

AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL IMPACT REPORT

This Agreement is by and between the City of Moreno Valley, California, a municipal corporation, hereinafter described as "City," and **Dyett & Bhatia, Inc., a California corporation**, hereinafter described as "Consultant." This Agreement is made and entered into effective on the date the City signs this Agreement.

RECITALS

WHEREAS, the City has determined it is in the public interest to proceed with the professional work hereinafter described as "Project"; and

WHEREAS, the City has determined the Project involves the performance of professional and technical services of a temporary nature as more specifically described in Exhibit "A" (Scope of Work); and

WHEREAS, the City does not have available employees to perform the services for the Project; and

WHEREAS, the City has requested the Consultant to perform such services for the Project; and

WHEREAS, the Consultant is professionally qualified in California to perform the professional and technical services required for the Project, and hereby represents that it desires to and is professionally and legally capable of performing the services called for by this Agreement;

THEREFORE, the City and the Consultant, for the consideration hereinafter described, mutually agree as follows:

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DESCRIPTION OF PROJECT

1. The Project is described as Comprehensive General Plan Update and Environmental Impact Report.

SCOPE OF SERVICES

2. The Consultant's scope of service is described on Exhibit "A" attached hereto and incorporated herein by this reference.

3. The City's responsibility is described on Exhibit "B" attached hereto and incorporated herein by this reference.

PAYMENT TERMS

4. The City agrees to pay the Consultant and the Consultant agrees to receive a "Not-to-Exceed" fee of **\$1,498,500.00** in accordance with the payment terms provided on Exhibit "C" attached hereto and incorporated herein by this reference.

TIME FOR PERFORMANCE

5. The Consultant shall commence services upon receipt of written direction to proceed from the City.

6. The Consultant shall perform the work described on Exhibit "A" in accordance with the schedule set forth in Exhibit "E" attached hereto and incorporated by this reference.

7. This Agreement shall be effective from effective date and shall continue in full force and effect date through **June 30, 2021**, subject to any earlier termination in accordance with this Agreement.

(a) The services of Consultant shall be completed in a sequence assuring expeditious completion, but in any event, all such services shall be completed prior to expiration of this Agreement.

8. (a) The Consultant agrees that the personnel, including the principal Project

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manager, and all subconsultants assigned to the Project by the Consultant, shall be subject to the prior approval of the City.

(b) No change in subconsultants or key personnel shall be made by the Consultant without written prior approval of the City.

SPECIAL PROVISIONS

9. It is understood and agreed that the Consultant is, and at all times shall be, an independent contractor and nothing contained herein shall be construed as making the Consultant or any individual whose compensation for services is paid by the Consultant, an agent or employee of the City, or authorizing the Consultant to create or assume any obligation or liability for or on behalf of the City.

10. The Consultant may also retain or subcontract for the services of other necessary consultants with the prior written approval of the City. Payment for such services shall be the responsibility of the Consultant. Any and all subconsultants employed by the Consultant shall be subject to the terms and conditions of this Agreement, except that the City shall have no obligation to pay any subconsultant for services rendered on the Project.

11. The Consultant and the City agree to use reasonable care and diligence to perform their respective services under this Agreement.

12. The Consultant shall comply with applicable federal, state, and local laws in the performance of work under this Agreement.

13. To the extent required by controlling federal, state and local law, Consultant shall not employ discriminatory practices in the provision of services, employment of personnel, or in any other respect on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Subject to the foregoing

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and during the performance of this Agreement, Consultant agrees as follows:

(a) Consultant will comply with all applicable laws and regulations providing that no person shall, on the grounds of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity made possible by or resulting from this Agreement.

(b) Consultant will not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Consultant shall ensure that applicants are employed, and the employees are treated during employment, without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Such requirement shall apply to Consultant's employment practices including, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provision of this nondiscrimination clause.

(c) Consultant will, in all solicitations or advertisements for employees placed by or on behalf of Consultant in pursuit hereof, state that all qualified applicants will receive consideration for employment without regard to race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age,

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sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era.

(d) If Consultant should subcontract all or any portion of the services to be performed under this Agreement, Consultant shall cause each subcontractor to also comply with the requirements of this Section 13.

14. To the furthest extent allowed by law (including California Civil Code section 2782.8 if applicable), Consultant shall indemnify, hold harmless and defend the City, the Moreno Valley Community Services District ("CSD"), the Moreno Valley Housing Authority ("Housing Authority") and each of their officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage), and from any and all claims, demands and actions in law or equity (including reasonable attorney's fees and litigation expenses) that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant, its principals, officers, employees, agents or volunteers in the performance of this Agreement.

If Consultant should subcontract all or any portion of the services to be performed under this Agreement, Consultant shall require each subcontractor to indemnify, hold harmless and defend City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Agreement.

15. Insurance.

(a) Throughout the life of this Agreement, Consultant shall pay for and maintain in full force and effect all insurance as required in **Exhibit D** or as may be authorized in writing by the City Manager or his/her designee at any time and in his/her sole discretion.

(b) If at any time during the life of the Agreement or any extension, Consultant

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or any of its subcontractors fail to maintain any required insurance in full force and effect, all services and work under this Agreement shall be discontinued immediately, and all payments due or that become due to Consultant shall be withheld until notice is received by City that the required insurance has been restored to full force and effect and that the premiums therefore have been paid for a period satisfactory to City. Any failure to maintain the required insurance shall be sufficient cause for City to terminate this Agreement. No action taken by City pursuant to this section shall in any way relieve Consultant of its responsibilities under this Agreement. The phrase "fail to maintain any required insurance" shall include, without limitation, notification received by City that an insurer has commenced proceedings, or has had proceedings commenced against it, indicating that the insurer is insolvent.

(c) The fact that insurance is obtained by Consultant shall not be deemed to release or diminish the liability of Consultant, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify City shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Consultant. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of Consultant, its principals, officers, agents, employees, persons under the supervision of Consultant, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

(d) Upon request of City, Consultant shall immediately furnish City with a complete copy of any insurance policy required under this Agreement, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Agreement.

(e) If Consultant should subcontract all or any portion of the services to be

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performed under this Agreement, Consultant shall require each subcontractor to provide insurance protection in favor of City and each of its officers, officials, employees, agents and volunteers in accordance with the terms of this section, except that any required certificates and applicable endorsements shall be on file with Consultant and City prior to the commencement of any services by the subcontractor.

16. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. No provisions of this Agreement may be waived unless in writing and signed by all parties to this Agreement. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.

17. Consultant and subconsultants shall pay prevailing wage rates when required by the Labor Laws of the State of California.

18. (a) The Consultant shall deliver to the Planning Official or her designee, fully completed and detailed project-related documents which shall become the property of the City. The Consultant may retain, for its files, copies of any and all material, including drawings, documents, and specifications, produced by the Consultant in performance of this Agreement.

(b) The Consultant shall be entitled to copies of all furnished materials for his files and his subconsultants, if any.

(c) The City agrees to hold the Consultant free and harmless from any claim arising from any unauthorized use of computations, maps, and other documents prepared or provided by the Consultant under this Agreement, if used by the City on other work without the permission of the Consultant. Consultant acknowledges that Consultant work product produced under this agreement may be public record under State law.

19. (a) This Agreement shall terminate without any liability of City to Consultant

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upon the earlier of: (i) Consultant's filing for protection under the federal bankruptcy laws, or any bankruptcy petition or petition for receiver commenced by a third party against Consultant; (ii) 10 calendar days prior written notice with or without cause by City to Consultant; (iii) City's non-appropriation of funds sufficient to meet its obligations hereunder during any City fiscal year of this Agreement, or insufficient funding for the Project; or (iv) expiration of this Agreement. The written notice shall specify the date of termination. Upon receipt of such notice, the Consultant may continue services on the project through the date of termination, provided that no service(s) shall be commenced or continued after receipt of the notice, which is not intended to protect the interest of the City. The City shall pay the Consultant within thirty (30) days after the date of termination for all non-objected to services performed by the Consultant in accordance herewith through the date of termination. Consultant shall not be paid for any work or services performed or costs incurred which reasonably could have been avoided.

(b) In the event of termination due to failure of Consultant to satisfactorily perform in accordance with the terms of this Agreement, City may withhold an amount that would otherwise be payable as an offset to, but not in excess of, City's damages caused by such failure. In no event shall any payment by City pursuant to this Agreement constitute a waiver by City of any breach of this Agreement which may then exist on the part of Consultant, nor shall such payment impair or prejudice any remedy available to City with respect to the breach.

(c) Upon any breach of this Agreement by Consultant, City may (i) exercise any right, remedy (in contract, law or equity), or privilege which may be available to it under applicable laws of the State of California or any other applicable law; (ii) proceed by appropriate court action to enforce the terms of the Agreement; and/or (iii) recover all direct, indirect, consequential, economic and incidental damages for the breach of the Agreement. If

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it is determined that City improperly terminated this Agreement for default, such termination shall be deemed a termination for convenience.

(d) Consultant shall be liable for default unless nonperformance is caused by an occurrence beyond the reasonable control of Consultant and without its fault or negligence such as, acts of God or the public enemy, acts of City in its contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers. Consultant shall notify City in writing as soon as it is reasonably possible after the commencement of any excusable delay, setting forth the full particulars in connection therewith, and shall remedy such occurrence with all reasonable dispatch, and shall promptly give written notice to Administrator of the cessation of such occurrence.

20. This Agreement is binding upon the City and the Consultant and their successors and assigns. Except as otherwise provided herein, neither the City nor the Consultant shall assign, sublet, or transfer its interest in this Agreement or any part thereof without the prior written consent of the other.

21. A City representative shall be designated by the City and a Consultant representative shall be designated by the Consultant. The City representative and the Consultant representative shall be the primary contact person for each party regarding performance of this Agreement. The City representative shall cooperate with the Consultant, and the Consultant's representative shall cooperate with the City in all matters regarding this Agreement and in such a manner as will result in the performance of the services in a timely and expeditious fashion.

22. This Agreement represents the entire and integrated Agreement between the City and the Consultant, and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be modified or amended only by a subsequent

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written Agreement signed by both parties.

23. Where the payment terms provide for compensation on a time and materials basis, the Consultant shall maintain adequate records to permit inspection and audit of the Consultant's time and materials charges under this Agreement. The Consultant shall make such records available to the City at the Consultant's office during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records. Except as may be otherwise required by law, such records will be available only to the City. Such records shall be maintained by the Consultant for three (3) years following completion of the services under this Agreement.

24. The City and the Consultant agree, that to the extent permitted by law, until final approval by the City, all data shall be treated as confidential and will not be released to third parties without the prior written consent of both parties.

25. (a) Consultant shall comply, and require its subcontractors to comply, with all applicable (i) professional canons and requirements governing avoidance of impermissible client conflicts; and (ii) federal, state and local conflict of interest laws and regulations including, without limitation, California Government Code Section 1090 et. seq., the California Political Reform Act (California Government Code Section 87100 et. seq.) and the regulations of the Fair Political Practices Commission concerning disclosure and disqualification (2 California Code of Regulations Section 18700 et. seq.). At any time, upon written request of City, Consultant shall provide a written opinion of its legal counsel and that of any subcontractor that, after a due diligent inquiry, Consultant and the respective subcontractor(s) are in full compliance with all laws and regulations. Consultant shall take, and require its subcontractors to take, reasonable steps to avoid any appearance of a conflict of interest. Upon discovery of any facts giving rise to the appearance of a conflict of interest, Consultant

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shall immediately notify City of these facts in writing.

(b) In performing the work or services to be provided hereunder, Consultant shall not employ or retain the services of any person while such person either is employed by City or is a member of any City council, commission, board, committee, or similar City body. This requirement may be waived in writing by the City Manager, if no actual or potential conflict is involved.

(c) Consultant represents and warrants that it has not paid or agreed to pay any compensation, contingent or otherwise, direct or indirect, to solicit or procure this Agreement or any rights/benefits hereunder.

(d) Neither Consultant, nor any of Consultant's subcontractors performing any services on this Project, shall bid for, assist anyone in the preparation of a bid for, or perform any services pursuant to, any other contract in connection with this Project unless fully disclosed to and approved by the City Manager, in advance and in writing. Consultant and any of its subcontractors shall have no interest, direct or indirect, in any other contract with a third party in connection with this Project unless such interest is in accordance with all applicable law and fully disclosed to and approved by the City Manager, in advance and in writing. Notwithstanding any approval given by the City Manager under this provision, Consultant shall remain responsible for complying with Section 25(a), above.

(e) If Consultant should subcontract all or any portion of the work to be performed or services to be provided under this Agreement, Consultant shall include the provisions of this Section 25 in each subcontract and require its subcontractors to comply therewith.

(f) This Section 25 shall survive expiration or termination of this Agreement.

