

September 29, 2025

Mireya G. Turner, MPA, Director
Community Development
255 N. Forbes St.
Lakeport, CA 95453
mireya.turner@lakecountyca.gov

VIA EMAIL

Subject: Proposed Scope of Work for the Lake County Cannabis Regulations Update Project CEQA Compliance

Dear Mireya,

Thank you for this opportunity to provide our preliminary scope and cost to prepare the CEQA compliance for the proposed Lake County Cannabis Regulations Update project (proposed project) for Lake County (County). Our scope of work has been prepared to assist the County in preparing a defensible environmental documentation pursuant to the California Environmental Quality Act (CEQA). We will prepare all documentation accordingly and ensure that the documents and process comply with applicable provisions of state law and the County's requirements. We will ensure that all documentation meets the County's objectives for defensible, high-quality, and cost-effective delivery of environmental services. This proposal includes our scope of services, estimated cost, and preliminary schedule for preparing and processing the environmental and technical documentation needed for an Environmental Impact Report (EIR) for CEQA clearance of the project. In addition, pending the exact nature of the proposed updates, it is possible that other CEQA clearance options may be appropriate. We believe that another CEQA option other than an EIR would be completed for less time and budget.

This proposal shall remain valid for a period of 90 days from the time of submittal. As Principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal. If you have any questions, please contact me at 707-217-6818 (mobile) or tmccracken@placeworks.com.

Respectfully submitted,

PLACEWORKS



Terri McCracken
Principal

Project Understanding

We understand that the proposed project entails an update to the Lake County Municipal Code (LCMC) cannabis regulations for permitting, cultivation, and cultivation to specifically address cannabis odors in Lake County.

PlaceWorks Approach

PlaceWorks will apply its collective experience in preparing detailed environmental review documents for the proposed updates to the cannabis regulations, including our local familiarity with Lake County, to prepare an EIR for the proposed project. The EIR will include information from an air quality technical report prepared by PlaceWorks in-house technical experts.

Scope of Work

This section describes the scope of services to be completed by the PlaceWorks team for the project. All CEQA documentation will be prepared in accordance with the requirements of the CEQA Statute (California Public Resources Code, Sections 21000 et seq.), and State CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.).

Task 1. Project Initiation and Project Management

1.1 Kick-off Meeting

PlaceWorks will organize a project kick-off meeting with County and PlaceWorks staff to discuss the project; collect available project information and studies; identify any data needs and gaps; further define roles and responsibilities; set a plan/protocol for meetings and communication; confirm the project approach, timeline, and key deliverables; and refine the overall work program, as needed. Prior to the kick-off meeting, PlaceWorks will prepare an agenda and draft a work plan/schedule and data needs list for discussion at the meeting. After the kick-off meeting, PlaceWorks will prepare and submit meeting notes and finalize the project schedule.

Task 1.1 Deliverables:

- Meeting agendas and notes (electronic submittal in Word format)
- Revised project schedule (electronic submittal in PDF)

1.2 Project Management

PlaceWorks principal in charge, project manager, and key technical staff will coordinate regularly with County staff to ensure that all CEQA documentation and associated technical documents are legally defensible, accurate, and useful to decision makers when considering the approval of the project.

Project management responsibilities include: 1) task scheduling and assignment; 2) management of resources; 3) internal coordination; 4) monitoring of costs and schedule adherence; 5) progress reports; 6) consultation and coordination with local and state entities relative to the environmental review process; and 7) coordination and communications with County staff to ensure compliance with policies, procedures, and any applicable codes. This task assumes 4 to 8 hours per month of project management over the course of the project, with the greater time (8 hours) being during the heavier work time periods (e.g., preparing the Administrative Draft EIR and Final EIR).

1.3 Status Meetings

The PlaceWorks principal in charge and project manager will attend and participate in up to 27 virtual status meetings, with County staff throughout the environmental process to discuss project details and issues, such as the project description, technical studies, status updates, and comments on the CEQA documents. The scope assumes approximately 30 minutes for each meeting and additional time for preparation. We are also available for informal calls on the project for the duration of the work.

