

CONTRACT FOR CONSULTANT SERVICES

This Contract, entered into this 24 day of June, 2015, by and between the CITY OF LOMPOC, State of California (hereinafter referred to as "CITY"), and Lisa Wise Consulting, Inc., a California corporation (hereinafter referred to as "CONSULTANT"),

WITNESSETH:

WHEREAS, CITY has a need for special services and assistance in the area of preparing a comprehensive update to the Zoning Ordinance, as well as required environmental review as identified in Exhibit A – Scope of Work; and

WHEREAS, CITY has determined the need for expertise to work with the Planning staff to prepare the necessary public outreach and provide expertise in preparing a legally defensible and modern ordinance which is consistent with California Planning Law and the California Environmental Quality Act (CEQA) in a timely manner, due to workload constraints; and

WHEREAS, CONSULTANT is qualified to perform such special services for CITY; and

NOW, THEREFORE, the parties hereto do hereby mutually covenant and agree as follows:

1. Employment. CITY hereby engages CONSULTANT and CONSULTANT hereby agrees to perform for CITY the services hereinafter set forth for the compensation hereinafter set forth, all pursuant to the terms and conditions herein.

2. Scope of Services. Pursuant to this Contract, based upon standards consistent with that degree of skill and care ordinarily exercised by members of the same profession currently practicing under similar conditions, and subject to review by CITY staff, CONSULTANT shall perform the services outlined in Exhibit A – Scope of Work.

3. Compensation. CITY shall pay to CONSULTANT compensation in accordance with the following schedule:

Payment shall be made based on satisfactory completion of a percentage of tasks performed as agreed to by CITY staff and CONSULTANT and as set forth in Exhibit A. The amount of this Contract shall not exceed \$396,294, which includes a 10% contingency.

Consultant shall provide a monthly itemized billing to the attention of the Planning Manager identifying the project by CITY Project Number, listing the percent completion of each task, and listing the CITY Purchase Order Number on each invoice.

4. Termination of Contract. If CONSULTANT fails to fulfill in a timely and professional manner any obligation under this Contract, then CITY shall have the right to terminate this Contract effective immediately upon CITY's giving written notice thereof to CONSULTANT. CONSULTANT shall be paid for all work satisfactorily completed prior to the effective date of such termination. This Contract may be terminated by either party upon 10-business--days' written notification without

cause; provided, that if this Contract is not terminated pursuant to this sentence by CITY, then CONSULTANT shall be entitled to be paid for the percentage of services satisfactorily completed prior to the date of the notice.

5. Changes in Scope of Work. The parties hereto may modify the terms of this Contract by mutual written consent.

6. Nondiscrimination. There shall be no discrimination against any person employed pursuant to this Contract in any manner forbidden by law.

7. Conflicts of Interest. No officer, employee, director or agent of CITY shall participate in any decision relating to this Contract which affects his/her personal interest or the interest of any corporation, partnership, or association in which he/she is directly or indirectly interested; nor shall any such person have any interest, direct or indirect, in this Contract or the provisions thereof.

8. Independent Contractor. It is expressly understood between the parties of this Contract that no employee/employer relationship is intended; the relationship of CONSULTANT to CITY being that of an independent contractor.

9. Insurance. CONSULTANT shall, at CONSULTANT's sole cost and expense and throughout the term of this Contract and any extensions thereof, carry adequate insurance, including an Errors and Omissions policy in the amount of not less than \$1,000,000. CONSULTANT shall also, at CONSULTANT's sole cost and expense and throughout the term of this Contract and any extensions thereof, carry automobile liability insurance with liability limits of not less than \$500,000 for the injury or death of a person or persons and property damage in any one accident. CITY, its elective officials, officers and employees shall be named as an additional insured on the automobile liability policies. Each type of insurance mentioned herein shall be written by a financially responsible company or companies authorized to do business in the State of California. CONSULTANT shall provide CITY with certificates of insurance on forms acceptable to the CITY of all policies written and each shall contain an endorsement that they are not subject to cancellation without 30-days written notice being given to CITY by the insurance company or companies writing such insurance.

10. Hold Harmless. CONSULTANT shall indemnify, defend and hold harmless CITY, its officers and employees from all costs, expenses, losses and liabilities and judgments arising out of, or caused by, the willful or negligent acts or omissions of CONSULTANT, its officers, agents or employees, in the performance of this Contract.

11. Attorney Fees. In the event of any litigation to enforce, or construe the terms of this Contract, the prevailing party herein shall be entitled to recover reasonable attorneys' fees and costs.

12. Inspections. CITY reserves the right to inspect the work being done by CONSULTANT at any time.

13. Time is of the Essence. It is understood and agreed that time is of the essence of this Contract.

14. Business Tax Receipt. CONSULTANT shall maintain a valid Business Tax Receipt with the City of Lompoc during the term of the contract.

15. Ownership of Documents. All reports and documents prepared by CONSULTANT under this Contract are the property of CITY and shall be turned over to the CITY upon completion of this Contract. CONSULTANT shall not release any data, information, and/or materials resulting from the project without prior written consent from CITY.

16. Nonexclusivity. It is understood and agreed CONSULTANT will be engaged in the practice of providing consulting services and may continue such practice during the period of this Contract.

17. Section Headings. The section headings appearing herein shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions of this Contract.

18. Inconsistency. In the event any provision of this Contract and the documents incorporated herein by reference in Paragraphs 2 and 3 are deemed to be in conflict, the provision in this Contract shall prevail.

19. Interpretation. The terms and conditions of this Contract shall be construed pursuant to their plain and ordinary meaning and shall not be interpreted against the maker by virtue of that party having drafted this Contract.

20. Professional Skill. It is further mutually understood and agreed by and between the parties hereto CONSULTANT is skilled in the professional calling necessary to perform the work agreed to be done by it under this Contract, and CITY relies upon the skill of CONSULTANT to do and perform its work in the most skillful manner in accordance with generally-accepted professional practice and the CONSULTANT agrees to thus perform its work, and the acceptance of its work by CITY shall not operate as a release of CONSULTANT from this Contract.

21. Personnel. If CITY determines CITY'S needs are not being met by CONSULTANT staff assigned to perform CONSULTANT'S services pursuant to this Contract, then CONSULTANT shall provide other staff to perform those services within three days after receipt of written notice from CITY of its determination. CONSULTANT shall identify in writing the staff assigned to work under this contract and shall give CITY no less than 10 working days' written notice prior to any change in the staff assigned to work under this Contract.