26. All Plans, drawings, Specifications, reports, logs, and other documents prepared

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by the Consultant in its performance under this Agreement shall, upon completion of the project, be delivered to and be the property of the City, provided that the Consultant shall be entitled, at its own expense, to make copies thereof for its own use.

27. The laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement, and shall also govern the interpretation of this Agreement. Venue shall be vested in the Superior Court of the State of California, County of Riverside.

28. Supplementary General Provisions. (For projects that are funded by Federal programs). The following provisions, pursuant to 44 Code of Federal Regulations, Part 13, Subpart C, Section 13.36, as it may be amended from time to time, are included in the Agreement and are required to be included in all subcontracts entered into by CONTRACTOR for work pursuant to the Agreement, unless otherwise expressly provided herein. These provisions supersede any conflicting provisions in the General Conditions and shall take precedence over the General Conditions for purposes of interpretation of the General Conditions. These provisions do not otherwise modify or replace General Conditions not in direct conflict with these provisions. Definitions used in these provisions are as contained in the General Conditions.

1. CONTRACTOR shall be subject to the administrative, contractual, and legal remedies provided in the General Conditions in the event CONTRACTOR violates or breaches terms of the Agreement.
2. CITY may terminate the Agreement for cause or for convenience, and CONTRACTOR may terminate the Agreement, as provided the General Conditions.

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3. CONTRACTOR shall comply with Executive Order 11246 of September 24, 1965, entitled Equal Employment Opportunity, as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60). (All construction contracts awarded in excess of \$10,000 by CITY and/or subcontracts in excess of \$10,000 entered into by CONTRACTOR.)
4. CONTRACTOR shall comply with the Copeland Anti-Kickback Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3) (All contracts and subcontracts for construction or repair.)
5. CONTRACTOR shall comply with the Davis-Bacon Act (40 U.S.C. 276a to 276a7) as supplemented by Department of Labor regulations (29 CFR Part 5).
6. CONTRACTOR shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327330) as supplemented by Department of Labor regulations (29 CFR Part 5).
7. CONTRACTOR shall observe CITY requirements and regulations pertaining to reporting included in the General Conditions.
8. Patent rights with respect to any discovery or invention which arises or is developed in the course of or under the Agreement shall be retained by the CITY.
9. Copyrights and rights in data developed in the course of or under the Agreement shall be the property of the CITY. FEMA/CalOES reserve a royalty-free, nonexclusive, irrevocable license to reproduce, publish or otherwise use or authorize to others to use for federal purposes a copyright in any work developed under the Agreement and/or subcontracts for work pursuant to the Agreement.

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10. CONTRACTOR shall provide access by the City, the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.
11. CONTRACTOR shall retain all required records for three years after CITY makes final payments and all other pending matters relating to the Agreement are closed.
12. CONTRACTOR shall comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15). (This provision applies to contracts exceeding \$100,000 and to subcontracts entered into pursuant to such contracts.)
13. CONTRACTOR shall comply with mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94163, 89 Stat. 871).

SIGNATURE PAGE FOLLOWS

IN WITNESS HEREOF, the parties have each caused their authorized representative to execute this Agreement.

City of Moreno Valley

Dyett & Bhatia, Inc.

BY: _____
Thomas M. DeSantis, City Manager

BY: _____

Name: _____

TITLE: _____
(President or Vice President)

Date

Date

BY: _____

Name: _____

TITLE: _____
(Corporate Secretary)

Date

INTERNAL USE ONLY

APPROVED AS TO LEGAL FORM:

City Attorney

Date

RECOMMENDED FOR APPROVAL:

Department Head
(if contract exceeds 15,000)

Date

EXHIBIT A

SCOPE OF WORK

5 PROPOSED SCOPE OF SERVICES

This section outlines our proposed work program for the City of Moreno Valley Comprehensive General Plan Update (GPU), and EIR. The program is organized into nine tasks, including preparation of a Climate Action Plan. In addition, there is an Optional Task at the end of the scope to prepare a General Plan/Zoning Consistency Framework, in order to expedite the update and adoption of a Zoning Code consistent with the General Plan.

The task-by-task descriptions that follow present our approach to community outreach, data collection, alternatives analysis, policy formulation and preparation of documents. Each task description includes a purpose statement at the beginning in italics followed by a detailed description of deliverable formats and content.

Initials in parentheses identify the lead firm for each sub-task:

- D&B: Dyett & Bhatia, Urban and Regional Planners
- F&P: Fehr and Peers, Transportation Planners
- RECON: RECON Environmental, Environmental Consultants
- KMA: Keyser Marston Associates, Market Demand/Fiscal Analysis
- VMA: VMA Communications, Public Outreach and Facilitation
- UFS: Urban Field Studio, Architecture and Urban Design
- TKE: TKE Engineering

Phase I: Project Initiation, Visioning, and Issue Identification

TASK 1: PROJECT INITIATION, VISIONING, AND ISSUE IDENTIFICATION

Objective: The consultant team will engage with City staff and other appropriate representatives to understand key issues, organize background materials and data, and clarify the work plan.

1-A Conduct a Kick-Off Meeting with City Staff/Bus Tour (Team). Meet with key staff members to discuss their ideas and aspirations for the project. At this meeting, data sources will be identified, roles and responsibilities (including those of the Project Manager and Creative Writer) will be clarified, and communication protocols will be established. Following the kickoff meeting, we will tour the planning area with staff.

1-B Review Background Information (Team). The consultants will review materials including the current General Plan, 2014-2021 Housing Element, Specific Plans, and any other relevant plans/documents, such as regional planning documents, major development projects, and public

facility plans. The consultants will also become familiar with existing conditions and community character, and the history of community input processes to date.

1-C Prepare GIS Database (D&B). We will use pertinent documents and GIS data provided by City staff to prepare base maps showing existing roads and rights-of-way and surrounding land uses. Additional maps will be produced as part of the existing conditions analysis (Task B).

1-D Detailed Public Participation Program and GPAC Formation (D&B, VM). A public participation program will be developed in coordination with City staff, using the components identified in the following tasks. The program will outline topics and estimated dates for all public meetings, public workshops, decision maker meetings, and other outreach tools, as well as strategies for noticing and communication. 10 hard copies and 1 electronic copy of both the Draft and Final Public Participation Program will be provided. During this task, we will also assist the City with formation of the GPAC as needed.

1-E Project Logo (D&B). To set the foundation for the community engagement effort and project-related materials (print and digital), D&B will design a logo to uniquely identify the Moreno Valley GPU. The logo will be used on all project documents and outreach materials. We will develop a few logos for the City to choose between.

1-F Project Website Materials (D&B). D&B will prepare a webpage that the City will maintain on its website. The site will meet four primary purposes: 1. Provide general information about the project, such as purpose, schedule, "General Plan 101", and FAQs; 2. Serve as a regularly updated library of project documents, presentations, and meeting materials as they are completed; 3. Alert the public to upcoming meetings and other means of participation; and 4. Provide opportunities to engage and provide input in creative and convenient ways at various points in the process. Social media and online engagement platforms (e.g. online survey) will link to and be accessed from this site.

1-G Monthly Progress Reports (D&B). Throughout the process, monthly progress reports will be prepared to provide updates on project status and identify any potential risks to the scope or budget.

Meetings	Products
<ul style="list-style-type: none"> • Kickoff Meeting and tour with staff 	<ul style="list-style-type: none"> • Public Participation Program • Draft and Final Logo • Project Website Materials • Monthly Progress Reports

TASK 2: VISION AND ISSUE IDENTIFICATION

Objective: The objective of this task is to engage the community in strategic visioning and priority setting. The team will work to identify and understand community concerns to establish a coordinated and realistic direction for the future. Leveraging our extensive experience in community visioning efforts, we will lead a community outreach program that reaches and engages a broad range of citizens, generates a constructive dialogue, and addresses the core attributes that a general plan can shape: land use, transportation, fiscal and economic health, physical character, and community identity. We will engage the community on specific aspects of the GPU, including their preferred direction for major land use changes, circulation facilities, and others.

- 2-A GPAC Meeting #1 (D&B).** At this first meeting, GPAC members will be introduced to the GPU. GPAC's role for the GPU, and overall meeting schedule with topics for each meeting will be reviewed. City staff and Consultant will describe the effort, timeline and milestones, and get feedback from decision-makers on (1) What they see as key priorities and issues, and (2) Ideas on outreach to stakeholders, community workshop, and any questions they want to see included as part of the community survey.
- 2-B Kickoff Workshop with Planning Commission/City Council (D&B).** In a joint session of the Planning Commission and City Council, we will kick off the project with decision makers and seek their input on vision, goals, and priorities for the GPU overall and any identified key issues in particular.
- 2-C Stakeholder Identification and Interviews (D&B).** Representatives of public agencies, major property owners, cultural groups, Planning Commission and City Council members, etc. will be interviewed. Our budget provides for up to 16 small group meetings of 3-4 interviewees each over a three-day period. This will also provide an opportunity to speak directly with landowners and/or businesses in areas where land use changes are being considered. Comments and input from the stakeholder meetings will be summarized in a memorandum. City staff will help identify stakeholders for this task.
- 2-D Tribal Outreach (D&B).** Pursuant to SB 18 and AB 52, we will provide support for the City's notification of the Native American Heritage Commission of the planning process and assist the City in contacting tribes with interests in the planning area.
- 2-E Media Relations/E-Updates (VMA).** VMA will ensure that the City utilizes available and popular media forums. Additional research will be completed to identify which sources Moreno Valley residents use, particularly via social media or online, with attention paid to Spanish media outlets. VMA will prepare press/e-news releases approximately six or seven times over the duration of the project to be distributed to local media and posted on the project website and other appropriate outlets. VMA will also design (print and mail will be provided by D&B if necessary) meeting notices, display ads, and provide social media content for the City to post on its Nextdoor and Facebook pages to announce key milestones and community workshops. VMA will design a template in MailChimp to send out e-updates.
- 2-F E-Newsletter #1 (D&B).** The kickoff newsletter will introduce the process, and invite community members to participate in the workshop and take the survey. We will provide an email-ready file to the City. If the City has a mailing list and can provide this in an appropriate format, D&B will send out the newsletter electronically using software such as Mailchimp.
- 2-G Community Workshop #1: Vision, Issues, and Priorities (VMA, D&B).** The first workshop will be held at the inception of the GPU process to introduce the planning effort and encourage participants to articulate the issues challenging the community, express values about what is important, and think in visionary terms about opportunities for the future. The project team will conduct the workshop using visual and interactive tools to engage the community in a discussion about existing conditions and the future of the city. We strongly believe that depicting information graphically with maps and images makes the work more easily understood, more engaging for participants, and more concise. Our highly-skilled in-house graphics staff has extensive experience with GIS, graphic design, and 3D modeling and will prepare high-quality visual material for use in the process. Results of the workshop, and the online engagement component, will be summarized in a memo and will be the foundation for a Vision Statement. D&B will provide content (maps, photos and text) for the workshop posters. VMA will print the maps, and design and print flyers and posters used at the workshop. The same materials can be used at the pop-up events.
- 2-H Online Survey #1 (D&B).** D&B will design and conduct an online visioning survey using Maptionnaire (which enables people to draw or add notes on maps with a Google maps background), Survey Monkey, or a similar platform. The survey will be announced at the workshop, through online and social media outlets, and the City's email databases. The survey will be designed to help people identify and rank their top issues and priorities for the city's future. The survey will use visuals and maps to help community members participate in the survey in a fun, engaging manner.
- 2-I Additional Outreach Meetings (11) (VMA).** VMA will work with the consultant team and City staff to plan and design outreach campaigns for up to 11 additional neighborhood meetings or pop-up events. Leaving these meetings flexible will allow us to strategically adapt to any changes and opportunities throughout the process. For example, there may be a special event in the City that occurs at the time of a major milestone in the GPU process where a GPU booth at the event may help attract

more participants to the planning process. Or there may be particular neighborhood groups, businesses, practitioners, strategic advisors, or other stakeholders that we may want to engage at strategic times. GPU booths can also “piggyback” on standing events or meetings, such as farmers markets, back-to-school nights, parent meetings, sport league opening days, or ethnic celebrations. Spanish translation will be provided, as needed. VMA will conduct up to 10 additional neighborhood or pop-up meetings at strategic times to educate, rally and encourage local participation in the GPU effort.

- 2-J **Community Vision and Guiding Principles (D&B).** Results from the initial outreach activities will be synthesized in the form of a graphics-rich, visually-engaging Community Vision and Guiding Principles document with images, maps, and photos to illustrate the vision. The vision will be aspirational, and the Guiding Principles will confirm existing goals in the current General Plan or outline how these will be modified and tailored to reflect the specific issues of this update. This standalone document will also be incorporated into the General Plan Update.
- 2-K **GPAC Meeting #2 (D&B).** At this second meeting of GPAC, D&B will present the results of the survey and community workshops, present a working draft of Vision and Guiding Principles, and get feedback for finalizing these.
- 2-L **Joint Meeting of City Council and Planning Commission #2.** At this joint meeting of decision-making bodies, Consultant will present results of the outreach, as well as the findings of existing conditions analysis (from Task 3). The emerging Vision and Guiding Principles will be presented and feed-back used for finalizing this. Ideas will be sought for alternatives.