1.4 Data Collection

Early data collection and verification are imperative to achieving timely deliverables. As part of the project initiation, the PlaceWorks team will embark on a data collection exercise to gather all existing data and reports available for the project that are relevant to establishing existing conditions and impact evaluation methods for the EIR. PlaceWorks will prepare a data needs list for County and project applicant staff. The data provided will be verified and circulated to the team to ensure that all technical reviews are using the same assumptions and consistency throughout the CEQA review process.

Task 1.4 Deliverables:

- Data needs request (electronic submittal in PDF)

1.5 Tribal Outreach

PlaceWorks will assist the County in consulting with California Native American tribes pursuant to the Native American Historic Resource Protection Act, commonly known by its legislative bill number, Assembly Bill 52 (AB 52). At the direction and discretion of the lead agency, PlaceWorks will assist in drafting consultation letters, coordinating tribal meetings, and maintaining the AB 52 administrative record. PlaceWorks will also attend one tribal consultation meeting. If the consultation requests from the tribes or services requested from the County will require more effort that will exceed the budget provided herein, then a contract modification would be required.

Task 1.5 Deliverable:

- Tribal consultation request letters (electronic submittals in Word format and PDF)

1.6 Administrative Record

PlaceWorks will maintain the CEQA portion of the administrative record on an ongoing basis throughout the process. The administrative record will be submitted at the close of the project.

Task 1.6 Deliverable:

- Administrative Record (electronic submittal in Excel format)

Task 2. Project Description and EIR Scoping

2.1 Draft Project Description

PlaceWorks will prepare a comprehensive project description for the proposed LCMC revisions to the cannabis regulations, with emphasis on any components with the potential to have a physical impact on the environment. The project description will also identify the project objectives and required project approvals from the County and responsible agencies. PlaceWorks

will respond to one round of consolidated comments on the draft project description and submit a revised project description as part of the Administrative Draft EIR (Task 2.5).

Note, if it is determined that upon completion of the project description, that the proposed project would result in net benefits to the environment by reducing the adverse effects of odors from cannabis cultivation and processing, we will work with the County to revise the CEQA approach for what best addresses the final project description.

Task 2.1 Deliverable:

- Draft project description (electronic submittal in Word format)

2.2 Initial Study and Notice of Preparation

PlaceWorks will draft a Notice of Preparation (NOP) of an EIR pursuant to CEQA Guidelines Section 15082. The NOP will include a brief project history and a description of the topics to be analyzed in the EIR. Due to the focused nature of this EIR on odor, our scope of work assumes that the NOP will substantiate the basis for which certain environmental topics and some standards of significance will not be evaluated in the EIR. Pursuant to County requirements, PlaceWorks will submit a draft and final version of the NOP for County staff review.

PlaceWorks staff will be responsible for circulation of the NOP, along with the required Notice of Completion (NOC) form, to the State Clearinghouse. This scope of work assumes that the County will be responsible for local noticing.

Task 2.2 Deliverables:

- Draft and final Notice of Preparation (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Notice of Preparation and Notice of Completion (electronic submittal to State Clearinghouse)

2.3 Scoping Meeting

During the 30-day comment period for the NOP, PlaceWorks will attend a public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR. PlaceWorks will prepare supporting materials as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the scoping meeting, if requested by County staff. PlaceWorks will prepare a summary of scoping meeting comments to be summarized and addressed in the EIR as required and attached in their entirety to the Draft EIR as an appendix.

Task 2.3 Deliverable:

- Scoping Meeting materials as requested by County staff, including a PowerPoint presentation

Task 3. Technical Report

3.1 Air Quality: Odor

With the proliferation of cannabis cultivation facilities, both in outdoor settings and in greenhouses, many counties have experienced a large number of odor complaints. PlaceWorks rely on information gathered from the literature review of the air quality and odor impacts of these facilities as part of Task 1.4 (Data Collection). More than 150 distinct terpenes have been identified in different cannabis strains. More recently, thiols, volatile sulfur compounds that smell like rotten eggs or skunk musk, have been identified and disperse over longer distances than terpenes with very low detection concentrations.

