engineering, and Steven C. Suitt and Associates) to ensure that the work effort is done in an efficient and organized fashion. Coordination will take the form of teleconferences, meetings,

correspondence and faxes to ensure that all efforts are coordinated for maximum efficiency and timeliness. An attempt has been made to project a reasonable coordination budget for this project assuming a straightforward and timely progression of events lasting approximately eight months and culminating in City Council adoption of the General Plan and certification of the MEA/EIR. The proposed budget assumes an average of eight (8) hours per week in coordinating with these various parties over a period of eight months. Professional staff from Smith, Peroni & Fox will attend public meetings as requested by the City to assist in processing the General Plan and MEA/EIR through the public review process. Attendance by Smith, Peroni & Fox at five (5) public meetings have been budgeted in this proposal. Attendance by subconsultants would have to be authorized by the City should staff determine it necessary.

G. REPORT PRODUCTS

As part of their budget, each subconsultant will provide camera ready reports and other material to Smith, Peroni & Fox. We, in turn, will use this material to prepare camera ready documents to be submitted to the City. The prime consultant will provide the following report product:

One (1) camera-ready screencheck Draft Master Environmental Assessment/Environmental Impact Report.

One (1) camera-ready Draft Master Environmental Assessment.

One (1) camera-ready copy of all technical reports.

One (1) camera-ready copy Final Environmental Impact Report.

One (1) camera-ready copy of the General Plan (except graphics to be supplied by ESRI).

H. BUDGET

The budget prepared for this project is a reasonable estimate of the cost of doing the work described in this proposal. We assume in our budget that the City and the consultants under its control, will perform their responsibilities in a timely and consistent manner as delays and changes in the schedule can result in additional costs to the consultants. Therefore, if these assumptions turn out to be incorrect we expect that the City will allow changes to the budget and scope of work.

The budget does not include printing cost. Camera-ready products will be provided. The City can arrange for printing or the consultants can arrange for printing at cost.

The City will be consulted regarding graphic techniques that may affect printing costs to ensure cost effectiveness; ultimate numbers of copies of products will have an impact on total costs associated with this effort.

Smith, Peroni & Fox¹

Statistical Update (Table 4.20A)	\$22,360.00
General Plan Update	43,640.00
MEA Text (background data verification)	31,255.00
EIR Text	56,085.00
Final EIR	4,000.00 ²
Project Management/meetings/coordination	<u>22,660.00</u>
Subtotal	\$180,000.00

Other Consultants³

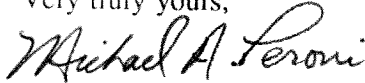
ESRI (GIS mapping)	[retained separately by City]
DKS Associates (Traffic)	[retained separately by City]
Endo Engineering	
Noise	\$8,000.00 ⁴
Air Quality	6,000.00
Coordination/Response ⁵	1,000.00
Steven C. Suitt and Associates (Geotechnic)	<u>9,000.00</u>
Subtotal	\$24,000.00

TOTAL **\$204,000.00**

Consultants will bill monthly on a time and reimbursable basis. All billings are due and payable within thirty (30) days of the date they are mailed.

Two (2) original copies of this scope of work have been provided. If this agreement is acceptable, please have a duly authorized official of the City sign below and return one original for our files.

Very truly yours,



Michael A. Peroni
Vice President

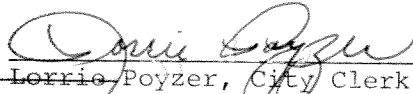
MAP:km

City of Redlands:



Name and Title - Swen Larson, Mayor

ATTEST:



Lorrie Poyzer, City Clerk

Date: Dec. 6, 1994

¹ Notes:

- Budget does not include printing costs associated with printing draft and final reports.
- Assumes that City will arrange for provision of base mapping from ESRI for Smith, Peroni & Fox use.
- It is recommended that the City incorporate a contingency budget in the project to facilitate prompt staff authorization of printing costs and, if determined necessary, extra work.

² Response to Comments on the Draft MEA/EIR that exceed this amount will be billed on a time and reimbursable basis subject to clients authorization.

³ The budget does not include meeting attendance. Should the city desire attendance of the subconsultants it would be on a time and reimbursable basis.

⁴ Should the City require noise modeling on alternative traffic scenarios the cost would be \$700.00 per run.

⁵ Includes up to eight (8) hours of preparing written response to comments on the Environmental documents. Endo Engineering also requires a 20% retainer to commence work.