Meetings	Products
<ul style="list-style-type: none"> • GPAC Meetings #1 and #2 • Planning Commission and City Council Joint Study Sessions (2) • Stakeholder Interviews (up to 16 individual or small group meetings over three days) • Community Workshop #1 	<ul style="list-style-type: none"> • Stakeholder Interview Memorandum • E-Newsletter #1 • Community Workshop Memorandum • Online Survey, and Results Memorandum • Community Vision & Guiding Principles (Drafts for GPAC and for Decision Maker Review, and Final)

TASK 3: EXISTING CONDITIONS

Objective: The objective of this task will be to comprehensively assess the city’s existing land use characteristics, economic position, circulation network, environmental resources and constraints, and assess likely future growth and development capacity. This assessment will inform the identification of key issues and opportunities that the GPU should address. Data collected will be used to prepare the EIR environmental settings. We will prepare findings in a concise and user-friendly reports, emphasizing maps and graphics that present physical data clearly.

Information compiled will be outlined in formats as follows:

- **Technical Background Reports.** Separate technical reports will be prepared for each of the topics, described in more detail in Task 3-A.
 - **Environmental Conditions Report.** For environmental topics not covered in technical reports, an Environmental Conditions Report will be prepared, emphasizing maps so as to be useful for planning purposes. Details of this are in Task 3-B
 - **Land Use and Built Form Report.** This report will cover land use, urban design, disadvantaged communities, and environmental justice, as outlined in Task 3-C
 - **Economic Analysis Report.** Described in Task 3-D.
- 3-A **Technical Reports. (RECON, F&P).** To inform preparation of the Existing Conditions, Opportunities, and Challenges Report (Task 3-C) and the EIR (Task 8), technical reports on the following topics will be prepared. 10 hard copies and 1 electronic copy of each report will be provided. These reports may be prepared at the existing conditions stage, or following preferred plan preparation, to enable more informed work which can then be reflected in the GPU and the EIR.
- **Air Quality (RECON).** RECON will prepare a technical study detailing existing air quality conditions and regulatory controls, including those from the CARB and the SCAQMD. The report will present a program-level assessment to determine potential impacts to air quality from implementing projects that could occur as a result of adoption of the General Plan update. The study will identify significance thresholds; evaluate construction emissions based on typical construction scenarios; provide a quantitative operational emissions analysis based on proposed land uses and trip generation data; evaluate the potential for localized CO “hot spots” based on intersection volumes; provide a qualitative analysis of toxic air contaminants (TACs) and odors; a cumulative impact analysis; and evaluate consistency with regional air quality plans. While it is understood that environmental review may occur as future project-specific development proposals are initiated, the study will provide a mitigation framework that can be used to inform and guide future project specific analysis.

The existing condition portion of this effort would be provided concurrent with items included in Task 3B, with modeling and analysis occurring after the proposed land use plan is selected and the transportation analysis results are available.

- *Biological Resources (RECON)*. RECON biologists will compile data to document the biological resources present within the City. This will be based on a review of recent aerial photography to identify any areas within the city that may support biological resources that are regulated by state and federal statutes or should otherwise be addressed as part of CEQA compliance. RECON proposes to investigate and assess the character of these areas through a review of available information including GIS data available from the County of Riverside and data from the California Natural Diversity Data Base which contains records of the occurrences of special status habitats and plant and animal species in the vicinity of the city. RECON will conduct a visual field reconnaissance in select areas to verify the potential for sensitive resources potentially subject to state and federal regulations and CEQA review. Once a land use map is selected the analysis phase of this report will be completed. This will allow for an analysis focus within areas where planned land uses may impact sensitive resources, MSHCP Conservation Area Cores, criteria cells, and/or wildlife corridors. The analysis will address potential impacts to important resource areas such as the nearby San Jacinto Wildlife Area, Mystic Lake, and the March Air Reserve Base property in the western portion of the City. All of this analysis will be presented relative to the Multiple Species Habitat Conservation Plan (MSHCP) for western Riverside County. For example, the Moreno Valley is partially located within Subunits 1, 2, 3, and 4 of the MSHCP, Reche Canyon/Badlands Area Plan and the analysis will evaluate whether implementation of the proposed plan can meet the conservation targets for this area. Evaluation of subunit and cell group conservation objectives would be included. The analysis will identify potentially significant impacts and will develop a mitigation framework that could be applied to future development within the Plan area.
- *Circulation (F&P)*. The analysis will be completed in two phases, with the first phase assessing existing traffic conditions using pre-existing traffic count data supplemented by strategic additional counts for up to 100 locations (15 intersections and 85 roadway segments). Results of the Pedestrian Study recently completed by the City will be summarized and focus areas will be highlighted and included in the General Plan Update. The analysis will also consider opportunities for innovative design and program solutions to improve the mobility, efficiency, connectivity, and safety of the transportation system, such as traffic calming devices, roundabouts, traffic circles, curb extensions, separated bicycle infrastructure, pedestrian scramble intersections, high visibility pedestrian treatments and infrastructure, and traffic signal

coordination. Existing constraints with respect to the roadway network and connectivity in Moreno Valley will be identified and potential opportunities developed for incorporating the requirements of AB 1358 (Complete Streets) and SB 743 (vehicle miles traveled).

F&P will develop study guidelines to meet SB 743 mandate for the use of vehicle miles traveled (VMT) as the method of measuring traffic impacts of the new land use. This will include conducting an educational workshop on SB 743 for City staff, summarizing the recommendations from WRCOG's SB 743 Implementation Pathway project, and what the City's options for level of service are moving forward. F&P will then provide recommendations on thresholds of significance and draft new traffic impact study guidelines for CEQA projects that use VMT as the metric for transportation impacts, and will assist the City in adopting the guidelines and thresholds of significance by the City Council by either resolution or ordinance. This task assumes F&P attendance at decision-maker meetings for adoption of the thresholds.

The second phase of the analysis will be conducted after selection of the General Plan land use map. F&P will summarize the previously developed Existing Conditions analysis and any updated future conditions analysis in a technical Traffic Study. Sub-tasks within this effort will include:

- Intersection and roadway Level of Service (LOS) analysis
- Pedestrian analysis
- VMT analysis
- Review of existing designated truck routes to include select classification counts to determine truck percentages and recommendations for new / modified truck routes
- Consistency with Riverside County's Congestion Management Program (CMP)
- Determination of adequate emergency vehicle access
- Identification of any conflicts with adopted plans or policies regarding alternative travel modes

If impacts are identified, F&P will identify potential mitigations. As with most General Plans, it is assumed that the roadway system will be designed so that the General Plan is self-mitigating in that there is sufficient capacity in the roadway network to accommodate any projected growth (or that policies reflect the anticipated service levels that will occur). If this self-mitigation is not the case, additional mitigation measures (where feasible) will be identified for any deficient analysis locations. If necessary, the General Plan will be updated to reflect these additional mitigation measures should any be identified.

- *Neighborhood Character (D&B, UFS)*. D&B and UFS will prepare a technical report on urban

design and neighborhood character, including an analysis of the existing street grid and architecture in different neighborhoods.

- *Noise (RECON)*. RECON will prepare a noise technical study. To create a baseline, measurements of ambient noise at up to 15 locations throughout the City will be taken. Existing noise sources will be identified along with areas considered to be sensitive to excessive noise. Existing City, State and federal regulations governing noise will be summarized. The analysis will consider the effect of stationary and mobile source noise resulting from build-out of the GPU. Data required to complete noise modeling will be taken from the transportation analysis and will include existing and future volumes on local roadways and freeways. Potential impacts to noise sensitive receptors will be evaluated in addition to potential impacts associated with construction noise. Noise sources are anticipated to include freeway noise, road noise along heavily traveled roadways in addition to noise associated with MARB operations. Warehousing noise can also pose an issue where they are located in proximity to sensitive receptors and the analysis will consider whether the proposed GPU includes adequate policy framework to address potential noise impacts associated with warehouse development.
- *Traffic and Circulation (F&P)*. Please see the description of the existing conditions analysis of traffic and circulation in Task 3C below.

3-B Environmental Conditions Report (RECON; D&B). For some specific environmental topics not covered by technical reports, an Environmental Conditions Report will be prepared, emphasizing mapped information. These will be as follows:

- *Public Safety (D&B)*. D&B will prepare a study based on information from the City, Police and Fire Departments, and existing plans and report on public safety service standards, staffing, budget, opportunities, and constraints.
- *Parks, Schools, and Public Facilities (D&B)*. D&B will research parkland and recreational open space availability and accessibility; areas with deficits; and potential opportunities for expansion. Additional public facilities, including schools, libraries, and cultural and civic facilities will also be assessed. GIS-based analysis of accessibility to parks and public facilities will be conducted.
- *Infrastructure and Utilities (TKE)*. Summarize wet utilities (water, wastewater, recycled water, storm drainage) capacities given existing and already planned growth, and issues in the city. Summarize status of existing plans for these efforts.

3-C Existing Conditions, Opportunities, and Constraints Report (D&B, Team). A report will be prepared providing a detailed analysis of baseline conditions, and identifying prevailing opportunities and constraints for the GPU. This will set the stage for alternatives analysis and policy formulations. 10 hard copies and 1 electronic copy will be provided. The report will contain extensive graph-

ics, using maps and charts, along with supporting text, and will address the following topic areas:

- *Executive Summary (Team)*. The executive summary will highlight the report's key findings in a summary matrix that will include planning implications, opportunities, challenges, and constraints.
- *Community Overview (D&B, KMA)*. This section will feature a community snapshot that includes housing, population, social, and other relevant demographics, as well as neighborhood crime statistics.
- *Land Use (D&B)*. The land use and urban design analysis will catalogue existing land uses and building typologies in and around the planning area based on available GIS information from the City, County Assessor's records (to be provided by City) and focused windshield surveys; highlight historical growth patterns; contain an inventory of planned development by land use based on available data; and review existing zoning, General Plan, and other regulations. Opportunity sites will be identified at the parcel level based on fieldwork and land value analysis to determine realistic opportunities for new development.
- *Disadvantaged Communities/Risks (D&B)*. Per requirements of SB 1000, the analysis will also include identification of disadvantaged communities, and analysis of health risks and other topics in those communities. Disadvantaged Unincorporated Communities will also be identified, and public services to these communities will be assessed, per SB 244.
- *Fire Protection (RECON)*. Existing regulations applicable to fire protection will be summarized. Various fire hazard zones within the City as identified by the California Department of Forestry and Fire Protection (CalFire) with its Fire Resource and Assessment Program (FRAP) mapping will be identified. Existing City fire stations and resources will be identified, as well as areas of existing and future concern for fire protection and fuel modification.
- *Geology and Seismicity (RECON)*. The City is located in a seismically active area and will need to consider adequate protection from natural disaster (e.g., earthquakes, liquefaction, ground acceleration, and ground rupture). RECON will complete literature reviews to identify potential geologic and seismic issues such as strong ground shaking associated with nearby active faults (i.e., San Jacinto Fault splays in the eastern portion of the City), and the secondary seismic hazards of liquefaction, and slope stability. Other local geologic issues include expansive soils (i.e., soils with high shrink-swell potential). RECON will prepare a description of existing soil and geologic conditions in the City based on available data. Existing regulations and plans applicable to geology and seismicity such as the City's Municipal Code and Local Hazard Mitigation Plan will be summarized. No geological fieldwork is proposed.

- *Hazardous Materials (RECON)*. RECON will conduct a search of available databases (e.g. Regional Water Quality Control Board and the Department of Toxic Substances Control Envirostor database) to identify hazardous material sites in the City. RECON will further characterize the general types of hazmat sites and identify those that would have the most critical influence on land uses and planning in the City. Airport hazards and mapping will be identified from the March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP).
- *Hydrology, Flooding, and Watersheds (RECON)*. RECON will provide a summary of existing conditions related to hydrology, flooding and watersheds in Moreno Valley. This will include a summary of existing regulations addressing flooding, hydrology and water quality. Important natural and man-made drainages in the City will be identified in addition to areas of potential flooding. The overall watershed characteristics of the region and City will be described. Information related to water quality concerns and impaired water bodies will be provided.
- *Infrastructure (RECON)*. A summary of the City's water and sewer infrastructure that supports existing land uses will be identified. Major deficiencies that would need to be eliminated to serve future land uses would be identified. Existing service provider facility plans would be reviewed such as the Edgemont Water Master Plan. This information will be based on a review of secondary source information and technical information to be provided by TKE.