PlaceWorks will research the emission factors associated with cannabis grow facilities and use air quality modeling to determine the distances odors can travel to nearby receptors. Based on the results of the modeling effort, PlaceWorks will recommend potential buffer zones between cultivation facilities and sensitive receptors, such as residences and schools, that should alleviate some of the odor concerns. PlaceWorks will also investigate the various odor control technologies that are available for reducing odors in growing facilities, such as carbon filters, scrubbers, biofiltration, and masking agents, and their effectiveness. There are limited options for odor control for outdoor cultivation; however, these options will also be evaluated.

In addition, PlaceWorks will research how different air pollution control districts, including Lake County Air Quality Management District, are dealing with odor complaints that arise from cannabis operations. Santa Barbara County Air Pollution Control District has advisories regarding the air quality aspects of this industry. However, the District also states that since the growing and harvesting of cannabis is considered an agricultural operation, the odor nuisance rule does not apply to cannabis cultivation since the odors are emanating from agricultural operations. However, post-harvesting cannabis operations, including processing, storage, distribution, and retail operations, are covered under the odor nuisance regulations. PlaceWorks will compile and summarize the different APCDs rules, regulations, and odor complaints regarding cannabis cultivation.

PlaceWorks will respond to one round of consolidated comments on the draft technical report and submit a revised report as part of the appendices of the Draft EIR.

Task 4.1 Deliverable:

- Air Quality Technical Report on Cannabis related Odor in (electronic submittal in Word format and PDF)

Task 4. Environmental Impact Report

4.1 Environmental Analysis

The program-level impact analysis will address all CEQA requirements, including an evaluation of cumulative impacts, and project alternatives. The EIR will focus on CEQA resource categories where substantial evidence of a potentially significant environmental impact exists. As currently proposed, our scope of work is for a focused EIR to evaluate the potential for cannabis-related odors. This analysis will be incorporated into the deliverable for Task 4.3. For any identified environmental impact, a set of feasible mitigation measures will be recommended. This section will incorporate the findings from the technical report described in Task 3.1.

4.2 Alternatives Evaluation

This scope of work assumes that the alternatives analysis will evaluate the CEQA-required “No Project Alternative” as well as one to two additional alternatives for a total of up to three alternatives. PlaceWorks will advise the County on a range of potential alternatives for inclusion in the analysis. The alternatives will be selected based on their potential ability to reduce the significant impacts of the project. Any alternatives discussed but not selected will be described in the EIR as “considered but rejected.” This analysis will be incorporated into the deliverable for Task 4.3.

4.3 Administrative Draft EIR

PlaceWorks will compile the Administrative Draft EIR and submit it to County staff for review and comment. The Administrative Draft EIR will include the following chapters:

- **Executive Summary.** PlaceWorks will create a summary in a form consistent with CEQA Guidelines Section 15123. This summary will facilitate a quick understanding of environmental issues, and the actions required to mitigate potential

impacts. It will include a summary table of impacts, mitigation measures, and levels of significance before and after mitigation.

- **Project Description.** The Administrative Draft EIR will include the revised Project Description drafted under Task 2.1 based on County comments.
- **Setting, Impacts, and Mitigation Measures.** The existing setting information, impact analyses, and mitigation measures developed in the EIR will be combined to create chapters describing environmental consequences for each CEQA-required topic.
- **Alternatives Evaluation.** The alternatives evaluation completed under Task 4.2 will be incorporated into the Administrative Draft EIR. This chapter will include a tabular comparison of the impacts of the alternatives.
- **CEQA-Required Assessment Conclusions.** PlaceWorks will prepare assessment conclusions to meet CEQA Guidelines for the following mandatory findings:
 - » Cumulative Impacts
 - » Growth Inducement
 - » Unavoidable Significant Effects
 - » Significant Irreversible Changes
 - » Impacts Found Not to be Significant
- **Report Preparers.** This chapter will identify the consultants and staff who prepared the EIR.

Task 4.3 Deliverable:

- Administrative Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.4 Screencheck Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Administrative Draft EIR from County staff to create the Screencheck Draft EIR. PlaceWorks will submit a clean Word version to County staff for review and comment and a tracked changes Word version for County staff's reference.

Task 4.4 Deliverable:

- Screencheck Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.5 Public Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Draft EIR from County staff to create the Draft EIR for public review. This scope of work assumes that comments on the Screencheck Draft EIR will be limited to grammatical, format, and typographical comments. The PDF of the Draft EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader.