22. Notices. Any notices required pursuant to this Contract shall be served at the following addresses:

CITY

City of Lompoc
Planning Manager
100 Civic Center Plaza
P.O. Box 8001
Lompoc, CA 93438-8001
FAX 805.736.5688

CONSULTANT

Lisa Wise Consulting, Inc.
Lisa Wise
983 Osos Street
San Luis Obispo, CA 93401
FAX 805.595.1978

23. Understanding of the Parties. This Contract represents the complete understanding between the parties with respect to the matters set forth herein. No amendment or modification of this Contract shall be valid unless evidenced in writing and executed by the parties thereto.


IN WITNESS WHEREOF, CITY and CONSULTANT have executed this Contract on the day and year first hereinabove set forth.

CITY OF LOMPOC:



Patrick Wiemiller
City Administrator

LISA WISE CONSULTING, INC:



Lisa Wise,
President



Henry Pontarelli
Vice President/Secretary

APPROVED AS TO FORM:



Joseph W. Pannone
City Attorney

Attachment: EXHIBIT A – Scope of Work

City of Lompoc Scope of Services Zoning Ordinance Update and EIR

Prepared by: Lisa Wise Consulting, Inc.
Prepared on: June 18, 2015 [revised June 22, 2015]

Overview

This Scope of Services for the Zoning Ordinance Update and Environmental Impact Report (EIR) for the City of Lompoc is based on the Consulting Team's understanding of the City's goals and is reflective of our experience performing comprehensive zoning ordinance updates and working on land use projects throughout California. The approach integrates the Scope of Services requested in the Request for Proposals to develop a clear and well-structured Ordinance that complies with State law and implements the recently completed 2030 General Plan and supports the City Council priorities of public safety, parks, economic development, code enforcement/graffiti, and infrastructure. The Consultant Team will work closely with the City to modify the Scope of Services to meet City objectives. The Scope of Services is divided into three sections:

- I. Zoning Ordinance Update
- II. Zoning Ordinance Environmental Document
- III. Old Town Specific Plan Update (Optional Task)

I. Zoning Ordinance Update

Task I.1. Project Initiation

The first task of the project will focus on finalizing a detailed Scope of Services and schedule, coordinating a kick-off meeting, and conducting initial data collection.

I.1.1 Kick-Off Meeting, Site Tour, and Scope of Service Refinement. The Consultant Team will prepare for and attend one (1) kick-off meeting with City Staff to discuss project goals, objectives, schedule, and specific areas of concern. As part of the kick-off meeting, the Consultant Team will tour the City with Staff and collect preliminary data.

I.1.2 Data Collection. The Consultant Team will complete a focused review and summary of documents that are relevant to completing a new Zoning Ordinance in order to gain a better understanding of City policies and procedures and to identify key topics and areas of focus (material that is not on the web will be provided by the City). Material to be reviewed includes, but may not be limited to:

- General Plan
- Housing Element
- Municipal Code

- Current Zoning Map
- Santa Barbara County Association of Governments (SBCAG) Airport Land Use Compatibility Plan
- SBCAG Sustainable Communities Strategy Regional Transportation Plan
- County of Santa Barbara Rural Region Zoning & Land Use Designations
- Old Town Specific Plan
- Cultural Resources Study

Deliverables: Prepare for and attend kick-off meeting. Document data request (electronic-pdf). Final Scope of Services.

Task I.2. Project Coordination

The Consultant Team will coordinate with the City staff on a regular basis to assure timely progress and identify issues. It is the Consultant Team's experience that maintaining open communication and identifying hot button issues early helps keep projects on track and within budget and prevents significant delays or problems during Zoning Ordinance adoption.

I.2.1 Staff Meetings. The Consultant Team anticipates four (4) in-person meetings with City Staff at key milestones to discuss community outreach, findings, and project deliverables (the kick-off meeting in Task I.1.1 is included in these four meetings). The Consultant Team will be available by phone and email throughout the life of the engagement in order to assure timely progress on work.

I.2.2 Status Reports. The Consultant Team will prepare monthly status report memos for submittal to the Planning Commission and City Council regarding progress of the project.

Deliverables: Prepare for and attend four (4) in-person meetings with City Staff. Prepare monthly status report memos (electronic-pdf).

Task I.3. Zoning Ordinance Diagnostic Analysis

The Consultant Team sees the preliminary workshop with the City Council and Planning Commission and the diagnostic analysis as a critical step in understanding the City's policies, standards, and procedures and in drafting a Zoning Ordinance that meets the City's expectations. The Consultant Team will conduct the following tasks to help determine the best approach to developing a new Zoning Ordinance.

I.3.1 Joint City Council and Planning Commission Workshop. The Consultant Team will attend a joint City Council and Planning Commission workshop to introduce the team, discuss the overall approach and schedule, receive direction on zoning items of local importance, and identify potential constraints.

I.3.2 Analyze Existing Zoning Ordinance. The Consultant Team will analyze the existing Zoning Ordinance and summarize key issues.

I.3.3 Review Recent and Proposed Amendments. The Consultant Team will review recent and proposed amendments to the Zoning Ordinance to identify recurring issues and opportunities for improvement.

I.3.4 General Plan Consistency Review. The Consultant Team will evaluate the General Plan and the existing Zoning Ordinance for consistency. The intent of this evaluation is to reconcile inconsistencies between the existing Zoning Ordinance and the General Plan and to determine how the updated Zoning Ordinance will implement the General Plan land use designations, protect the area's natural resources and community character, and maintain the high quality of life.

I.3.5 Legal Consistency Review. The Consultant Team will perform a legal consistency review to identify and summarize inconsistencies between the existing Zoning Ordinance and federal and State laws and regulations.

Deliverables: Report/memo summarizing zoning analysis and other tasks outlined above (electronic-pdf). Prepare for and attend one (1) joint Planning Commission/City Council workshop.

Task I.4. Community Engagement

Drawing upon our experience engaging the public in various capacities, the Consultant Team will conduct a multi-faceted public engagement campaign that includes both high-tech tools and spending time in the community. The public engagement will be designed to be as broad, inclusive, and informative as possible. With guidance and input from City Staff, the Consultant Team will develop and implement the best approach to engage the public throughout the project. The Consultant Team is flexible on the approach; however, the following outreach programs are proposed as an example of our work. Other outreach strategies could include newsletters, community listening sessions, and meetings with community-based organizations.