3-D Market Analysis (KMA). KMA will provide an overview of the market characteristics exhibited by the residential, office, industrial, hospitality and retail uses in the market area. Based on the assessment of current market conditions KMA will identify development opportunities and constraints for these land uses. To that end, KMA will:

- Review real estate market conditions including: sales prices, sales activity/absorption in the region, current rents, marketplace voids and recent/proposed developments.
- Collect population, household and employment growth projections for the market area and region.
- Review current retail sales in the City, Market area and County.
- Review existing employment and business patterns in the County and the market area to gain an understanding of the mix of jobs suited for new development and the demand they could generate.
- Summarize countywide employment patterns and identify key industries with strong pay levels.
- Prepare a surplus/leakage analysis for the market area to identify the type and scope of retail devel-

opment that could be supported in new development.

- Review sales prices for new and existing for-sale residential in the market area.
- Summarize current apartment rents, vacancy and demand by type of unit in the market area.
- Contact brokers and developers active in the region, as their insights are invaluable for assessing the current and future market conditions.
- Prepare residential and commercial demand projections, which will assist the team in identifying potential development opportunities for the area.

3-E Prepare Economic Development Strategies/Policy Framework (KMA). KMA will assist in the identification of economic and financial strategies that can be used to promote the City's economic development goals. The strategies that will be considered (a number of which are likely already utilized by the City) include:

- Identify mechanisms to promote key "opportunity" industries.
- Assessment district formation for operation and maintenance of public improvements.
- Expedited development processing and revised development fees to accelerate desired projects.
- Property tax increment or site specific public revenues
- Tax-exempt bonds/Low Income Housing Tax Credits (low income housing projects).
- Enhanced Infrastructure Financing Districts
- Available grant programs from agencies such as: SCAG, Riverside Transit Agency (RTA), the local TUMF development impact fees, State Cap- and-Trade/California Air Resources Board funds and those available from the Strategic Growth Council, just to name a few, will be identified for providing infrastructure for improved road and highway systems, transit, bicycle and pedestrian infrastructure and other necessary public facilities.

3-F Present Background Reports and Analysis to GPAC/Brainstorm Land Use/Transportation Ideas (GPAC Meetings #3). This is expected to be a three to four hour workshop, where results of the assessment and key emerging issues will be presented. The bulk of the time will be reserved for hands-on brainstorming for land use/transportation ideas that encapsulate the community's long-range vision. The discussion will also be used to start fleshing out concepts and policies for key topics, as well as incorporation in General Plan policy.

3-G. Present Existing Conditions, Opportunities, and Challenges Report Findings to Decision-makers (D&B; Team). *This will be done as part of Task 2.L*

Meetings	Products
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- GPAC Meeting #3
- Technical Reports
- Existing Conditions, Opportunities, and Challenges Report (Draft and Final)
- Economic Development Strategies/Policy Framework

Phase 2: Options and Strategies

TASK 4: ALTERNATIVES

Objective: In this task, we will formulate three plans illustrating alternative land use, circulation patterns, and community design for the city, focused on opportunity sites identified in the existing conditions research. Additionally, a comprehensive evaluation of the alternative plans will be conducted, so informed decisions can be made. This will include analysis of traffic impacts, infrastructure, fiscal impacts and population/employment growth.

4-A Preliminary Alternative Plans (D&B, UFS). D&B, with technical assistance from UFS, will prepare up to three alternatives for land use, circulation, and community design in “sketch plan” form. The alternatives will reflect findings from the issues, opportunities, and constraints determined in Task 3; incorporate feedback from community members and decision makers during the previous tasks; and offer real choices for future growth and development. Alternatives will focus on alternative land uses and mixes, building intensity, and locations for potential redevelopment and intensification, and explore issues related to the establishment of town centers, revitalization of key corridors, neighborhood conservation, and economic development. They will incorporate any relevant recommendations from the Nason Study and Healthy Community planning efforts.

Concepts related to connectivity and transportation will be also explored.

4-B Finalized Alternatives (D&B). Preliminary alternatives will be refined following the review of City Staff.

4-C Alternatives Evaluation (Team). We will quantify the draft alternatives’ impacts. Relative merits and disadvantages of the alternatives will be assessed, and a short report prepared discussing the findings and implications. 10 hard copies and 1 electronic copy will be provided. Topics will include:

- *Land Use, Population, and Employment (D&B).* Comparative impacts in terms of population, jobs/housing balance, and other factors of concern will be prepared in narrative and tabular form.
- *Economic and Fiscal Implications (KMA).* A fiscal impact analysis will be prepared for up to three land use alternatives with an emphasis on development options within key target areas and

along important corridors. The focus of the fiscal analysis will be on the General Fund revenues and costs, but may include other funds based on discussion with city finance and key service provider staff, such as the Gas Tax Road Fund, park and recreation funds and other services, as identified. KMA will estimate the gross annual recurring tax revenues and subvention revenues to be generated by the build out of the land use plan, which are allocated to the City’s General Fund over 20 years (excludes non-General Fund Revenues). The major revenues anticipated to be quantified, include the following:

- City’s share of annual property tax revenues generated by the area;
- City’s subvention revenues (e.g., motor vehicle in-lieu fees);
- City’s share of sales tax revenues generated by the residential and commercial uses;
- Other revenue sources, and;
- Transient occupancy tax revenues, if any.

The second focus of the analysis is the assessment of annual General Fund operating and maintenance costs related to providing services such as police protection, public works, parks and recreation, and general administration, etc. The major steps or tasks to identify costs are:

- Review and analyze the City’s budget, and other written materials to identify the cost experience and current annual operating expenses incurred by the City in serving its existing population. Identify applicable service standards in the General Plan.
- Prepare a set of basic cost and revenue derived from the City’s budget.
- *Transportation (Fe&P).* Future traffic forecasts for each of the three alternatives will be generated using a traffic model, which will incorporate the future regional socio-economic data and infrastructure assumptions from the 2016 SCAG Regional Transportation Plan (RTP). Additional detail and refinements will be added within the City of Moreno Valley. The choice of model (RIV-TAM or SCAG) will be made jointly with City staff. A high level assessment of the three alternatives will be performed. Additional detailed analysis, including analysis of innovative traffic calming solutions to support the land use, circulation and design alternatives, will be performed.
- *Infrastructure and Utilities (TKE).* TKE will evaluate up to three alternatives and up to six potential town center sites, preparing high-level utility demand forecasts and identifying upgrades necessary to accommodate town center development for the purposes of evaluating benefits, trade-offs and priorities.

4-C Media Relations/Announcements (VMA). Press release/e-mails/social media text announcing draft alternatives and the upcoming alternatives workshop will be prepared.

- 4-D E-Newsletter #2 (D&B). The Community Vision and Guiding Principles, and the alternatives will be introduced, and community members invited to participate in upcoming workshop and survey.
- 4-E Citywide Workshop #2 on Alternatives (VMA, D&B). VMA and D&B will facilitate a second city-wide workshop as an opportunity to present draft land use alternatives and design concepts for realizing the community’s vision. (D&B will present the technical material, while VMA will facilitate.) We anticipate that this exercise will provide an important opportunity for community members and stake-holders to confirm areas for growth and revitalization and areas for preservation. Community members will also be able to comment about how the city’s major opportunity areas should change and revitalize to support the needs of the community and businesses, and ensure the continual provision of high quality services and infrastructure in the future. Interactive exercises, small group discussions, or stations will be organized to get feedback. D&B will provide content (maps, photos and text) for the workshop posters. VMA will print the maps, and design and print the flyer and poster used at the workshop.
- 4-F Online Survey #2 (D&B). D&B will design and conduct a second online survey using Maptionnaire, Survey Monkey, or a similar platform. The survey will be announced at the workshop, through online and social media outlets, and the City’s email databases. The survey will be designed to help people identify preferences among the alternatives. The survey will use visuals and maps to help community members participate in the survey in a fun, engaging manner.

Meetings	Products
<ul style="list-style-type: none"> • GPAC Meeting #4 • Citywide Workshop #2 • Planning Commission Study Session 	<ul style="list-style-type: none"> • Preliminary and Refined Alternatives • Draft and Final Alternatives Report • E-Newsletter #2 • Online Survey on Alternatives Results Memo

- 4-G GPAC Meeting #4. At this meeting the alternatives and community reaction will be reviewed with GPAC, and ideas sought for a Preferred Plan.
- 4-H Planning Commission Briefing on Alternatives (D&B). Planning Commissioners will be briefed on the alternatives, their impacts, and community and GPAC reaction to them, so that they can provide specific direction on formulating a Preferred Plan.

TASK 5: PREFERRED PLAN AND KEY GOALS

Objective: In this task, we will identify the preferred land use plan, and develop a framework for policy development, community enhancement, economic development, and circulation.

- 5-A Prepare Preliminary Preferred Plan (D&B, UFS). Following the public input and decision maker direction, a preliminary Preferred Plan will be prepared. This will be reviewed with staff and refined as needed. The Preferred Plan will encompass land use, community/urban design, open space, and transportation/connectivity components. 10 hard copies and 1 electronic copy will be provided.
- 5-B GPAC Meeting #5 on Preliminary Preferred Plan (D&B). The preliminary Preferred Plan will be reviewed and refined by the GPAC before commencement of public engagement.
- 5-C Prepare Recommended Preferred Plan and Key Policies (D&B). The preliminary Preferred Plan will be revised to produce a Recommended Preferred Plan in the form of a series of maps and key goals that support the new plan and respond to any gaps or needed updates identified. 10 hard copies and 1 electronic copy will be provided.
- 5-D Present Preferred Plan to Planning Commission. The Preferred Plan will be presented to the Planning Commission at one meeting for preliminary approval and a recommendation for review by the City Council.
- 5-E Present Preferred Plan to the City Council. The Preferred Plan will be presented to the City Council at one meeting for preliminary approval. This decision-maker approved Preferred Plan will provide the basis for development of detailed GPU policies.

Meetings	Products
<ul style="list-style-type: none"> • GPAC Meeting #5 • Planning Commission/ City Council Study Sessions 	<ul style="list-style-type: none"> • Preliminary Preferred Plan • Fiscal Impact Analysis Technical Memo • Draft and Final Preferred Plan

Phase III: Draft and Final Documents

TASK 6: DRAFT GENERAL PLAN

Objective: Prepare the Draft General Plan. Decision-maker approval of a Preferred Plan and key goals (Task 5) will establish a strong foundation to build detailed GPU policies. D&B will strive for brevity and clarity that enables all interested persons to easily see what commitments the City is making, what it

hopes to accomplish, and whether a proposed project is consistent with the Community Vision. We will include both “guiding policies” (or goals) and “implementing policies,” the latter forming a concrete, realistic, and feasible basis for implementing ordinances or amendments to existing ordinances. Preparation of the Draft General Plan will be conducted in parallel with the Draft EIR, so that any necessary mitigation can be folded into Plan policies to ensure that the Plan is largely “self-mitigating”, although the EIR may include some mitigations that may be applied at project level.

6-A Prepare Outline (D&B). A detailed outline for the General Plan (including a list of figures) will be prepared and reviewed with City staff. Topics that will be covered in each chapter will be identified, and a “mock-up” section will be prepared for staff approval.

6-B Review of Existing General Plan Goals, Objectives, and Policies (D&B, Team as needed). Per the RFP, City staff has already conducted a review of the existing General Plan goals and objectives, and concluded that “nearly all” have been implemented, no longer apply, or need attention. Rather than going through each policy and deciding which one to keep, our team will craft the new General Plan from whole cloth; where existing goals, objectives, or policies are incorporated or reworded, this will be noted in parentheses. If desired, we can then work “backward” to assemble a matrix of existing goals, objectives, and policies, and check boxes for whether these have been kept, modified, or not carried over.

6-C (1) Administrative Draft Housing Element (D&B, with VMA). An Administrative Draft Housing Element will be prepared for staff review. This will include all State requirements; specific focus areas for Woodland include:

- *Housing Needs Assessment.* With input from City staff, review the existing Housing Element and identify information that requires updating with readily available information. We will identify current demographic trends, housing characteristics, and the presence of special needs groups. This information will be used to identify and determine the extent of housing need.
- *Constraints and Resources.* We will update the detailed constraints analysis included in the City’s existing Housing Element, as necessary, based on changes since 2014, identifying any constraints to housing development related to infrastructure availability and environmental conditions.
- *Sites Inventory.* Consistent with State law a sites inventory will be developed that identified that individual parcels, along with potential units at each parcel. This will require revisiting and reconfirming vacant and underutilized sites, buildout assumptions, and calculations. County Assessor data will be used as an initial screen, with aerial photographs and field work, to determine underutilized land, existing uses on potential sites, and

possible constraints. It is anticipated that City staff will help with this task.

- *Housing Plan.* With input from City staff, evaluate the existing Housing Element to determine the need to modify existing programs, introduce new programs, and eliminate obsolete programs in view of the recent state law changes affecting redevelopment. We will describe the role of energy conservation in reducing long-term housing costs and relate to the proposed Climate Action Plan.