Task 4.5 Deliverable:

- Public Draft EIR (electronic submittal in Word format and PDF)

4.6 Notice of Availability and Posting

PlaceWorks will prepare the Notice of Availability (NOA) of the Draft EIR. PlaceWorks will be responsible for delivery of the Draft EIR and NOA to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., summary form and/or NOC). PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and Americans with Disabilities Act (ADA) compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.6 Deliverables:

- Draft and final Notice of Availability (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Draft EIR, Notice of Availability, Notice of Completion, and Summary Form (electronic submittal to State Clearinghouse)

4.7 Public Comment Hearing

During the CEQA-required 45-day public review period, PlaceWorks will attend a public hearing to receive comments on the Draft EIR. PlaceWorks will prepare supporting material as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by County staff. PlaceWorks will record the public comments to be addressed in the Final EIR as required.

Task 4.7 Deliverable:

- Public Comment Hearing materials as requested by County staff, including a PowerPoint presentation

4.8 Administrative Draft Final EIR

Following the public review period, the PlaceWorks team will compile and organize the comments received on the Draft EIR. Each comment letter received will be bracketed and assigned a number to facilitate review. This scope of work assumes that County staff will forward all public comments within five working days of the close of the public review period, and that the project applicant's consultants will be available to respond to any comments on their respective reports. PlaceWorks will prepare a detailed response to comments Excel matrix to facilitate efficiency among the team of responders. Following the initial phase of responding to comments, the matrix will be converted to a Word table for incorporation into the relevant Final EIR chapter.

This scope of work assumes that PlaceWorks staff will devote 60 hours of staff labor for responding to public comments on the Draft EIR. If additional time is needed due to an unforeseen volume of comments, we may request a contract modification to cover additional labor costs.

PlaceWorks will prepare an Administrative Draft Final EIR and submit it to County staff for review and comment. The Administrative Draft Final EIR will include the list of commenters, responses to comments and additional analysis, and revisions to the Draft EIR as necessary. The Administrative Draft Final EIR will also include the Draft Mitigation Monitoring and Reporting Program (MMRP).

Task 4.8 Deliverables:

- Administrative Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)
- Revised Draft MMRP (electronic submittal in Word format)

4.9 Screencheck Final EIR

PlaceWorks will incorporate one consolidated set of comments on the second Administrative Draft Final EIR from County staff to create the Screencheck Final EIR. PlaceWorks will submit a clean Word version to County staff for review and comment and a tracked changes Word version for County staff's reference.

Task 4.9 Deliverable:

- Screencheck Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

4.10 Public Final EIR and MMRP

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Final EIR from County staff to create the Public Final EIR for publication. This scope of work assumes that comments on the Screencheck Final EIR will be limited to grammatical, format, and typographical comments. The PDF of the Final EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader. The Final EIR will include the final MMRP.

PlaceWorks will be responsible for delivery of the Final EIR to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., NOC). PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.10 Deliverables:

- Public Final EIR (electronic submittal in Word format and PDF)
- Final MMRP (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Final EIR and Notice of Completion (electronic submittal to State Clearinghouse)

4.11 Findings of Fact and Statement of Overriding Considerations

PlaceWorks will assist County staff in preparing the Findings of Fact for the Resolution on the EIR. If significant and unavoidable impacts are disclosed, we will prepare the Statement of Overriding Considerations necessary to support certification of the EIR. It is assumed that PlaceWorks will prepare the draft Findings of Fact and Statement of Overriding Considerations and County staff will revise and finalize the documents.

Task 4.11 Deliverable:

- Draft and final Findings of Fact and Statement of Overriding Considerations (electronic submittal in Word format)

4.12 Certification Hearings

PlaceWorks will attend up to two public hearings with the Planning Commission and/or Board of Supervisors for certification of the EIR. We will prepare supporting material as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by County staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by County staff.