I.4.1 Public Outreach Plan. The Consultant Team will prepare a Public Outreach Plan which clearly outlines specific opportunities for public involvement (such as stakeholder interviews, public workshops, and public hearings), the purpose of public outreach tasks in relation to the project, a schedule of public outreach activities, and an approach soliciting participation from all segments of the community, especially groups who do not traditionally participate in planning activities. As part of this task, the Consultant Team will work with the City to develop a preliminary stakeholder contact list.

I.4.2 Stakeholder Interviews Neighborhood groups, community based organizations, community opinion leaders, environmental organizations, business owners, property owners, City Staff, and elected officials are some of the key stakeholders who should be met with in one-on-one interviews or in a small group setting. To the degree possible, it is recommended that various stakeholders be grouped together for meeting purposes, as appropriate. The Consultant Team envisions conducting two full (8-hour) days of interviews. Multiple interviews can be conducted at the same time (approximate 50 interviews). To elicit feedback that may not otherwise be shared, interviews will be confidential and reporting will be anonymous. This will establish an ongoing relationship with these stakeholders and assist the project to move forward with their considerations in mind. Throughout the project, the Consultant Team will continue to engage the stakeholders through public workshops and public hearings.

I.4.3 Public Workshops. Public workshops will be creative forums in which a free flow of ideas can take shape toward a common purpose. The challenge of these meetings will be to ensure adequate

and broad-based participation in order to avoid homogenous or narrow input. The approach to create the dynamic workshop process will be collaborative involving the City and Consultant Team to identify the best format for each workshop based on the audience, information to be presented and input needed. The Consultant Team will be responsible for creating flyers for noticing of the public workshops. The City will be responsible for posting and mailing the flyers, and securing the location for the workshops.

The following are proposed topics of the workshops:

Workshop 1 – Sign Ordinance

Workshop 2 – Zoning District Regulations (use tables, General Plan consistency, and consolidation of zones among other topics)

Workshop 3 – Citywide regulations (parking, hillside development, landscaping, accessory structures, among other topics)

Workshop 4 – Administration and procedures

Workshop 5 – Public Review Draft Zoning Ordinance

Deliverables: A Public Outreach Plan that identifies stakeholders and strategies for community engagement, format of meetings, and a preliminary public meeting schedule (electronic- pdf). Two 8-hour days of stakeholder interviews, including preparation of a survey instrument and a memo summarizing the results of the stakeholder interviews. Prepare for and attend five (5) public workshops, including outreach materials, maps, boards, flyers, agendas, and PowerPoint presentations. Workshop material will be presented to staff for review and comment three weeks prior to the workshop. Notices and agendas will be presented to staff for review and comment two weeks prior to the workshops for ten day noticing. Brief workshop summary reports (1 to 2 pages) will be prepared for distribution one week prior to the workshop. Following each meeting, a summary will be provided to include results, comments, and notes from participants.

Task I.5. Recommendations and Approach Memo

Based on the work completed in Tasks 1-4, the Consultant Team will prepare, and establish the framework and structure for the new Zoning Ordinance. This will include a recommended approach for the organization, structure, and style of the ordinance.

I.5.1 Develop Recommended Approach for the Zoning Ordinance.

The Team will develop an approach to the Zoning Ordinance update to address opportunities, constraints, any legal inconsistencies, priority issues, and public and staff feedback as identified in Tasks 3 and 4. The approach will cite examples of how peer communities such as Buellton, Solvang, or Santa Maria have addressed issues comparable to Lompoc. The Consultant Team will also develop a recommended approach to the overall organizational structure of the Zoning Ordinance, focusing on usability, so that Staff and the public can easily navigate throughout the document. The following issues will be addressed in the recommendation:

- Developing a hierarchy in the organization of the document to make the code easy to navigate
- Creating a numbering system that fits within the City's Municipal Code structure
- Creating a system that can easily handle ordinance amendments over time

1.5.2 Prepare Preliminary Style Guide. The Consultant Team will prepare a preliminary style guide focusing on page layout, cross references, terminology, fonts, graphics, charts, maps, etc. to create a Zoning Ordinance that is clear and easy to use.

1.5.3 Prepare Annotated Table of Contents. The Consultant Team will prepare an annotated Table of Contents that describes the purpose and intent of sections and subsections. Where appropriate, the Table of Contents will link to existing Zoning Ordinance sections to establish a trail between the two documents indicating where sections of the existing Zoning Ordinance are to be re-located and which sections (if any) of the existing ordinance are not being carried forward.

Deliverables: Memo summarizing the initial recommendations and approach as outlined above, including a style guide and annotated table of contents (electronic-pdf).

Task 1.6 Sign Ordinance

Upon City request, the Consultant Team will update the Sign Ordinance for review and adoption prior to the complete updated Zoning Ordinance.

1.6.1 Administrative Draft Sign Ordinance. Following the joint study session with the Commission and Council and Workshop #1, the Consultant Team will prepare an illustrated Administrative Draft Sign Ordinance for City review and comment. Staff review time is 30 days. The City will provide the Consultant Team with one consolidated list of non-conflicting comments.

1.6.2 Public Review Draft Sign Ordinance. The Consultant Team will revise the Administrative Sign Ordinance based on staff comment and feedback and prepare a Public Draft Sign Ordinance. The Public Draft Sign Ordinance will be available for public review and comment for a period of 30 days.

1.6.3 Final Sign Ordinance. The Consultant Team will revise the Public Review Draft Sign Ordinance based on public, staff, Commission, and/or Council feedback and prepare a final Sign Ordinance. (See Task 1.12 for adoption hearings).