(2) Housing Forum (VMA). State housing law requires that communities specifically reach out to groups most affected by housing supply and cost, such as the disabled, elderly, large households, and homeless. We would participate in a housing forum of stakeholders, including affordable and market-rate developers and social service providers.

(3) Prepare and Present Preliminary Draft Housing Element, Planning Commission Meeting #4. After responding to City staff comments, the public review draft will be presented for review by the Planning Commission before it is modified (as needed) and sent to HCD.

(4) Send Housing Element to HCD. Respond to comments and incorporate changes based on decision-maker direction so the Draft Housing Element can be submitted to HCD for review. Coordinate with HCD to gain certification, recognizing that it may take two rounds of review to obtain certification. Revise the Housing Element to respond to HCD comments and prepare a final draft for adopted hearings.

6-D Prepare Administrative Draft General Plan (Team).

Each element of the GPU will include background information, goals and implementing policies, and monitoring and evaluation requirements. The implementing policies constitute the General Plan Implementation Program; if desired, these policies could be consolidated into a stand-alone document/matrix for monitoring and evaluation purposes. For each element, meetings with key figures from each department will be arranged as needed. A preliminary General Plan list of elements is described as follows; if desired, the General Plan elements can be structured by “themes” – see for example, the draft [Redlands General Plan](#).

- *Overview and Vision (D&B).* A proactive, aspirational vision, building on Vision and Guiding Principles, will be outlined. Overview of General Plan provided.
- *Land Use Element (D&B).* This element will provide direction on future land uses in the city, as well as conservation and sensitive infill in existing neighborhoods. The element will identify the location and intensity of uses, and provide policies that would result in developments that are appropriate to Moreno Valley’s character and setting, integrated with economic development and revitalization strategies. Topics in the element may include:

- Land use classifications; density/intensity standards (including land use diagram)
 - Population and job holding capacity and jobs/housing balance
 - Key land use strategies and policies for residential, commercial, and industrial areas
 - Policies on Sphere of Influence expansion; specific plan areas
 - *Community Design Element (UFS)*. This may be combined with Land Use or be a standalone element. It will focus on urban design, with goals to enhance community identity and livability, promote town centers, and achieve improved corridor and neighborhood design. Topics may include:
 - Design of town centers and new mixed-use areas
 - Urban design policies for neighborhood design, key corridors identity
 - Design of buildings and districts to promote walkability
 - Improving public realm and city identity
 - *Circulation Element (F&P)*. This element will be closely coordinated with the Community Development Element. The element will update both the Existing and Future Circulation Plan for major roadways within the City as well as identify active transportation opportunities and policies. The impact criteria will be updated to incorporate SB 743 (VMT) and the roadway cross-sections will consider alternative designations based on Complete Streets requirements. Included will be:
 - Existing and Future Circulation Plans
 - Updated Roadway classifications
 - Updated impact criteria incorporating VMT measures as well as/instead of Level of Service (LOS) criteria.
 - *Parks, Recreation, and Open Space Element (D&B)*. This Element will be closely coordinated with the Community Design and Circulation elements. Included will be:
 - Open space for conservation
 - Park standards (size and distribution)
 - Location of new parks and open spaces
 - Key policies and programs for new parkland development
 - *Safety Element (D&B)*. The Safety Element would address:
 - Seismic, geologic and soils hazards
 - Fire hazards
 - Hazardous materials
 - Flooding and drainage
 - Emergency management
 - Noise
 - *Conservation Element (D&B; RECON Support)*. This element will seek to enhance the City's natural resources. Topics to be addressed include:
 - Water quality, watershed management, wastewater, and water conservation;
 - Soils
 - Air quality
 - Greenhouse gases
 - Climate change per SB 379
 - *Economic Development Element (D&B)*. Based on the Economic Development Strategies/Policy Framework prepared in Task 3, D&B will prepare a new Economic Development Element to complement the City's Strategic Plan and Economic Development Action Plan. Goals and policies will aim to diversify employment opportunities, improve quality of life with public amenities and services, retain and attract businesses, improve efficiency of entitlement and permitting processes, ensure sound fiscal management.
 - *Healthy Community Element (D&B)*. D&B will review the Healthy Community Element being prepared by City staff, and make any necessary revisions to ensure consistency with the overall GPU document. Any needed supplemental figures (such as accessibility and walkability) will be prepared and added to the Draft General Plan
 - *Environmental Justice Element (D&B)*. This element will seek to ensure equitable planning processes and outcomes. Topics to be addressed include:
 - Environmental justice per SB 1000
 - Disadvantaged unincorporated communities, as appropriate, per SB 244
 - Community engagement
 - Public health, including pollution-related health concerns and walkability
 - *Implementation and Monitoring (D&B)*. The General Plan implementing policies will constitute the Implementation Program for the General Plan; if so desired, these can be assembled into an independent document/matrix, so implementation can be tracked or included programs easily prioritized. In addition, statutory requirements for annual GPU reports will be included. Major capital improvements resulting from the GPU—parks, streets, water/wastewater system improvements—can also be compiled into a list, so that the City can prioritize timing and improvements.
- 6-E Fiscal Analysis of General Plan (KMA)**. A fiscal analysis of the General Plan will be prepared over the 20-year period and at General Plan build-out and explained in a technical memo. Key fiscal indicators will be presented, including: surplus (deficit), revenue/cost ratio, and the distribution of revenue sources by various land uses. This analysis will be closely coordinated with the Economic Development Element being developed for the General Plan.
- 6-F Public Facility and Infrastructure Financing Strategy (TKE, KMA)**. This task will entail a review of the current 5-year Capital Improvement Program (CIP) in order to identify the existing needs and sources of capital funding. As part of the GPU process, it is assumed that

major capital infrastructure needs will be identified at an order-of-magnitude level for capital assessment purposes. In addition to ongoing funding sources, a preliminary evaluation of recent legislation will be made, such as an Enhanced Infrastructure Financing District (EIFD) and the applicability of recently passed State affordable housing legislation. Additionally, available grant programs from agencies such as: SCAG, Riverside Transit Agency (RTA), the local TUMF development impact fees, State Cap- and-Trade/California Air Resources Board funds and those available from the Strategic Growth Council, just to name a few, will be identified for providing infrastructure for improved road and highway systems, transit, bicycle and pedestrian infrastructure and other necessary public facilities.

- 6-G **GPAC Meetings (D&B).** Key GPU goals and policies will be reviewed with the GPAC in up to three meetings. It is expected that the GPAC will focus on the big picture, rather than wordsmithing.
- 6-H **Public Review Draft General Plan (D&B, Team).** Following review by City staff and the GPAC, D&B will incorporate feedback on the Administrative Draft and prepare a Public Review Draft General Plan.
- 6-I **Media Relations/Announcements (VMA).** Press release/e-mails/social media text announcing the Public Review Draft General Plan and the upcoming open houses will be prepared.
- 6-J **I. E-Newsletter #3 (D&B).** The Draft General Plan will be introduced, and the community invited to visit one of the upcoming open houses.
- 6-K **Workshops/Open Houses on Draft General Plan (VMA, D&B).** For the project’s final community events, we propose an “unveiling” of the General Plan at two open house style workshops. We envision that this event would be theme-based, where the consultant team will share the key concepts of each General Plan element. This event will provide the opportunity to describe to the public how their input and involvement helped shape the General Plan, and provide an opportunity for further refinement prior to the public hearings. Comments received would be summarized in a short memorandum. D&B will provide content (maps, photos and text) for the workshop posters. D&B will provide content (maps, photos and text) for the workshop posters. VMA will design and print the maps, flyer and poster used at the workshop.



TASK 7: CLIMATE ACTION PLAN

The following describes the scope of work for a Climate Action Plan (CAP), which will update and build off of the existing Energy Efficiency and Climate Action Strategy. The CAP will be designed to meet the latest State requirements and guide- lines, and closely synchronized with General Plan.

- 7-A **CAP Kickoff Meeting (D&B).** D&B will meet/conduct kickoff phone meeting with City staff to discuss their ideas for the project, and key issues and opportunities. Roles and responsibilities will be clarified, and communication protocols will be established. Agreement will be pursued on the scope of emissions activities to include in the CAP, key assumptions to be used in forecasts and targets, and parties responsible for providing needed emissions data.
- 7-B **Prepare Community GHG Inventory (D&B).** D&B will review the 2010 GHG emissions inventory prepared by the City for the Energy Efficiency and Climate Action Strategy. D&B will develop the 2018 (or 2019) community inventory, consistent with the ICLEI – Local Governments for Sustainability (ICLEI) U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (2013). A unified set of socioeconomic data (population, jobs by industry, and households by type) is required to support inventory development. D&B will work with the City to make any needed adjustments to external datasets/information collected for the General Plan prior to beginning inventory work.

The community inventory will be compiled by emissions sector, using information from the City and other utility providers, South Coast Air Quality Management District and other regional agencies, and vehicle miles traveled (VMT) and other transportation data generated from the General Plan process.

- 7-C **Establish GHG Reduction Targets (D&B).** D&B will produce a memo presenting GHG emission reduction targets based on State requirements for staff review. The CAP would need to demonstrate compliance with the statewide GHG target for 2030 (40) percent below 1990 levels per Executive Order B-30- 15), as well as for the General Plan 2040 horizon year (derived from 80 percent below 1990 levels by 2050 per Executive Order S-3-05 and in consideration of EO B-55-18 To Achieve Carbon Neutrality, establishing a new statewide goal “to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter.”). It would reflect guide- lines established in the 2017 Cli-

Meetings	Products
<ul style="list-style-type: none"> • GPAC Meetings # 6 to # 9 • Open House Workshops (2) 	<ul style="list-style-type: none"> • General Plan Outline • Administrative Draft General Plan • Public Review Draft General Plan • Fiscal Analysis of General Plan • Financing Strategy • Media Announcements • E-Newsletter #3 • Summary of Open House Comments

mate Change Scoping Plan prepared by the California Air Resources Board (CARB). The Scoping Plan recommends that local governments target 6 metric tons carbon dioxide equivalent (MTCO_{2e}) per capita per year in 2030 and 2 MTCO_{2e} per capita per year in 2050 in their CAPs.

7-D Develop and Evaluate Candidate Strategies (D&B with KMA). D&B will compile and evaluate candidate GHG mitigation programs. Potential measures will be drawn from existing City policies, recent EIRs and CAPs from other cities, and best practices throughout California. The D&B team is already scoped to prepare a baseline General Plan GHG forecast for the General Plan EIR. This forecast will be reviewed, and will provide the basis for any further reduction strategies. The range of programs will address:

- Energy efficiency and conservation
- Increased use of alternative energies in transportation and buildings (such as building insulation and solar energy)
- Waste prevention, reduction, and diversion
- Education and motivation

As feasible, land use density and mix and strategies to enhance alternative transportation (pedestrian, bicycle, and transit) would have already been considered/ included in the Draft General Plan, these will not be reviewed. In addition to programs that may result in GHG reduction from new development, strategies to reduce emissions from existing development will also be explored. The list of potential/candidate programs will be submitted to City staff for approval prior to further evaluation.

Using the screened list of potential programs provided by the City, the consulting team will work with City staff to evaluate each program against:

- Degree of local jurisdictional control;
- Ease of implementation and enforcement, roughly estimated (low, moderate, high);
- Private and City cost of implementation, roughly estimated (low, moderate, high); and
- Co-benefits of the measure, such as cost savings or air quality benefits.

D&B will provide estimates of the GHG reduction potential of each program, generating a 2030 and 2040 reduction estimate as measured in MTCO_{2e}.

It is assumed that about 15 to 20 measures would be evaluated in detail. Additionally, KMA will identify funding sources and mechanisms that could be utilized to implement the GHG reduction measures identified and evaluated in the Plan. For a variety of federal, state, local, and other potential funding sources, the Funding Strategy will identify eligible projects and programs, funding amounts, and schedules for application and award of funds. Funding sources will be linked to specific GHG reduction programs and projects to be included in the Plan.

D&B will deliver a summary of methodology and a matrix with each potential program and its 2030 and 2040 reduction potential. D&B will confirm that the sum of these reductions can reach the target selected by the City in Task 7C. If the sum does not reach the target, then D&B will select additional mitigation measures from the original program mix or other sources to be evaluated by D&B for GHG reduction potential until the citywide target can be met.

7-E Outline Preferred Strategy (D&B). D&B and City staff will work together to select a suite of feasible mitigation measures and a related implementation program.

- **Determine Program Mix.** D&B will prepare a brief memo recommending a set of mitigation measures, based on the program evaluations and final emissions reduction target. City staff will review the evaluations and recommendations and determine which measures to recommend for adoption. The program mix selected will need to be able to feasibly achieve the selected target(s). This program mix selection will occur a single time without multiple iterations.
- **Set Implementation Strategy.** City staff and D&B will work together to determine an implementation strategy for the City's selected mitigation program mix. Factors to consider will include:
 - Required and optional measures;
 - City actions vs. private actions; and
 - Measures that may only be triggered by certain conditions (project size, type, etc.).