Task 4.12 Deliverable:

- Certification Hearing materials as requested by County staff, including a PowerPoint presentation

4.13 Notice of Determination

Following the certification of the EIR and within five days of project approval, PlaceWorks will prepare a Notice of Determination (NOD) for the County to submit to the Lake County Clerk and pay all applicable filing fees at the time of posting. The budget does not include payment of any filing fees. PlaceWorks will be responsible for filing the NOD with the State Clearinghouse. PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.13 Deliverables:

- Draft and final Notice of Determination (electronic submittal in Word format and PDF)
- Publication of Notice of Determination (electronic submittal to State Clearinghouse)

Schedule, Products, and Meetings

This section describes the products associated with PlaceWorks' scope of work and the schedule by which each of these products will be completed. It also summarizes the meetings that PlaceWorks will attend for the project.

Schedule

Table 1, *Proposed Schedule*, provides a breakdown of the CEQA schedule including County's review times. In general, when factoring in County review times and final hearings, preparation of the EIR will take approximately 12 months. The assumptions made in this schedule are based on:

- **No changes to project description.** Our schedule approach assumes that all project plans and provided technical reports are available when the project is initiated and that no changes to the project description or County requirements such as additional technical studies would occur throughout the CEQA process.
- **Biweekly status meetings.** We propose the status meetings (see Task 1.3) occur bi-weekly (twice a month). This is to ensure that as issues arise, they are being addressed in the most efficient way possible. In our experience, biweekly meetings hold consultants and County staff accountable to the pace needed to meet the timeline. Up to 27 biweekly meetings are proposed under this schedule.
- **Alternatives to the proposed project.** This timeline assumes that the alternatives to the project will be determined as early in the process as possible.
- **Limited Printing.** All products will be submitted in Word format and/or PDF described in this scope of work.

Products

The following products will be submitted to the County in fulfillment of our proposed scope of work:

- Meeting agendas and notes
- Revised project schedule
- Data needs request
- Tribal consultation request letters
- Draft project description
- Draft and final Notice of Preparation
- Notice of Completion for the Notice of Preparation
- Publication of Notice of Preparation and Notice of Completion to State Clearinghouse
- Scoping Meeting materials as requested by County staff, including a PowerPoint presentation
- Administrative Draft EIR
- Screencheck Draft EIR
- Public Draft EIR
- Draft and final Notice of Availability
- Notice of Completion for the Draft EIR
- Publication of Public Draft EIR Notice of Availability, Notice of Completion, and Summary Form to State Clearinghouse
- Public Comment Hearing materials as requested by County staff, including a PowerPoint presentation
- Administrative Draft Final EIR
- Revised Draft MMRP

- Screencheck Draft Final EIR
- Public Final EIR
- Final MMRP
- Notice of Completion for the Final EIR
- Publication of Public Final EIR and Notice of Completion to State Clearinghouse
- Draft and final Findings of Fact and Statement of Overriding Considerations
- Certification Hearing materials as requested by County staff, including a PowerPoint presentation
- Draft and final Notice of Determination
- Publication of Notice of Determination to State Clearinghouse

Meetings

- Terri McCracken and/or Rachel Goren will attend up to 27 virtual meetings with County staff for the project.
- PlaceWorks will attend a virtual public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR.
- PlaceWorks will attend a virtual public hearing to receive comments on the Draft EIR.
- PlaceWorks will attend up to two virtual public hearings with the Planning Commission and/or Board of Supervisors for certification of the EIR.
- We are available to attend additional meetings on a time-and-materials basis.

Assumptions

This scope of work and cost estimate assumes that:

- Our cost estimate includes the meetings shown in the Scope of Work. Additional meetings would be billed on a time-and-materials basis.
- All products will be submitted in Word format and PDF described in this scope of work.
- All meetings will be attended virtually, unless requested by staff.
- At this time we assume the contingency budget would cover potential in person staff meetings or addressing unforeseen physical impacts to the environment (e.g., increased noise impacts from construction or increased requirements for ventilations systems that could generate operational noise)

Cost Estimate

The proposed fee assumes the preparation of an EIR with all environmental topics and standards of significance with the exception of odor being “scoped out” from detailed review in the EIR. Please see Table 2, *Proposed Cost*. PlaceWorks also recommends a 10 percent contingency budget only to be applied with prior consent from the County and the project applicant. The total cost without the contingency budget is \$227,879. The total cost with the contingency budget is \$250,667.

We are flexible with both schedule and cost and will work with the County to adjust the scope, schedule, and fee to meet the needs of the project and those involved with the project.