Task 1.7. Administrative Draft Zoning Ordinance

Based upon an agreed upon framework (incorporating agreed upon style and formatting principles established in Task 5) the Consultant Team will prepare an illustrated Administrative Draft Zoning Ordinance that incorporates findings from Tasks 1-5, as well as additional direction from City Staff. The Zoning Ordinance will:

- Incorporate an attractive, easy to read, and concise format with supporting graphics including tables, charts, and illustrations
- Effectively correlate with General Plan policies and land use designations, including zoning regulations to encourage infill development

- Update obsolete language, uses, and definitions
- Include clear development standards
- Establish a clear permitting process, allowing opportunities for administrative review and approvals, as necessary

The components of the Administrative Draft Zoning Ordinance may include:

1. Applicability and Intent
2. Zones (use and development regulations by zone)
3. General Development Standards (standards applicable to projects in all zones such as parking, landscaping, signs, and calculations of density, height, grading, etc.)
4. Standards Specific to Uses (standards applicable to specific uses only, such as emergency shelters, outside dining, or establishments serving alcohol)
5. Planning Permit and Permit Review Procedures (application procedures, required findings, hearings and approval, and post decision procedures for all permit/approval types, including architectural review, use permits, special use permits, and home occupation permits)
6. Zoning Administration (including code enforcement, procedures for non-conformities, and penalties)
7. Definitions

At City request, the Consultant Team will prioritize the update to the Sign Ordinance. It is anticipated the Admin Draft Sign Ordinance will precede the Complete Admin Draft Zoning Ordinance.

Deliverables: One (1) electronic copy (in PDF and Word or other editable format) of the Administrative Draft Zoning Ordinance for Staff review. Staff review time is sixty days.

Task I.8. Review Administrative Draft Zoning Ordinance

The Consultant Team will meet with City Staff to discuss the Administrative Draft Zoning Ordinance. We find it helpful to meet in person and discuss issues or questions and identify solutions. This meeting will provide more than an overview of the Zoning Ordinance by the Consulting Team, it can help determine if we have addressed the issues sufficiently, and if the standards are enabling the outcomes expected. The workshop will be focused on whether the Consultant Team has addressed the issues identified in previous tasks and if the standards and procedures effectively implement the General Plan.

It is expected that City Staff will provide feedback on the Administrative Draft Zoning Ordinance as one consolidated list of non-conflicting edits.

Deliverables: Prepare for and attend one (1) staff meeting, including power point presentation, as necessary.

Task I.9. Public Review Draft Zoning Ordinance

Upon receipt of the City's comments and direction on the Administrative Draft Zoning Ordinance, the Consultant Team will refine the standards and procedures to prepare a complete Public Review

Draft Zoning Ordinance. The Public Review Draft will include concise graphics, charts, and maps as necessary to communicate zoning concepts to the public.

Deliverables: One (1) electronic copy (in PDF and Word or other editable format) of the Public Review Draft Zoning Ordinance.

Task I.10. Public Review Draft Study Session

The Consultant Team will meet with the Planning Commission, and/or City Council at one (1) workshop to discuss the Public Review Draft Zoning Ordinance. The workshop will allow decision makers and the public to discuss the Public Draft Zoning Ordinance. The workshop will be focused on whether the Zoning Ordinance updates clearly addresses the issues identified in previous tasks and answering any questions.

Deliverables: Prepare for and attend one (1) workshop with Planning Commission, City Council, and/or other boards/commissions; including power point presentation, as necessary.

Task I.11. Public Hearing Draft Zoning Ordinance

Following public and Staff review of the Public Review Draft Zoning Ordinance, the Consultant Team will prepare a Public Hearing Draft Zoning Ordinance to present to the Planning Commission and City Council.

Deliverables: One (1) electronic copy (in PDF and Word or other editable format) of the Public Hearing Draft Zoning Ordinance.

Task I.12. Adoption Hearings

The final stage in the Scope of Services includes adoption of the Zoning Ordinance. Here, the Consultant Team will prepare for and attend two (2) Planning Commission and two (2) City Council hearings to discuss and present the Public Review Draft Zoning Ordinance, and one (1) Planning Commission (1) City Council hearing to discuss and present the Sign Ordinance.

Deliverables: Prepare for and attend three (3) Planning Commission and three (3) City Council hearings, including staff reports, resolutions and ordinances and related materials related to preparation for the hearing(s) and council meeting(s) as required.

Task I.13. Final Zoning Ordinance

The Consultant Team upon direction from City Staff, will revise the Hearing Draft and prepare a Final Zoning Ordinance.

Deliverables: One (1) hard copy and one (1) electronic copy (in PDF and in Word or other editable format on a CD) of the final Zoning Ordinance. Final plan text, and illustrations will be submitted in an electronic format in Microstation or Autocad.

II. Zoning Ordinance Environmental Document

The following outlines the Scope of Services to comply with the California Environmental Quality Act (CEQA). The Consultant Team has provided two options for CEQA: (1) an addendum to the General Plan EIR and (2) a supplemental EIR (SEIR). Both the EIR addendum and SEIR options are presented, below. The determination whether to prepare an EIR addendum or a SEIR will take place as the Zoning Ordinance Update progresses. The CEQA work will be lead by Rincon Consultants.

Task II.1. General Plan Policy Implementation Issue Paper

Rincon Consultants will prepare an Issue Paper that describes policy guidance from the City of Lompoc 2030 General Plan with regard to Zoning Ordinance implementation. Rincon is intimately familiar with the General Plan policy framework, having worked closely with City staff over the past seven years to craft and refine it. The Issue Paper will include an initial summary matrix of Zoning Ordinance issues identified in General Plan policies and implementation measures. The Issue Paper will provide a consistency review of General Plan policies that describes portions of the existing Zoning Ordinance that are not consistent, or that require revision to improve consistency with the updated General Plan, as well as options for resolving any inconsistencies. Key issues to be addressed in the Issue Paper include the need to update the Zoning Ordinance to implement General Plan policy direction regarding the H Street infill corridor and Old Town Specific Plan Area, the identified need to provide more flexible zoning standards to encourage economic development, the overall mix of land use (including provision of sufficient Industrial zoned land), and modifications to mixed-use zoning standards.

Task II.2. Project Meetings and Project Management

Rincon will manage the preparation of all environmental studies, coordinate the environmental review process schedule, and provide project updates for the environmental analysis. Rincon's Principal-in-Charge will attend up to two meetings to coordinate strategy for the Zoning Ordinance Update and to explain the transition from the General Plan Update process to the Zoning Ordinance Update process. Our budget for this task includes 10 hours for consultation regarding the General Plan Update throughout the Zoning Ordinance Update process.

Task II.3.

The Consultant Team includes two options for compliance with CEQA; an EIR addendum or a Supplemental EIR (SEIR). Both options are presented to allow the City flexibility in selecting an appropriate method that meets City objectives and budget constraints.