Selection of the preferred approach will be led by the City with D&B participating in up to two conference calls. The selected program mix will be combined with the preferred approach into a working Preferred Strategy document that will evolve into the Draft CAP.

7-F Planning Commission Meeting on Preferred CAP Strategy (D&B). Emission reductions targets and (any) needed strategies will be reviewed with the Planning Commission. If no additional strategies beyond those resulting from other General Plan measures are needed, a list of potential strategies for future and likely emission reduction ranges from them will be included.

7-G Administrative Draft Climate Action Plan (D&B). D&B will prepare an Administrative Draft CAP, using the materials and strategies developed in sub- tasks A-D above. The CAP will include:

- Purpose and goals described in public-friendly terms, with an emphasis on articulating expected community benefits of implementing the CAP;
- An overview of global climate change and GHGs, including State and federal policies and regulatory actions;
- A summary of the City's GHG emissions inventory and reduction target(s);
- A comprehensive, citywide strategy to manage and reduce future GHG emissions, including targets;

- The roster of GHG emission reduction measures, each including estimated reduction impact and other evaluative factors;
- An implementation and monitoring program, with clear thresholds and methods of compliance established; and
- Recommendations for administration, time-line/ phasing, and prioritization of next steps.

7-H **Public Review Draft Climate Action Plan (D&B).** Comments from the City on the Administrative Draft will be provided as one consolidated set. D&B will then produce a Public Review Draft.

7-I **Public Meetings.** It is anticipated that any public or additional decision maker meetings on the CAP would occur in conjunction with other General Plan tasks; therefore, no separate meetings for the CAP are included in the scope.

7-J **Adopted CAP (D&B).** Following City Council action, D&B will produce a final CAP.

Meetings	Products
<ul style="list-style-type: none"> • Kick-off Meeting • Planning Commission Meeting 	<ul style="list-style-type: none"> • GHG Emissions Inventory • Memo on GHG target(s) • List of Potential Strategies • Program Evaluation Matrix/Preferred Strategy • Administrative Draft CAP • Public Review Draft CAP • Adopted CAP

TASK 8: DRAFT AND FINAL GENERAL PLAN EIR

Prepare the Draft Program Environmental Impact Report (EIR) for the General Plan, incorporating public review and feedback. Respond to comments received on the draft EIR to produce a Final EIR. The intention will be to prepare the Draft EIR and Draft General Plan simultaneously, so that to the greatest extent possible, significant impacts may be mitigated through Plan policies, creating a “self-mitigating” plan.

8-A **Notice of Preparation for the EIR, and EIR Scoping Meetings (RECON).** RECON is proposing to prepare a Program EIR that will cover all potential environmental issues consistent with the CEQA Guidelines. RECON will prepare a Notice of Preparation (NOP) for the EIR for City review, and RECON will finalize after appropriate revisions. Preparation of an initial study is included as an optional task as it is not required if the NOP acknowledges all CEQA issue areas will be addressed in the EIR. RECON will also prepare public notice for and conduct two EIR Scoping Meetings (east and west locations).

8-B **EIR Outline and Thresholds/ Significance Criteria (RECON).** RECON will draft an outline for the EIR and thresholds and significance criteria following CEQA

Guidelines, and modify these as needed based on City staff review. These criteria will be based on CEQA Guidelines, Appendix G, standards used by the City, discussions with team members, and our team’s experience in developing appropriate thresholds and guidelines for evaluating potential environmental impacts associated with implementation of planning documents.

8-C **Administrative Draft EIR (RECON, D&B).** An Administrative Draft EIR will be prepared in compliance with all relevant CEQA requirements. Existing conditions analysis and technical reports from Task 3 will be the basis for environmental settings and analysis discussions, as applicable. RECON will coordinate preparation of EIR sections with the General Plan policies to recognize policies that would assist in reducing environmental impacts. The Program EIR will evaluate overall build-out of the General Plan and will present a mitigation framework that can be implemented at the project level to maximize future project streamlining under CEQA. While future environmental reviews would be anticipated for project specific developments consistent with the General Plan, the City would have the option to utilize streamlining provisions such as CEQA Guidelines Section 15183.

EIR subjects to be evaluated and team member roles are summarized as follows:

- *Land Use, Population, and Housing (D&B).* Analysis will consider potential changes in land uses that could divide established communities, displace existing housing or population, or conflict with existing plans.
- *Transportation (RECON).* RECON will summarize the results of the F&P transportation analysis completed under Task 3 so that it is easily understood by the layperson. Existing condition information will be presented including existing roadway and intersection conditions. Intersection and roadway analysis, pedestrian analysis, VMT analysis, identification of truck routes will be covered. Consistency with transportation plans will be addressed including consistency with Riverside County’s Congestion Management Program (CMP) and other plans addressing alternatives modes of travel. If significant impacts are identified, potential mitigations will be identified.
- *Visual Resources (D&B).* D&B will prepare an assessment of visual resource and aesthetic impacts of the proposed plan. The assessment will include: description of the regional visual character and area-specific landscape viewshed units (which comprise the baseline conditions for assessing aesthetic impacts); an overview of applicable policies and guidelines regarding visual resources; an impact analysis that will focus on changes in key public views, scenic corridors, and overall visual character resulting from potential changes to the urban form; and recommendations and mitigation measures to lessen potential visual impacts, if any. The visual resources assessment

will follow standards of professional practice for aesthetic analysis.

- *Biological Resources (RECON)*. RECON will summarize the results of the Biological Resources Technical Study (see Task 3.B) to evaluate listed or otherwise sensitive plant and animal species within the City as well as natural drainages and wildlife movement corridors within and connected to the City. This analysis will address consistency with the County's MSHCP for western Riverside County, including evaluation of consistency with criteria cells. Appropriate thresholds of significance, analysis, and a mitigation framework will be included, as needed. It is assumed that future development projects would be required to provide site specific evaluations of consistency the MSCHP and provide appropriate mitigations.
- *Cultural Resources (RECON)*. RECON will conduct a program-level cultural resource assessment of the plan area in order to identify and mitigate any potential impacts to historical, archaeological resources pursuant to CEQA. The scope of this assessment will include cultural resource record searches, a Sacred Lands File search, and a review of historic and geologic maps, historic photographs, and local historical archives. This background research will be used to develop a historical overview, identify known cultural resources, and assess the cultural sensitivity of the plan area. RECON will analyze the potential impacts of the GPU proposals against the CEQA significance thresholds for historical and archaeological resources. A mitigation framework will be provided that can be applied to future development projects to mitigate impacts to potential resources on a project-level. RECON is available to provide technical support and guidance to the City to ensure appropriate tribal consultation is completed. Any tribal concerns will be fully addressed in the environmental analysis.
- *Geology, Soils and Seismicity (RECON)*. RECON will build upon the existing conditions information provided in Task 3.C to document the existing geology conditions in the City and consider adequate protection from natural disaster (e.g., earthquakes, liquefaction, ground acceleration, and ground rupture) in the GPU. Seismic issues include strong ground shaking associated with nearby active faults (i.e., San Jacinto Fault splays in the eastern portion of the City), and the secondary seismic hazards of liquefaction, and slope stability. Other local geologic issues include expansive soils (i.e., soils with high shrink-swell potential).

A description of existing soil and geologic conditions in the City based available data will be provided. This EIR section will also address the potential for significant impacts to Paleontological resources as a result of build out of the General Plan. Paleontological data would be obtained from existing paleontological resource mapping as documented in the current General Plan EIR. The section will provide an analysis and identify a

mitigation framework as appropriate to minimize significant impacts.

- *Hydrology and Water Quality (RECON)*. RECON will evaluate the proposed GPU for compatibility with current regulatory requirements regarding water quality and storm water management. This section will build upon the existing condition data provided under Task 3.B. Major natural and man-made drainage channels and features in the City will be identified, as well as their connectivity to upstream and down- stream resources. Potential sources of non-point stormwater run-off will be identified and a mitigation framework will be provided to reduce potential impacts to receiving waters. Policies provided in the proposed Elements and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. The efforts in this section will be based on readily available information, and will not entail site-specific analysis of hydrologic and drainage conditions.
- *Public Services and Facilities (RECON)*. The impact of the proposed GPU on existing schools, fire and police service, emergency medical services, library services, and solid waste disposal will be described and quantified. This section will build up on the existing conditions information provided in Task 3.C. RECON will identify increased service demand where service agencies can provide impact generation factors to be applied. To prepare this section, RECON will consult with affected service agencies. Policies provided in the proposed Land Use Element and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
- *Air Quality (RECON)*. RECON will conduct a program- level assessment of air quality impacts based on the technical study identified in Task 3.B. The EIR section will determine the potential impacts to air quality from projects that could occur as a result of adoption of the GPU with the understanding that subsequent environmental review may occur as future project-specific development proposals are initiated. The EIR will include analysis of the current regulatory setting; existing air quality conditions; City goals policies and objectives related to air quality resources; significance thresholds; a qualitative construction emissions analysis; quantitative operational emissions analysis; localized CO hotspots analysis; qualitative analysis of toxic air contaminants (TACs) and odors; cumulative impact analysis; consistency with regional air quality plans; and provide a mitigation framework if necessary.
- *Energy (RECON)*. This section will present information related to energy consumption in the City and will discuss applicable plans and policies in place that address energy conservation. An analysis of the project's potential inefficient or wasteful use of energy will be discussed. Policies provided

in the proposed Elements, regulatory framework, and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects.

- *Greenhouse Gas Emissions (RECON)*. RECON will present existing conditions related to greenhouse gas emissions (GHG) including presentation of the results of the GHG inventory completed as part of Task 7 and a discussion of existing Federal, State and Local regulations addressing GHG emissions. Policies of the adopted General Plan, the Energy Efficiency and Climate Action Plan (EECAP), and other significant plans, goals, objectives, and policies related to GHG emissions will be described. RECON will conduct a program-level assessment to determine the potential impacts from GHG emissions due to implementing land use development projects that could occur as a result of adoption of the GPU. RECON will model GHG emissions associated with build-out of the existing General Plan in addition to emissions anticipated with build-out of the proposed General Plan and will evaluate the GHG implications of the proposed General Plan in relation to consistency with existing State and local policy frameworks. RECON will assess the ability of proposed CAP policies to address the GHG emission reductions for future development. RECON will also evaluate potential GHG impacts from up to three alternatives as required by CEQA.
- *Hazards, Hazardous Materials (RECON)*. RECON will build on the existing conditions information provided in Task 3.C to evaluate public health and safety impacts. This section will describe any known locations of hazardous conditions from database searches, activities known to have produced hazardous wastes or soil contamination or to have caused releases of hazardous materials in the study area. The potential conflicts with emergency plans will be evaluated. Hazards associated with fire will be addressed in a separate wildfire section. Policies provided in the proposed Elements, regulatory framework, and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if necessary to reduce any significant effects.
- *Noise (RECON)*. The noise section of the EIR will summarize the results of the Noise Technical Report provided under Task 3.C. The analysis will address existing noise conditions and will identify the projected noise conditions within the City with build-out of the GP. Noise contours along roadways, freeways and rail lines will be provided based on projected traffic volumes to identify areas where future noise levels may require additional evaluation. Noise generated by off-road equipment and on-road vehicles during demolition, construction, and operational activities associated with future GP development would be assessed. RECON will assess noise impacts with reference to the change in noise levels at noise-sensitive locations and with reference to noise/

land use compatibility guidelines contained in the proposed Elements. Policies provided in the proposed GPU and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. Based on City noise standards and the analysis provided, a mitigation framework will be provided that can be applied to future development projects consistent with the General Plan.

- *Utilities and Service Systems (RECON)*. RECON will evaluate potential impacts associated with utilities and service systems (water, sewer, electricity, natural gas, solid waste collection). Service demands resulting from the proposed Land Use Element will be quantified, and the impact of project development on existing utility systems will be described. RECON will consult with the City and service providers to determine whether the project will have a significant effect on potable water supplies and to determine infrastructure capacity. Policies provided in the proposed General Plan and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
 - *Recreation (RECON)*. RECON will evaluate if potential impacts of General Plan implementation on parks, open space, and recreation facilities in the EIR. Policies provided in the proposed Elements and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
 - *Wildfire (RECON)*. This section will build up on the existing conditions data compiled in Task 3.C. RECON will present the existing conditions in the City related to wildfire hazards and will provide a discussion of existing regulations that address fire protection. An analysis of the proposed GPU to increase fire result or result in land uses that could be exposed to wildfire risk will be evaluated. Policies provided in the proposed General Plan and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
 - *Alternatives (Team)*. Up to three alternatives, including the No Project Alternative will be analyzed in the EIR. These alternatives will be analyzed at a level of detail allowing comparison with the proposed GPU, but not at an equal level of detail to the proposed project. The EIR will identify an environmentally superior alternative.
- 8-D Draft Program EIR (RECON)**. Based on one round of comments on the Administrative Draft EIR from City staff RECON will prepare the Draft EIR for public review. RECON will submit a screencheck copy of the Draft EIR to the City for a final review prior to distribution and RECON will incorporate any final minor edits.

