

TO: Thomas Frutchey, City Manager

FROM: Susan DeCarli, City Planner

SUBJECT: Hyatt Place Hotel (Planned Development 16-003), 1955 Theatre Drive
Environmental Impact Report, Consultant Agreement Authorization

DATE: June 21, 2016

Needs: For the City Council to consider authorizing execution of a consultant agreement for the City to hire an environmental planning consultant for the Hyatt Place hotel – Environmental Impact Report (EIR), specifically authorizing use of “sole-source” consultant services, and approving an expenditure over \$20,000.

Facts:

1. The applicant for Hyatt Place hotel, Rupesh Patel, has submitted a Planned Development application, including a request for a height exception, for his property located at 1955 Theatre Drive.
2. The project site is located near the Highway 101/State Route 46 West interchange, at existing River Lodge motel site. The applicant is requesting to demolish the existing motel and construct a Hyatt Place hotel at this location.
3. Consistent with the latest information available regarding the lawsuit for the Marriott Residence Inn on South Vine Street (within the subject interchange vicinity), an EIR is required for this development project.
4. Rincon Consultants prepared the City’s Circulation Element (CE) EIR, and their project manager, John Larson, was the key consultant that prepared the administrative draft EIR for the Furlotti annexation. Therefore, he is knowledgeable of the associated legal complexities of development near the Highway 101/SR 46W interchange.
5. The primary environmental issue that raises the analysis of this project to an EIR is related to traffic impacts and associated mitigation. Since Rincon Consultants prepared the City’s CE EIR, and has been involved in environmental analyses in the vicinity, they are uniquely qualified to prepare a project EIR at this location.
6. At the request and direction of City staff, Rincon Consultants provided a proposal, including a Scope of Work, which was approved by the Community Development Director. The cost of the study is proposed in the amount of \$82,780.

7. The City's Purchasing Manual, under Section 7, provides for the ability of the City to "sole source" professional services (e.g. request and receive only one proposal), when it can be determined by the City Council that it is in the best interest of the City to do so. In this case, Rincon Consultants has the expertise and historical background that would be beneficial and in the best interests of the City to prepare an EIR for this project. Expanding a search for other qualified consultants would add a minimum of two (2) months to the timeframe to complete this work, and use extra staff time that could otherwise be used moving this project forward.
8. The City's Purchasing Manual, under Section 6, provides that for any contract for "professional services" over the amount of \$20,000, it must be authorized by City Council.
9. The applicants have agreed to pay the cost of the EIR \$82,780. The applicants are satisfied with the scope of work, and are anxious to initiate this EIR for their project, and are in full support to use Rincon Consultants. No City funds will be used to prepare this study.

**Analysis
and**

Conclusions: The City has had favorable experiences working with Rincon Consultants on other projects, including the City's Circulation Element EIR. Rincon Consultants has qualified staff with the necessary expertise and experience to complete this study. Their proposal is acceptable to the applicant, and preparation of the study will not impact the City's fiscal resources. The City Council has the authority to sole source these services for the intended purpose, and to approve expenditures over \$20,000.

Policy

Reference: City of Paso Robles Purchasing Manual

Fiscal Impact: Revenue Neutral - The applicant will be responsible to reimburse the City of all EIR costs.

Options: The City Council is requested to take one of the actions listed below:

- a. Approve attached Draft Resolution A approving use of Rincon Consultants by determining that it is in the best interest of the City to sole source this EIR to Rincon Consultants in the amount of \$82,780, and to direct the City Manager to enter into a contract with Rincon Consultants to complete this study in accordance with the proposal submitted.
- b. Amend the above-listed action.
- c. Refer back to staff for additional analysis.
- d. Take no action.

Attachments:

- 1. Draft Resolution approving use of Rincon Consultants
- 2. Proposal from Rincon Consultants

Attachment 1 – Draft Resolution A

RESOLUTION NO. 16-XX

RESOLUTION OF THE CITY OF EL PASO DE ROBLES CITY COUNCIL AUTHORIZING EXECUTION OF A CONSULTANT AGREEMENT TO “SOLE-SOURCE” PROFESSIONAL SERVICES TO RINCON CONSULTANTS TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE HYATT PLACE HOTEL AND TO APPROVE AN EXPENDITURE \$82,780 FOR CONSULTANT SERVICES

WHEREAS, on behalf of Zenique Hotels, applicant Rupesh Patel, has submitted a Planned Development application including a request for a height exception for the Hyatt Place hotel, for property located at 1955 Theatre Drive; and

WHEREAS, as part of the development review process for the Hyatt Place hotel, and in compliance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR) is required to analyze potential significant environmental impacts that may result from this project; and

WHEREAS, the project site is located near the Highway 101/State Route 46 West interchange, at existing River Lodge motel site. The applicant is requesting to demolish the existing motel and construct a Hyatt Place hotel at this location; and

WHEREAS, with the outcome of the lawsuit for the Marriott Residence Inn on South Vine Street (within the subject interchange vicinity), it is determined that an EIR is required for this development project; and