Option 1- EIR Addendum

Rincon Consultants will prepare an Addendum to the 2030 General Plan EIR that addresses revisions to the Zoning Ordinance, consistent with the policy direction and buildout assumptions of the General Plan. In accordance with Section 15164 of the CEQA Guidelines, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Those conditions include substantial changes to the project or with respect to the circumstances under which the project is undertaken, or new information of substantial

importance, that result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This Scope of Services assumes that the Zoning Ordinance Update will carry out the policy direction of the General Plan, but will not change City buildout characteristics in a manner that results in new significant impacts or an increase in the severity of a previously identified impact.

The EIR Addendum will consist of the following tasks:

1. Prepare Draft EIR Addendum
2. Circulate Draft EIR Addendum
3. Respond to Comments on the Draft EIR Addendum
4. Publish Final EIR Addendum

II.3.1. Administrative Draft EIR Addendum

Rincon will prepare an Administrative Draft EIR Addendum for review by City staff. The Administrative Draft EIR Addendum will include the following content:

- Introduction, including a brief description of the project history, and explaining the relationship of this document to previous analysis, as well as a description of the required contents and applicability of preparing an Addendum; and
- Environmental impact evaluation of proposed Zoning Ordinance changes. The EIR Addendum will evaluate how the impacts of revisions to the Zoning Ordinance compare to impacts described in the 2030 General Plan EIR. This Scope of Services assumes that the Zoning Ordinance update may include minor changes to development standards that would slightly increase the level of buildout evaluated in the General Plan EIR. However, due to the distribution of affected parcels, it is assumed that the relatively small change to overall buildout would result in negligible increases in environmental impacts compared to those evaluated in the General Plan EIR. Rincon will provide an issue by issue summary of the minor increase in environmental impacts attributable to the Zoning Ordinance as compared to the buildout assumptions in the General Plan EIR. Up to two graphics figures will be provided.

The Administrative Draft EIR Addendum will be transmitted digitally for City staff review. No hard copies will be prepared.

II.3.2. Draft EIR Addendum

Rincon will address City comments on the Administrative Draft EIR Addendum and prepare the Draft EIR Addendum for publication. The Draft EIR Addendum to be circulated will include only contents noted in the task above and will not revisit the previous Draft or Final EIR documents in their entirety. We assume that the City will handle noticing and circulation of the document. Interested readers will be referred to the City web-site if they wish to review the original Draft and Final EIR. Rincon will produce 30 hard copies of the Draft EIR Addendum.

II.3.3. Administrative Final EIR Addendum (Responses to Comments)

The Draft EIR Addendum will be circulated to the public for a 45 day public review period. The Final EIR Addendum will be prepared following this period and will include the following contents:

- Responses to Comments on the Draft EIR Addendum. The Final EIR Addendum will include responses to written comments on the Draft EIR Addendum. CEQA requires responses to only those comments on the revised portions of the Draft EIR received during the Draft EIR Addendum public review period. Any changes to the text of the Draft EIR Addendum as a result of the comments will be noted in the text. For the purposes of this proposal, we have assumed that up to 20 hours of professional time will be needed to address comments submitted on the Draft EIR Addendum. Rincon will prepare an Administrative Final EIR Addendum/Responses to Comments for City staff review. The Administrative Final EIR Addendum will be transmitted digitally for City staff review. No hard copies of the Administrative Draft Final EIR Addendum will be provided.

II.3.4: Final EIR Addendum

Rincon will address City comments on the Administrative Final EIR Addendum and prepare the Final EIR Addendum for publication. Rincon will produce 35 hard copies of the Final EIR Addendum. We assume that the City will handle distribution of the document. Rincon will attend up to two public hearings regarding the Final EIR Addendum.

Option 2. Supplemental EIR

As an optional task, in lieu of an EIR addendum (Task 3), Rincon Consultants will prepare a programmatic Supplemental EIR (SEIR) for the Zoning Ordinance Update. In accordance with CEQA Guidelines Section 15162, an SEIR may be required if changes are proposed to the project or occur with respect to the circumstances under which the project is undertaken, or new information of substantial importance is available, that result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This Scope of Services assumes that the Zoning Ordinance Update will modify the policy direction of the General Plan and increase City buildout characteristics in a manner that results in new significant impacts or an increase in the severity of a previously identified impact. This could occur due to changes in the allowable uses and/or development potential of zoning districts, application of overlay zones that increase development potential, or changes to development standards. It is assumed that any such changes would not result in new physical disturbance impacts beyond those already addressed in the 2030 General Plan EIR, but would result in additional impacts related to population and employment growth in the issue areas of transportation and circulation, air quality, greenhouse gas emissions, noise, and utilities. The SEIR will tier from the General Plan EIR in accordance with CEQA Guidelines Section 15152 by incorporating by reference the general discussions from the General Plan EIR, and concentrating the SEIR solely on the issues specific to the Zoning Ordinance Update.

The SEIR will provide a clear, concise overview of the programmatic nature of impacts associated with implementation of the Zoning Ordinance Update. The SEIR will be structured to meet the

requirements of the California Environmental Quality Act (CEQA) and to streamline future City consideration of development and public works projects consistent with the General Plan and Zoning Ordinance, when possible.

Rincon will prepare the SEIR in parallel with the Zoning Ordinance Update, isolating and identifying those actions that have a potential to affect the physical environment. The SEIR will distinguish between existing General Plan policies that reduce impacts and any new mitigation that is required for impacts that exceed those identified in the General Plan EIR.

In addition to Tasks 1 and 2 above, preparation of the SEIR will involve the tasks described below.

II.3.1(alternative). Initial Study and Notice of Preparation

Rincon will work with City staff and the consultant team to develop a project description and will prepare a draft Notice of Preparation (NOP) pursuant to CEQA Guidelines. An Initial Study will be prepared to identify potential environmental effects or physical changes to the environment that may result from the implementation of the proposed Zoning Ordinance Update. Since an SEIR will be prepared, the primary purposes of this documentation are to present the scope of analysis of the SEIR and identify resource issues that do not warrant further analysis.

Rincon will submit a draft Initial Study and NOP to City staff for their review. It is assumed that the City staff will conduct one review of the draft NOP. Comments will then be incorporated into the final Initial Study and NOP. It is assumed that the City will distribute the Initial Study and NOP.

II.3.2(alternative). Scoping Meeting

Rincon will facilitate a public scoping meeting associated with the release of the NOP. The Scoping Meeting will be held during the 30-day NOP period to introduce the community and interested agencies to provide an overview of the SEIR process and obtain input on the SEIR Scope of Services. It will include a presentation, followed by the formal recordation of input from meeting attendees. Rincon will prepare a summary of all input gathered.