Table 1. Proposed Schedule

[illegible]

Table 2. Proposed Cost

		PLACEWORKS														
		McCracken	Goren	Fitzgerald	Park	Bush	Parks	Sheilds	Project	GIS	GRAPHICS	TECH.	WP/			
		PIC	PM	Principal	Senior	Senior	Associate	Senior	Planner			EDITOR	CLERICAL	PlaceWorks	PlaceWorks	Total Task
Hourly Rate:		\$275	\$165	Engineer	Associate	Engineer	Associate	Associate	\$145	\$200	\$140	\$140	\$140	Hours	Total	Budget
Task 1. Project Initiation and Project Management																
1.1	Kickoff-Meeting	2	2	1	1	1								7	12	\$12
1.2	Project Management (ongoing)	15	30		4	4								53	\$10,995	\$10,995
1.3	Status Meetings (27)	14	14	2	8	6								44	\$10,010	\$10,010
1.4	Data Collection & Review of Existing Materials	2	20	20	20	20	20			4				106	210	\$210
1.5	Tribal Outreach	8	16						16					40	72	\$72
1.6	Administrative Record		4									16		20	40	\$40
Task 1. Subtotal		41	86	23	33	31	20	0	16	4	0	16	0	270	\$21,339	\$21,339
Task2. Project Description																
2.1	Draft Project Description	6	16	2	2	2								28	\$5,720	\$5,720
2.2	Initial Study and Notice of Preparation	12	24		6	6		8	24	1	2	4	2	89	\$17,020	\$17,020
2.3	Scoping Meeting	12	16						6		1	2	2	39	\$7,510	\$7,510
Task 2. Subtotal		30	56	2	8	8	0	8	30	1	3	6	4	156	\$30,250	\$30,250
Task 3. Technical Reports																
3.1	Air Quality: Odor	2	2	10	60	100	100				4	12	2	292	\$60,250	\$60,250
Task 4. Subtotal		2	2	10	60	100	100	0	0	0	4	12	2	292	\$60,250	\$60,250
Task 4. Environmental Impact Report																
4.1	Environmental Analysis	4	6		2	2	16							30	\$5,690	\$5,690
4.2	Alternatives Evaluation (only 2)	12	30	2	4	4		6	12	1	1	4	2	78	\$15,120	\$15,120
4.3	Administrative Draft EIR	16	24	2	2	2	2	2	30	1	1	16	6	104	\$18,410	\$18,410
4.4	Screencheck Draft EIR	8	16		2	2			10	1	1	8	2	50	\$8,990	\$8,990
4.5	Public Draft EIR	4	8								1	4	2	19	\$3,400	\$3,400
4.6	Notice of Availability and Posting	4	8						6			1	1	20	\$3,570	\$3,570
4.7	Public Comment Meeting (virtual)	8	8							1	1	4	2	24	\$4,700	\$4,700
4.8	Administrative Draft Final EIR	12	20	6	12	12	12	6	12	1	4	12	6	115	\$22,330	\$22,330
4.9	Screencheck Final EIR	8	12	2	2	2		3		1	1	6	2	39	\$7,850	\$7,850
4.10	Public Final EIR and MMRP	12	24							1	1	4	2	44	\$8,440	\$8,440
4.11	Findings/Statement of Overriding Conditions	10	20							1	1	4	2	38	\$7,230	\$7,230
4.12	Certification Hearings	16	16											32	\$7,040	\$7,040
4.13	Notice of Determination	4	6							1	1	4	2	18	\$3,270	\$3,270
Task 4. Subtotal		118	198	12	24	24	30	17	70	9	13	67	29	611	\$116,040	\$116,040
Labor Hours Total		191	342	47	125	163	150	25	116	14	20	101	35	1329		
Labor Dollars Total		\$52,525	\$56,430	\$11,045	\$31,250	\$37,490	\$24,750	\$6,500	\$16,820	\$2,800	\$2,800	\$14,140	\$4,900		\$227,879	\$227,879
PlaceWorks Percent of Total Labor		14%	26%	4%	9%	12%	11%	2%	9%	1%	2%	8%	3%			
Contingency Fee (10%)																\$22,788
GRAND TOTAL Without Contingency																\$227,879
GRAND TOTAL With Contingency																\$250,667