WHEREAS, Rincon Consultants prepared the City’s Circulation Element (CE) EIR, and their project manager, John Larson, was the key consultant that prepared the administrative draft EIR for the Furlotti annexation, and is therefore knowledgeable of the associated legal complexities of development near the Highway 101/SR 46W interchange; and

WHEREAS, the primary environmental issue that raises the analysis of this project to an EIR is related to traffic impacts and associated mitigation. Since Rincon Consultants prepared the City’s CE EIR, and has been involved in environmental analyses in the vicinity, they are uniquely qualified to prepare a development project EIR at this location; and

WHEREAS, at the request and direction of City staff, Rincon Consultants provided a proposal, including a Scope of Work, which was approved by the Community Development Director. The cost of the study is proposed in the amount of \$82,780; and

WHEREAS, the City’s Purchasing Manual, under Section 7, provides for the ability of the City to “sole source” professional services (e.g. request and receive only one proposal), when it can be determined by

the City Council that it is in the best interest of the City to do so. In this case, Rincon Consultants has the expertise and historical background that would be beneficial and in the best interests of the City to prepare an EIR for this project.

WHEREAS, the applicants have agreed to pay the cost of the EIR \$82,780. The applicants are satisfied with the scope of work, and are anxious to initiate this EIR for their project, and are in full support to use Rincon Consultants. No City funds will be used to prepare this study.

NOW, THEREFORE, BE IT RESOLVED that the City of El Paso de Robles approves authorizing execution of a consultant agreement for the City to hire Rincon Consultants to prepare an EIR consistent with Exhibit A for the Hyatt Place hotel, as a “sole-source” for consultant services, and approving an expenditure over \$20,000, in the amount of \$82,780, paid for by the project applicant.

APPROVED this 21st day of June, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

STEVE MARTIN, MAYOR

ATTEST:

KRISTEN L. BUXKEMPER, DEPUTY CITY CLERK

Exhibit A – June 9, 2016 EIR Proposal - Rincon

Exhibit A



Rincon Consultants, Inc.

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San Luis Obispo, California 93401

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info@rinconconsultants.com

www.rinconconsultants.com

June 9, 2016

Ms. Susan De Carli
City of Paso Robles
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

Subject: Revised Proposal to Prepare an Environmental Impact Report (EIR) for Hyatt Hotel at 1955 Theater Drive, Paso Robles, California

Dear Ms. De Carli:

In response to your request and our meeting on June 6, 2016, this letter presents our revised proposal to prepare an Environmental Impact Report (EIR) for the proposed Hyatt Hotel at the site of the existing River Lodge Motel at 1955 Theater Drive in Paso Robles. The overall scope of work has not changed; the major work product will be an EIR for the proposed Hyatt Hotel with a focus on specific issues identified in the proposal. The major revisions in our proposal are summarized as follows:

- Including an Initial Study Checklist for your use with the Notice of Preparation, to identify how issues will be focused in the EIR.
- Reducing the effort and costs for the Air Quality and Greenhouse Gas analyses, in recognition of the size of the project.
- Reducing the effort and cost for the Noise analysis by eliminating new field measurements with the assumption we can use the prior work by Caltrans in the area.
- Including the preparation of CEQA Findings, and Statement of Overriding Considerations if necessary, for use by the City in the staff report and resolution for the project.

We also made other minor adjustments as we discussed with you. The changes do not alter the overall project schedule, and they reduce the estimated labor charges. This letter and attachments repeat our entire proposal including the above revisions, and can be used in place of our earlier proposal.



UNDERSTANDING OF WORK AND GENERAL APPROACH

Development of a new Hyatt Hotel, with approximately 116 rooms, is proposed at the site of the existing River Lodge Motel (1955 Theater Drive), which would be removed by the project. The project site is designated Regional Commercial (RC) and is in the Highway Commercial zone district with a Planned Development overlay (C2-PD). Hotels are a permitted use in this zone district but require a finding that a hotel or motel will not be detrimental to the city's efforts to revitalize the historic downtown. A Planned Development permit is also required, which may set forth specific conditions or exceptions to help ensure that the project is compatible with surrounding uses and implements City policies.

Based on a preliminary review of the project, the City has determined that an EIR should be prepared to address potential effects on the following issues:

- Aesthetics (issues related to visibility and compliance with the City's height standard)
- Air Quality
- Cultural Resources (potential historic value of existing River Lodge Motel sign)
- Greenhouse Gas Emissions
- Noise
- Traffic
- Utilities/Service Systems (primarily water supply)

We understand that an updated traffic and transportation analysis for the project is being prepared by Associated Transportation Engineers, and will be available for inclusion in the EIR. Todd Engineers will be retained by the City to prepare a Water Supply Evaluation, which will also be available for inclusion in the EIR.

Rincon will prepare the analyses of air quality impacts, greenhouse gas emissions, and potential noise impacts for the project. These topics will be included within the EIR itself, while technical data will be placed in appendices to the EIR.