II.3.3(alternative). Administrative Draft Supplemental EIR

Using the General Plan EIR, information gathered as part of the Zoning Ordinance Update effort, and comments on the NOP, Rincon will prepare an Administrative Draft Supplemental EIR (ADSEIR) based on the project description approved by staff. Each topical section will be introduced with a brief statement of its context in the ADSEIR and the development of the Zoning Ordinance Update. This effort may include interpretive information for the reader to better understand how the Zoning Ordinance affects the environment, as well as the source of data used in each environmental section. Thresholds of significance will be presented after the introduction and will either list the particular CEQA Guidelines threshold, an existing regulatory standard, or a standard to be adopted by the City.

The number of impacts to be analyzed and the depth of analysis will be a function of the findings of the Initial Study, responses to the NOP, and staff direction based on current needs. Impacts will be

identified and mitigation measures will be prepared to reduce significant impacts to a less-than-significant level, when feasible. For each potentially significant impact identified in the ADSEIR, Rincon will identify mitigation measures or policy statements proposed by the City as part of the project to avoid or reduce identified impacts.

In addition, Rincon will prepare a Mitigation Monitoring and Reporting Program in accordance with Section 21081.6 of the Public Resources Code.

The ADSEIR will comprise the sections described below.

Introduction. The ADSEIR will contain an introductory chapter that summarizes CEQA requirements, provides a synopsis of the project description and background for the Zoning Ordinance Update, and identifies the City's objectives in undertaking the Update. The introduction of the ADSEIR will describe the purpose of the ADSEIR, identify the scope of issues to be addressed, and present the organization of the report.

Executive Summary. This section will provide a summary of the entire ADSEIR and include the following: a discussion of the project's objectives; a brief description of the proposed project; a summary of the environmental setting for the Planning Area; a summary of impacts; a summary of mitigation measures (mitigating policies); and a discussion of alternatives considered, and areas of controversy.

Project Description and Environmental Setting. The SEIR Project Description will contain the City's objectives for the Zoning Ordinance Update, a summary of changes to the Zoning Ordinance, the relationship of the Zoning Ordinance to the General Plan, and the City planning boundaries. The information will be described in text, tabular, and graphic forms (maps and diagrams). The setting of the environmental analysis will summarize and reference the relevant descriptions from the General Plan EIR, updated to capture any changes to current conditions, to prepare the groundwork for impact analysis and recommended mitigation measures.

Analysis, Impacts, and Mitigation Measures. Building on existing setting information, Rincon will develop a set of impact criteria and thresholds that will be used to assess impact significance. Analysis of impacts determined in the Initial Study to be potentially significant will include four main components:

- Setting
- Impact analysis
- Programmatic mitigation measures
- Level of significance after mitigation

Any inconsistencies with local or regional plans will be discussed.

Issues to be analyzed in a programmatic framework will include Air Quality, Greenhouse Gas Emissions, Noise, Transportation and Circulation, and Utilities.

Air Quality. The air quality section will be prepared in accordance with the methodologies outlined in the Santa Barbara County Air Pollution Control District (APCD) Guidelines for the Implementation of the California Environmental Quality Act of 1970 and Scope and Content of Air Quality Sections in Environmental Documents. The SEIR will include a discussion of the current air quality setting within the local airshed along with local climatic and air pollution data from local air monitoring stations. Emission factor data, when not identified in the APCD guidelines, will be obtained from EPA AP-42, Compilation of Air Pollutant Emissions Factors, Third Edition, and any updates published by the EPA. The motor vehicle constituents of concern include ROG, NO_x, CO, and PM₁₀. Significance criteria will be based on APCD thresholds.

Potential long-term emissions associated with Zoning Ordinance and General Plan buildout are primarily a result of increased traffic and/or increased vehicle miles traveled. This input data will be carefully coordinated with existing traffic information, the traffic study prepared for the SEIR, and APCD staff.

Mobile emissions will be quantified using the California Emissions Estimator Model (CalEEMod) software, and compared to emissions identified for General Plan buildout. Vehicle usage factors to be employed in the analysis will be coordinated with the traffic study based upon the increase in trips associated with buildout of the planning area, as determined by the traffic analysis. The analysis will include the number of vehicle trips, percent cold-hot start, types of trips and average speed, and vehicle miles traveled per day.

The analysis will include an evaluation of the consistency of the Zoning Ordinance Update population and land use assumptions with the land use planning strategies recommended in the Clean Air Plan (CAP).

Greenhouse Gas Emissions. The SEIR will evaluate impacts related to greenhouse gases (GHGs) and climate change. This analysis will consider the proposed Zoning Ordinance Update's potential contribution to cumulative impacts related to climate change. The study will include an overview of the types and sources of GHGs, and the potential environmental effects of GHGs and climate change. An overview of the current regulatory framework regarding GHGs/climate change, including Assembly Bill (AB) 32, Senate Bill (SB) 97, and SB 375, as well as adopted amendments to the State CEQA Guidelines, will also be described.

The analysis will quantify carbon dioxide equivalent (CDE) units associated with future construction and operation. Emission factors and methodologies from the Local Government Operations Protocol (LGOP) for the Quantification and Reporting of Greenhouse Gas Emissions Inventories (June 2010) will be used to calculate GHG emissions from the proposed update. These emission factors will be applied through the use of CalEEMod, which was developed by air districts throughout the state and is designed as a uniform platform for government agencies, land use planners and

environmental professionals to quantify potential criteria pollutant and GHG emissions associated with project construction and operation. CalEEMod quantifies direct emissions from construction and operation (including vehicle use), as well as indirect emissions, such as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. Further, the model calculates the benefits from implementing mitigation measures, including GHG mitigation measures developed and approved by the California Air Pollution Control Officers Association (CAPCOA). Modeled GHG emissions will be compared to those identified for General Plan buildout.

Rincon will compare GHG emissions from the Zoning Ordinance Update to an “efficiency” threshold of 4.9 metric tons CO₂E /year per “service population” defined as residents plus employees. The efficiency threshold is specifically intended to avoid penalizing large-scale plans that incorporate emissions-reducing features and/or that are located in a manner that results in relatively low vehicle miles traveled. A determination of the significance level of project generated GHG emission contributions to cumulative GHG emissions/climate change using appropriate thresholds will be made, and mitigation measures will be identified as necessary.