8-E Notice of Availability of Program EIR (RECON). RECON will prepare the Notice of Availability (NOA) of Program EIR for City review and comment. The NOA will be finalized incorporating any City comments and the City will distribute the NOA to appropriate parties. RECON will be responsible for submitting the Draft EIR and Notice of Completion (NOC) to the State Clearing-house.

8-F Prepare Final Program EIR (RECON, D&B). Following the 45-day public review period, RECON, with assistance from D&B, and team members, as necessary, will review all public comments received, compile public comments and prepare written responses to each comment. Where appropriate, revisions to the Draft EIR will be incorporated in strikeout underline format to address changes needed to the EIR to appropriately address public comments. RECON will prepare an administrative draft Final EIR that includes bracketed public comment letters, responses to comments corresponding to bracketed letters, and any necessary edits to the EIR in strikeout underline format. Upon one round of City review of public comments and EIR revisions, RECON will incorporate edits and prepare the Final EIR. This task also includes preparation of CEQA Findings, a MMRP and a Statement of Overriding Considerations, if needed. One round of staff review of findings and MMRP is included in the scope of work.

Meetings	Products
<ul style="list-style-type: none"> Scoping Meeting 	<ul style="list-style-type: none"> Initial Study and Notice of Preparation Administrative Draft Master EIR Notice of Completion Draft Program EIR and Technical Appendices Administrative Draft Final EIR Program Final EIR

TASK 9: HEARINGS AND ADOPTION

The objective of this task is to conduct public review and successfully take the Draft General Plan and related environmental documentation through the public hearing process. Following public review by the City Council, documents will be revised to incorporate specific text and diagram changes made by the City Council for adoption.

9-A Hearing Draft General Plan (D&B, Team as necessary). Based on comments received on the Public Review Draft General Plan, a Hearing Draft General Plan will be prepared.

9-B Public Hearings (D&B). The Hearing Draft General Plan will be presented at hearings before the Planning Commission and City Council. It is assumed that two meetings are required at both the Planning Commission and the City Council. We will closely coordinate with City staff prior to the hearings to ensure that our presentations respond to specific questions and issues likely to be encountered during the hearings.

9-C Prepare City Council-Approved Plan Update (D&B). Following adoption, we will prepare the final versions of the General Plan, incorporating the final direction from the City Council. The City will be provided with 25 full-color, bound hard copies of the final documents and a PDF version on 75 CDs, as well as electronic versions suitable for posting on the City’s website. In addition, D&B will provide the City with 25 hard copies, as well as PDF and JPEG versions of the Land Use Element Exhibit (at a 1” to 2,000’ scale); editable GIS files for all maps and data files; and editable files for all graphic illustrations.

9-D Prepare Final General Plan Implementation Program (D&B). After adoption of the General Plan, the implementation program (consisting of the General Plan Implementing Policies) will be provided to City staff in a table format. The City will be provided with 10 hard copies and 1 electronic copy.

Meetings	Products
<ul style="list-style-type: none"> Planning Commission Hearings (2) City Council Hearings (2) 	<ul style="list-style-type: none"> Hearing Draft General Plan Adopted General Plan Land Use Element Exhibit, and data files Final Implementation Program

EXHIBIT B

CITY - SERVICES TO BE PROVIDED TO CONSULTANT

1. Furnish the Consultant all in-house data which is pertinent to services to be performed by the Consultant and which is within the custody or control of the City, including, but not limited to, copies of record and off-record maps and other record and off-record property data, right-of-way maps and other right-of-way data, pending or proposed subject property land division and development application data, all newly developed and pertinent design and project specification data, and such other pertinent data which may become available to the City.
2. Provide timely review, processing, and reasonably expeditious approval of all submittals by the Consultant.
3. Provide timely City staff liaison with the Consultant when requested and when reasonably needed.

EXHIBIT C

TERMS OF PAYMENT

1. This work is to be performed for a “Not-to-Exceed” fee.
2. The Consultant shall provide a “Payment Schedule” indicating the fee for individual tasks with a “Not-to-Exceed” fee which shall be the sum of all tasks.
3. The Consultant's compensation shall not exceed \$1,498,500.00 (detailed Cost Breakdown attached below as Exhibit “F”).
4. Tasks shall include, but not be limited to, all Professional Consultant Services necessary to complete the work covered by the Proposal.
5. The Consultant will obtain, and keep current during the term of this Agreement, the required City of Moreno Valley business license. Proof of a current City of Moreno Valley business license will be required prior to any payments by the City. Any invoice not paid because the proof of a current City of Moreno Valley business license has not been provided will not incur any fees, late charges, or other penalties. Complete instructions for obtaining a City of Moreno Valley business license are located at:
http://www.moval.org/city_hall/departments/fin-man-serv/b-license.shtml
6. The Consultant will electronically submit an invoice to the City once a month for progress payments along with documentation evidencing services completed to date. The progress payment is based on actual time and materials expended in furnishing authorized professional services during the preceding calendar month. At no time will the City pay for more services than have been satisfactorily completed and the City's determination of the amount due for any progress payment shall be final. The consultant will submit all original invoices to Accounts Payable staff at
AccountsPayable@moval.org

Accounts Payable questions can be directed to (951) 413-3073.

Copies of invoices may be submitted to the Planning Division at

planning@moval.org or calls directed to (951) 413-3206.

- The Consultant agrees that City payments will be received via Automated Clearing House (ACH) Direct Deposit and that the required ACH Authorization form will be completed prior to any payments by the City. Any invoice not paid because the completed ACH Authorization Form has not been provided will not incur any fees, late charges, or other penalties. The ACH Authorization Form is located at:

http://www.moval.org/city_hall/forms.shtml#bf

- The minimum information required on all invoices is:
 - A. Vendor Name, Mailing Address, and Phone Number
 - B. Invoice Date
 - C. Vendor Invoice Number
 - D. City-provided Reference Number (e.g. Project, Activity)
 - E. Detailed work hours by class title (e.g. Manager, Technician, or Specialist), services performed and rates, explicit portion of a contract amount, or detailed billing information that is sufficient to justify the invoice amount; single, lump amounts without detail are not acceptable.
7. The City shall pay the Consultant for all invoiced, authorized professional services within thirty (30) days of receipt of the invoice for same.
8. Detailed Cost Breakdown attached below as Exhibit "F"

EXHIBIT D

INSURANCE REQUIREMENTS

Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. The most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, which shall include insurance for “bodily injury,” “property damage” and “personal and advertising injury” with coverage for premises and operations, products and completed operations, and contractual liability.
2. The most current version of Insurance Service Office (ISO) Business Auto Coverage Form CA 00 01, which shall include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1- Any Auto).
3. Workers’ Compensation insurance as required by the California Labor Code and Employer’s Liability Insurance.
4. Professional Liability (Errors and Omissions) insurance appropriate to Consultant’s profession.

Minimum Limits of Insurance

Consultant shall maintain limits of liability of not less than:

1. General Liability:
 - \$1,000,000 per occurrence for bodily injury and property damage
 - \$1,000,000 per occurrence for personal and advertising injury
 - \$2,000,000 aggregate for products and completed operations
 - \$2,000,000 general aggregate
2. Automobile Liability:
 - \$1,000,000 per accident for bodily injury and property damage
3. Employer’s Liability:
 - \$1,000,000 each accident for bodily injury
 - \$1,000,000 disease each employee
 - \$1,000,000 disease policy limit

4. Professional Liability (Errors and Omissions):

\$1,000,000 per claim/occurrence
\$2,000,000 policy aggregate

Umbrella or Excess Insurance

In the event Consultant purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies).

Deductibles and Self-Insured Retentions

Consultant shall be responsible for payment of any deductibles contained in any insurance policy(ies) required hereunder and Consultant shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the City Manager or his/her designee. At the option of the City Manager or his/her designee, either (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers; or (ii) Consultant shall provide a financial guarantee, satisfactory to the City Manager or his/her designee, guaranteeing payment of losses and related investigations, claim administration and defense expenses. At no time shall City be responsible for the payment of any deductibles or self-insured retentions.

Other Insurance Provisions

The General Liability and Automobile Liability insurance policies are to contain, or be endorsed to contain, the following provisions:

1. City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers are to be covered as additional insureds.
2. The coverage shall contain no special limitations on the scope of protection afforded to City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers.
3. Consultant's insurance coverage shall be primary and no contribution shall be required of City.

The Workers' Compensation insurance policy is to contain, or be endorsed to contain, the following provision: Consultant and its insurer shall waive any right of subrogation against City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers.

If the Professional Liability (Errors and Omissions) insurance policy is written on a claims-made form:

1. The retroactive date must be shown, and must be before the effective date of the Agreement or the commencement of work by Consultant.
2. Insurance must be maintained and evidence of insurance must be provided for at least 3 years after any expiration or termination of the Agreement or, in the alternative, the policy shall be endorsed to provide not less than a 3-year discovery period.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Agreement or the commencement of work by Consultant, Consultant must purchase extended reporting coverage for a minimum of 3 years following the expiration or termination of the Agreement.
4. A copy of the claims reporting requirements must be submitted to City for review.
5. These requirements shall survive expiration or termination of the Agreement.

All policies of insurance required hereunder shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar day written notice by certified mail, return receipt requested, has been given to City. Upon issuance by the insurer, broker, or agent of a notice of cancellation, non-renewal, or reduction in coverage or in limits, Consultant shall furnish City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for City, Consultant shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.

Acceptability of Insurers

All policies of insurance required hereunder shall be placed with an insurance company(ies) admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A-VII" in Best's Insurance Rating Guide; or authorized by the City

Manager or his/her designee.

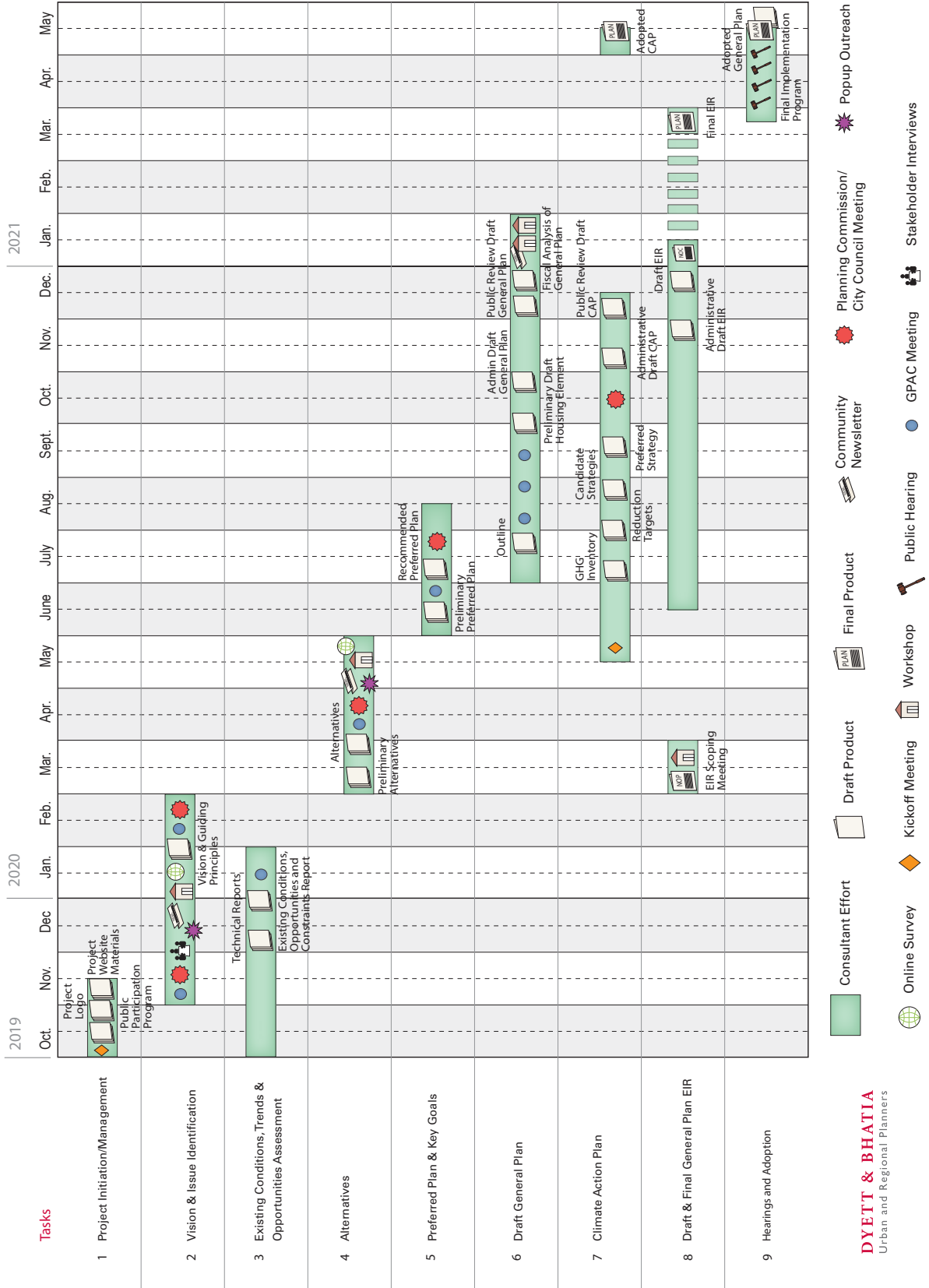
Verification of Coverage

Consultant shall furnish City with all certificate(s) and **applicable endorsements** effecting coverage required hereunder. All certificates and **applicable endorsements** are to be received and approved by the City Manager or his/her designee prior to City's execution of the Agreement and before work commences.