Noise. The noise section of the SEIR will adhere to the City of Lompoc noise thresholds as the primary criteria to determine the significance of impacts to sensitive receptors. The evaluation, however, will be at a program level, and will not include extensive site-specific noise modeling. It will, however, identify areas where changes to development standards are proposed that are near, or could be affected by, major noise generating roadways. For such areas, the analysis will be evaluated whether such areas of development could be exposed to significant noise levels and include program level mitigation as appropriate.

Information regarding existing noise sources will be taken from the General Plan EIR. No new noise measurements are proposed. The existing regulatory setting will be described, including federal, state, and local noise requirements.

Operational noise would include the addition of traffic to area roadways. In addition, modified development standards could result in the location of sensitive receptors in greater proximity to existing roadway and/or industrial noise sources. Rincon will estimate existing and future traffic noise levels along up to 6 roadway segments based upon data from the traffic impact analysis. Traffic noise will be forecast using the Federal Highway Administration Traffic Noise Model® (TNM version 2.5). Traffic generated by future development in accordance with the Zoning Ordinance Update will be added to the current traffic volumes and the incremental noise level increases will be calculated, and compared to noise levels identified in the General Plan EIR. Noise mitigation requirements from the General Plan will also be described.

Transportation and Circulation. Associated Transportation Engineers (ATE) will provide traffic engineering and related technical services necessary to evaluate potential impacts associated with the Zoning Ordinance Update. ATE proposes to evaluate the potential traffic changes in localized areas in the vicinity of where changes to development standards are envisioned. The analysis will be completed using a traditional impact assessment approach, including developing trip generation and distribution estimates for the potential land use changes and then layering those differences onto the traffic forecasts contained in the adopted Circulation Element to determine net impacts at nearby intersections. This approach assumes that potential revisions to development standards would be limited to a few select areas of the City. If the potential land use revisions are more widespread (citywide), the City's computerized traffic model may be required for the analysis and a scope and budget amendment would be required. Rincon will incorporate the ATE traffic study into an impact analysis that tiers from the General Plan EIR.

Utilities. This section of the EIR will address water demand and water availability, water quality, stormwater drainage, and wastewater infrastructure. Increases in buildout potential would increase demand on groundwater and utility services. Rincon will review changes to groundwater and utility demand relative to projected supplies and demand identified in the General Plan EIR. Rincon will use information provided in the City's General Plan EIR and Urban Water Management Plan, as well as landfill information provided by Department of Resources Recycling and Recovery (formerly known as the California Integrated Waste Management Board) to quantify and describe the impacts of the project on utilities and services, including water and wastewater systems and applicable landfills.

Alternatives Analysis. A range of alternatives will be considered in the ADSEIR. In addition to the "No-Project" Alternative, Rincon will summarize the alternatives evaluated during the General Plan Update process and will evaluate one additional alternative. Evaluation of alternatives will be in less detail than that for the proposed project, though the analysis will provide decision-makers and the public adequate information to decide between alternatives or concepts embedded into the alternatives. This section will also identify the "environmentally superior alternative." If the "no project" alternative is determined to be environmentally superior, the SEIR will identify the environmentally superior alternative among the remaining scenarios.

Other CEQA Sections. Rincon will provide, in addition to the sections discussed above, all other required CEQA sections (e.g., growth-inducing impacts, significant unavoidable impacts).

Rincon will submit an ADSEIR digitally to City staff for review. No hard copies will be provided. We assume that City staff will conduct one review of the ADSEIR and provide consolidated comments. Revisions based on staff comments will be incorporated into the Draft SEIR.

II.3.4(alt). Draft Supplemental EIR

Following receipt of comments from staff, Rincon will incorporate appropriate revisions to the ADSEIR and prepare a Screencheck Draft SEIR for final City review. Rincon will then prepare 30 hard copies of the Public Review Draft SEIR (DSEIR) for public circulation. We assume that City staff will distribute the DSEIR to the State Clearinghouse, responsible agencies, and interested agencies, organizations, and persons. As required by State law, the DSEIR will require at least a 45-day public review period.

II.3.5(alt). Response to Comments

Within three weeks of receipt of all comment letters on the SEIR, Rincon will submit a draft Response to Comments. For the purposes of this proposal, we have assumed that up to 24 hours of professional time will be needed to address comments submitted on the Draft SEIR. Within one week of receipt of City comments on the draft report, Rincon will prepare the final Responses to Comments.

II.3.6(alt). Mitigation Monitoring and Reporting Program

Concurrent with the Responses to Comments report, Rincon will prepare a Mitigation Monitoring and Reporting Plan, which will be included in the Final SEIR.

II.3.7(alt). Final Supplemental EIR

The Final SEIR will be completed after the receipt of all written comments received during the review period, and will consist of the comments, responses, and corrections to the Draft SEIR, if any are warranted. Up to 35 copies of the Final SEIR will be provided. Rincon will prepare a Screencheck Final SEIR for City staff review and confirmation. It is assumed that City staff will prepare and file the draft Notice of Determination (NOD) to staff for delivery to the County Clerk.

II.3.8(alt). City Adoption Hearings (2)

Rincon will attend one hearing with the Planning Commission and one hearing with the City Council for adoption of the Zoning Ordinance Update and certification of the FSEIR.

III. Old Town Specific Plan Consistency

As an optional Task, LWC will review the existing Old Town Specific Plan for areas of inconsistency with the revised Zoning Ordinance and prepare any necessary amendments to ensure consistency with the updated Zoning Ordinance.



City of Lompoc Zoning Ordinance Update
Budget Proposal Summary
prepared by Lisa Wise Consulting, Inc
June 18, 2015

	LWC	Rincon	Totals by Task
Zoning Ordinance	\$ 272,480		\$ 272,480
EIR Addendum		\$ 29,709	\$ 29,709
Old Town Specific Plan - Optional Task	\$ 33,912		\$ 33,912
Contingency (10%)			\$ 33,610
Total	\$ 306,392	\$ 29,709	\$ 369,711

Task	LWC	Rincon	Totals by Task
Zoning Ordinance	\$ 272,480		\$ 272,480
Supplemental EIR		\$ 53,876	\$ 53,876
Old Town Specific Plan - Optional Task	\$ 33,912		\$ 33,912
Contingency (10%)			\$ 36,027
Total	\$ 306,392	\$ 53,876	\$ 396,294



City of Lompoc Zoning Ordinance Update
 Budget Proposal
 Lisa Wise Consulting, Inc
 June 18, 2015

		LWC									
		Principal		Senior		Associate		Research/ Administrative		Total LWC	
		\$195		\$147		\$104		\$69			
		Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee
Task I.1	Project Initiation										
	Kick-off Meeting and Site Tour	8	\$1,560	4	\$588	8	\$832	0	\$0	20	\$2,980
	Data Collection and Review	2	\$390	2	\$294	8	\$832	8	\$552	20	\$2,068
	Subtotal - Task I.1	10	\$1,950	6	\$882	16	\$1,664	8	\$552	40	\$5,048
Task I.2	Project Coordination										
	Staff Meetings (4)	12	\$2,340	16	\$2,352	24	\$2,496	0	\$0	52	\$7,188
	Status Reports	12	\$2,340	8	\$1,176	48	\$4,992	8	\$552	76	\$9,060
	Subtotal - Task I.2	24	\$4,680	24	\$3,528	72	\$7,488	8	\$552	128	\$16,248
Task I.3	Zoning Ordinance Diagnostic Analysis										
	Joint City Council/Planning Commission Workshop	8	\$1,560	8	\$1,176	8	\$832	0	\$0	24	\$3,568
	Analyze Existing Zoning Ordinance	4	\$780	12	\$1,764	32	\$3,328	24	\$1,656	72	\$7,528
	Review Amendments	2	\$390	4	\$588	12	\$1,248	8	\$552	26	\$2,778
	GP Consistency Review	2	\$390	4	\$588	16	\$1,664	12	\$828	34	\$3,470
	Legal Consistency Review	2	\$390	12	\$1,764	8	\$832	12	\$828	34	\$3,814
	Subtotal - Task I.3	18	\$3,510	40	\$5,880	76	\$7,904	56	\$3,864	190	\$17,590
Task I.4	Community Engagement										
	Public Outreach Plan	4	\$780	8	\$1,176	20	\$2,080	8	\$552	40	\$4,588
	Stakeholder Interviews	20	\$3,900	8	\$1,176	40	\$4,160	24	\$1,656	92	\$10,892
	Public Workshops (5)	40	\$7,800	60	\$8,820	100	\$10,400	40	\$2,760	240	\$29,780
	Subtotal - Task I.4	64	\$12,480	76	\$11,172	160	\$16,640	72	\$4,968	372	\$45,260
Task I.5	Recommendations and Approach Memo										
	Develop Recommended Approach	12	\$2,340	16	\$2,352	40	\$4,160	24	\$1,656	92	\$10,508
	Prepare Preliminary Style Guide	4	\$780	8	\$1,176	12	\$1,248	8	\$552	32	\$3,756
	Annotated Table of Contents	4	\$780	12	\$1,764	24	\$2,496	8	\$552	48	\$5,592
	Subtotal - Task I.5	20	\$3,900	36	\$5,292	76	\$7,904	40	\$2,760	172	\$19,856
Task I.6	Sign Ordinance										
	Administrative Draft Sign Ordinance	12	\$2,340	24	\$3,528	48	\$4,992	48	\$3,312	132	\$14,172
	Public Review Draft Sign Ordinance	8	\$1,560	12	\$1,764	32	\$3,328	32	\$2,208	84	\$8,860
	Final Sign Ordinance	0	\$0	4	\$588	8	\$832	12	\$828	24	\$2,248
	Subtotal - Task I.6	20	\$3,900	40	\$5,880	88	\$9,152	92	\$6,348	240	\$25,280
Task I.7	Administrative Draft Zoning Ordinance										
		72	\$14,040	106	\$15,582	200	\$20,800	156	\$10,764	534	\$61,186
	Subtotal - Task I.7	72	\$14,040	106	\$15,582	200	\$20,800	156	\$10,764	534	\$61,186
Task I.8	Review Administrative Draft Zoning Ordinance										
		8	\$1,560	8	\$1,176	16	\$1,664	0	\$0	32	\$4,400
	Subtotal - Task I.8	8	\$1,560	8	\$1,176	16	\$1,664	0	\$0	32	\$4,400
Task I.9	Public Review Draft Zoning Ordinance										
		24	\$4,680	40	\$5,880	100	\$10,400	60	\$4,140	224	\$25,100
	Subtotal - Task I.9	24	\$4,680	40	\$5,880	100	\$10,400	60	\$4,140	224	\$25,100
Task I.10	Public Review Draft Study Session										
		8	\$1,560	8	\$1,176	8	\$832	0	\$0	24	\$3,568
	Subtotal - Task I.10	8	\$1,560	8	\$1,176	8	\$832	0	\$0	24	\$3,568
Task I.11	Public Hearing Draft Zoning Ordinance										
		16	\$3,120	40	\$5,880	100	\$10,400	0	\$0	156	\$19,400
	Subtotal - Task I.11	16	\$3,120	40	\$5,880	100	\$10,400	0	\$0	156	\$19,400
Task I.12	Adoption Hearings (6)										
		48	\$9,360	48	\$7,056	54	\$5,616	16	\$1,104	166	\$23,136
	Subtotal - Task I.12	48	\$9,360	48	\$7,056	54	\$5,616	16	\$1,104	166	\$23,136
Task I.13	Final Zoning Ordinance										
		8	\$1,560	16	\$2,352	24	\$2,496	0	\$0	48	\$6,408
	Subtotal - Task I.13	8	\$1,560	16	\$2,352	24	\$2,496	0	\$0	48	\$6,408
	Total	340	\$66,300	488	\$71,736	990	\$102,960	508	\$35,052	2,326	\$272,480
	TOTAL FEE ZONING CODE UPDATE		\$66,300		\$71,736		\$102,960		\$35,052		\$272,480



Budget Proposal Task III- Old Town Specific Plan Consistency											
LWC											Total
	Principal		Senior		Associate		Research Analyst		Total		
	Hrs	Fee	Hrs	Fee	Hrs	Fee	Hrs	Fee	Hrs	Fee	
Zoning Consistency Review	16	\$3,120	32	\$4,704	48	\$4,992	60	\$4,140	156	\$16,956	
Specific Plan Revisions	16	\$3,120	32	\$4,704	48	\$4,992	60	\$4,140	156	\$16,956	
Total	32	6,240	64	9,408	96	9,984	120	8,280	312	\$33,912	
TOTAL FEE		\$6,240		\$9,408		\$9,984		\$8,280		\$33,912	