PROPOSAL FOR CITY OF MORENO VALLEY

Proposed Schedule

City of Moreno Valley Comprehensive General Plan Update & EIR



PROPOSAL FOR CITY OF MORENO VALLEY

Moreno Valley Comprehensive General Plan Update and EIR

HOURS BY TASK

September 17, 2019

	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Task 9	TOTAL
	Project Initiation and Ongoing Project Management	Vision and Issue Identification	Existing Conditions Analysis, Trends, and Opportunities Assessment	Alternatives Exploration	Preferred Plan and Key Goals	Draft General Plan Update	Climate Action Plan	Environmental Impact Report	Final General Plan and Hearings	
Dyett & Bhatia										
Andrew Hill, Principal	180	79	98	92	64	220	40	32	32	837
Rajeev Bhatia, Principal	48	30	24	18	18	48	8			194
Senior Associate	32	27	148	84	80	148	8		30	557
Associate	98	105	200	124	120	424	120	40	40	1271
Planner/Urban Designer	24	72	248	148	110	556	325	80	64	1627
GIS Specialist	64	40	72	92	48	148	48	32	16	560
Project Assistant/Graphic Designer	16	57	56	48	40	98	32	16	32	395
Sub-Total	462	410	846	606	480	1642	581	200	214	5441
Recon Environmental										
Principal	2			4				20		26
Environmental Project Director	4			16				311		331
Senior Environmental Planner	4			12				294		310
Associate Environmental Planner				5				145		150
Principal Biologist				5				35		40
Associate Biologist								86		86
Assistant Biologist								30		30
Cultural Env. Project Director								41		41
Cultural Associate								76		76
Senior Air Quality/GHG Specialist								66		66
Associate Air Quality/GHG Specialist								88		88
Assistant Environmental Planner								216		216
Associate Noise Specialist								54		54
Senior Noise Specialist								56		56
GIS Specialist								128		128
Production Supervisor								86		86
Resource Monitor I								34		34
Sub-Total	10	0	0	42	0	0	0	1766	0	1818
Fehr & Peers										
Principal	12		24	24		60		8	12	140
Associate	12		39	27		80		50	12	220
Transportation Planner			99	99		104		60		362
GIS / Support	2		48	16		48		40	2	156
Sub-Total	26	0	210	166	0	292	0	158	26	878
Keyser Marston										
Senior Principal	8		26	68		16	12			130
Senior Associate	4		44	44		32	24			148
Senior Analyst	2		76	26						104
Sub-Total	14	0	146	138	0	48	36	0	0	382
VMA Communications										
Valerie Martinez, Principal	1	20		12		2				35
Senior Associate	4	61		21		36				122
Associate		134		36		56				226
Graphic Designer		55		15		30				100
Sub-Total	5	270	0	84	0	124	0	0	0	483
TKE Engineering										
Principal in Charge	12		4	4						20
Project Manager	24		36	24						84
Associate Engineer										0
Assistant Engineer	8		88	48						144
AutoCAD Technician			48	36						84
Clerical	8		16	8						32
Sub-Total	52	0	192	120	0	0	0	0	0	364
Urban Field Studio										
Frank Fuller, Principal			8	4	4	16				32
Jane Lin, Principal/Project Manager	8		16	32	24	80			8	168
Sub-Total	8	0	24	36	28	96	0	0	8	200
TOTAL HOURS	577	680	1418	1192	508	2202	617	2124	248	9566

Moreno Valley Comprehensive General Plan Update and EIR

BUDGET BY TASK

September 17, 2019

	Hourly Rate	Task 1 Project Initiation and Ongoing Project Management	Task 2 Vision and Issue Identification	Task 3 Existing Conditions Analysis, Trends, and Opportunities Assessment	Task 4 Alternatives Exploration	Task 5 Preferred Plan and Key Goals	Task 6 Draft General Plan Update	Task 7 Climate Action Plan	Task 8 Environmental Impact Report	Task 9 Final General Plan and Hearings	TOTAL
Dyett & Bhatia											
Andrew Hill, Principal	\$220	\$39,600.00	\$17,380.00	\$21,560.00	\$20,240.00	\$14,080.00	\$48,400.00	\$8,800.00	\$7,040.00	\$7,040.00	\$184,140.00
Rajeev Bhatia, Principal	240	11,520.00	7,200.00	5,760.00	4,320.00	4,320.00	11,520.00	1,920.00	0.00	0.00	46,560.00
Senior Associate	160	7,680.00	4,800.00	3,840.00	2,880.00	2,880.00	7,680.00	1,280.00	0.00	0.00	31,040.00
Associate	140	13,720.00	14,700.00	28,000.00	17,360.00	16,800.00	59,360.00	16,800.00	5,600.00	5,600.00	177,940.00
Planner/Urban Designer	125	3,000.00	9,000.00	31,000.00	18,500.00	13,750.00	69,500.00	40,625.00	10,000.00	8,000.00	203,375.00
GIS Specialist	125	8,000.00	5,000.00	9,000.00	11,500.00	6,000.00	18,500.00	6,000.00	4,000.00	2,000.00	70,000.00
Project Assistant/Graphic Designer	95	1,520.00	5,415.00	5,320.00	4,560.00	3,800.00	9,310.00	3,040.00	1,520.00	3,040.00	37,525.00
Direct Cost (printing)		60.00	120.00	2,400.00	1,870.00	3,650.00	3,650.00			8,700.00	20,450.00
Other Direct Cost (travel, delivery, etc)		1,600.00	7,200.00	1,200.00	1,800.00	1,800.00	2,800.00	800.00		2,400.00	19,600.00
Sub-Total		\$86,700.00	\$70,815.00	\$108,080.00	\$83,030.00	\$67,080.00	\$230,720.00	\$79,265.00	\$28,160.00	\$36,780.00	\$790,630.00
Recon Environmental											
Principal	\$218	\$436.00	\$0.00	\$0.00	\$872.00	\$0.00	\$0.00	\$0.00	\$4,360.00	\$0.00	\$5,668.00
Environmental Project Director	198	792.00	0.00	0.00	3,168.00	0.00	0.00	0.00	61,578.00	0.00	65,538.00
Senior Environmental Planner	177	708.00	0.00	0.00	2,124.00	0.00	0.00	0.00	52,038.00	0.00	54,870.00
Associate Environmental Planner	145	0.00	0.00	0.00	725.00	0.00	0.00	0.00	21,025.00	0.00	21,750.00
Principal Biology	218	0.00	0.00	0.00	1,090.00	0.00	0.00	0.00	7,630.00	0.00	8,720.00
Associate Biology	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,470.00	0.00	12,470.00
Assistant Biology	110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00	0.00	3,300.00
Cultural Env. Project Director	198	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,118.00	0.00	8,118.00
Cultural Associate	218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,568.00	0.00	16,568.00
Senior Air Quality/GHG Specialist	177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,682.00	0.00	11,682.00
Associate Air Quality/GHG Specialist	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,760.00	0.00	12,760.00
Assistant Environmental Planner	110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,760.00	0.00	23,760.00
Associate Noise Specialist	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,830.00	0.00	7,830.00
Senior Noise Specialist	177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,912.00	0.00	9,912.00
GIS Specialist	120	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,360.00	0.00	15,360.00
Production Supervisor	100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,600.00	0.00	8,600.00
Resource Monitor I	70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,380.00	0.00	2,380.00
Direct Cost (record search, printing, mailing, travel etc.)									11,000.00		11,000.00
Sub-Total		\$1,936.00	\$0.00	\$0.00	\$7,979.00	\$0.00	\$0.00	\$0.00	\$290,371.00	\$0.00	\$300,286.00
Fehr & Peers											
Principal	\$285	\$3,420.00	\$0.00	\$6,840.00	\$6,840.00	\$0.00	\$17,100.00	\$0.00	\$2,280.00	\$3,420.00	\$39,900.00
Associate	185	2,220.00	0.00	7,215.00	4,995.00	0.00	14,800.00	0.00	9,250.00	2,220.00	40,700.00
Transportation Planner	135	0.00	0.00	13,365.00	13,365.00	0.00	14,040.00	0.00	8,100.00	0.00	48,870.00
GIS / Support	130	260.00	0.00	6,240.00	2,080.00	0.00	6,240.00	0.00	5,200.00	260.00	20,280.00
Direct Cost: Traffic Counts		545.00		15,000.00							15,000.00
Other Direct Costs				1,704.50	1,114.00				1,241.50	545.00	7,759.00
Sub-Total		\$6,445.00	\$0.00	\$50,364.50	\$28,394.00	\$0.00	\$54,789.00	\$0.00	\$26,071.50	\$6,445.00	\$172,509.00
Keyser Marston											
Senior Principal	\$280	\$2,240.00	\$0.00	\$7,280.00	\$19,040.00	\$0.00	\$4,480.00	\$3,360.00	\$0.00	\$0.00	\$36,400.00
Senior Associate	188	750.00	0.00	8,250.00	8,250.00	0.00	6,000.00	4,500.00	0.00	0.00	27,750.00
Senior Analyst	150	300.00	0.00	11,400.00	3,900.00	0.00	0.00	0.00	0.00	0.00	15,600.00
Direct Cost											0.00
Sub-Total		\$3,290.00	\$0.00	\$26,930.00	\$31,190.00	\$0.00	\$10,480.00	\$7,860.00	\$0.00	\$0.00	\$79,750.00
VMA Communications											
Valerie Martinez, Principal	\$200	\$200.00	\$4,000.00	\$0.00	\$2,400.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$7,000.00
Senior Associate	150	600.00	9,150.00	0.00	3,150.00	0.00	5,400.00	0.00	0.00	0.00	18,300.00
Associate	85	0.00	11,390.00	0.00	3,060.00	0.00	4,760.00	0.00	0.00	0.00	19,210.00
Graphic Designer	115	0.00	6,325.00	0.00	1,725.00	0.00	3,450.00	0.00	0.00	0.00	11,500.00
Direct Cost			6,699.00		3,548.00		4,048.00				14,295.00
Sub-Total		\$800.00	\$37,564.00	\$0.00	\$13,883.00	\$0.00	\$18,058.00	\$0.00	\$0.00	\$0.00	\$70,305.00
TKE Engineering											
Principal in Charge	\$160	\$1,920.00	\$0.00	\$640.00	\$640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00
Project Manager	150	3,600.00	0.00	5,400.00	3,600.00	0.00	0.00	0.00	0.00	0.00	12,600.00
Associate Engineer	130	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assistant Engineer	120	960.00	0.00	10,560.00	5,760.00	0.00	0.00	0.00	0.00	0.00	17,280.00
AutoCAD Technician	110	0.00	0.00	5,280.00	3,960.00	0.00	0.00	0.00	0.00	0.00	9,240.00
Clerical	75	600.00	0.00	1,200.00	600.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Direct Cost											0.00
Sub-Total		\$7,080.00	\$0.00	\$23,080.00	\$14,560.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44,720.00
Urban Field Studio											
Frank Fuller, Principal	235	\$0.00	\$0.00	\$1,880.00	\$940.00	\$940.00	\$3,760.00	\$0.00	\$0.00	\$0.00	\$7,520.00
Jane Lin, Principal/Project Manager	185	1,480.00	0.00	2,960.00	5,920.00	4,440.00	14,800.00	0.00	0.00	1,480.00	31,080.00
Direct Cost		300.00		400.00		600.00				400.00	1,700.00
Sub-Total		\$1,780.00	\$0.00	\$5,240.00	\$6,860.00	\$5,980.00	\$18,560.00	\$0.00	\$0.00	\$1,880.00	\$40,300.00
TOTAL FEE		\$108,031.00	\$108,379.00	\$213,694.50	\$185,896.00	\$73,060.00	\$332,607.00	\$87,125.00	\$344,602.50	\$45,105.00	\$1,498,500.00