To assess the potential historic value of the existing structure and sign on the project site, Rincon will subcontract to the Historic Resources Group (HRG). HRG prepared the *Historic Resources Inventory* and related work for Paso Robles in 2010, and is thus familiar with the history and related features of the City and with the information sources to be used in the conduct of this evaluation. HRG will review existing documentation for the River Lodge Motel property, including its sign. Based on a partial review of the Caltrans work in the area, it is possible that the State Historic Preservation Officer has already concurred in a determination of non-eligibility for the property. If this is true, then the evaluation and resolution of the potential historic resource here will be a local issue under the City's control. HRG will perform the initial work in assembling and reviewing the available information, and then we will review with the City to determine the best course of action and documentation necessary. The HRG budget includes an independent evaluation of eligibility and preparation of a technical report, but the scope and cost of the analysis and report may be less than budgeted depending on the outcome of the first part of their work.



Our general approach is to closely coordinate with City staff during the EIR preparation and to integrate steps into the process that minimize repetition and promote the efficient use of staff time, particularly during internal review. We are committed to principal and senior management involvement in each project, which we believe is a key component of our reputation for excellent work products and exceptional service levels. Our goal is to produce clear, thorough, and responsive documents on-time and within budget. The specific tasks to achieve this are fully described in the attached Scope of Work.

PROJECT TEAM

Rincon has assembled a team of highly qualified professionals who know environmental issues and regulatory compliance needs in the City of Paso Robles. Rincon will manage this EIR and will be responsible for successful completion of all work assignments.

Richard Daulton, MURP, Principal and Operations Manager of Rincon's San Luis Obispo office, will serve as the Principal in Charge of the EIR. Richard has over 20 years of experience preparing CEQA and NEPA environmental documents for projects located throughout California. He has overseen or assisted with the management of several planning and CEQA documents for the City of Paso Robles, including the City's Climate Action Plan, General Plan and EIR, and the Chandler Ranch Specific Plan EIR. In addition, he has overseen or managed several major EIRs in northern San Luis Obispo County.

John Larson, Project Manager, is a very experienced environmental planner who has worked in San Luis Obispo County and the Central Coast since 1993. His recent projects have included EIRs for the Enos Ranchos Specific Plan and Betteravia Plaza mixed use development in Santa Maria, both completed in early 2016. Prior to joining Rincon in 2015, Mr. Larson was the Project Manager for the Paso Robles Gateway EIR in Paso Robles, which analyzed many of the same issues in the same area of the City where the Hyatt Hotel is proposed. Mr. Larson will oversee all work on the EIR and will be directly involved in much of its composition. He will serve as the primary point of contact for City staff, and will attend all project meetings.

Chris Bersbach, MESM, Environmental Planner and Technical Services Program Supervisor, will serve as the lead analyst for the topics of air quality, greenhouse gas emissions and noise. Chris is very familiar with local regulatory and analysis requirements pertaining to these issues. His experience includes a wide range of technical environmental and planning studies involving land and infrastructure development, urban redevelopment, solar power facilities, general plans and specific plans, climate action plans, and other long-range planning documents. Chris managed preparation of the Santa Barbara Key Site 30 SEIR and the City of Buellton Meritage Senior Center SEIR, and the Shandon Area Community Plan Update EIR. He also managed the preparation of CEQA documentation for the addition of facilities to the Cuesta College North County Campus.

Mattie Cardenaz, Associate Planner, will contribute to major portions of the EIR, preparing topic sections based on the results of technical studies, as well as other discussion sections. Her recent experience includes preparation of the EIR for the San Miguel Community Plan update in the County of San Luis Obispo, and the Enos Ranch Specific Plan EIR in Santa Maria.



Shannon Carmack, Architectural Historian, will assist with peer review of the HRG Historic Site Assessment and preparation of the cultural resources section of the EIR. Ms. Carmack has 15 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors including local planning, development, construction, public utilities, Department of Defense, transportation, recreation, and education.

Additional information regarding the experience of Rincon and our company capabilities, or the qualifications of these specific team members, can be provided if requested.

SCHEDULE

Rincon proposes to adhere to a schedule that allows the Draft EIR to be circulated within 12 weeks of the Kickoff Meeting, and the EIR process to be concluded within approximately 6 to 7 months.

Kickoff Meeting: Rincon will arrange and manage a project kickoff meeting within one week of the notice of contract award. This meeting will likely include City staff, possibly members of the applicant team (if determined by the City), and Rincon's project manager.

Project Description and EIR Outline: Within two weeks of the kickoff meeting and receipt of project information, including base mapping, Rincon will submit the draft project description and EIR outline for staff review. Rincon assumes a one-week review period for review by the City, and Rincon revisions to the project description. Thus, we assume that the project description will be approved by the City within four weeks after the Kickoff Meeting.

Administrative Draft EIR: The Administrative Draft EIR will be completed within six weeks of City approval of the EIR project description, assuming that all technical information has been provided to allow us to complete our analysis in a timely fashion. This schedule assumes delivery of the ADEIR about ten weeks after the kickoff meeting.

Draft EIR: Assuming that the City will deliver comments on the Administrative DEIR within two weeks, Rincon will produce the Draft EIR within two weeks of receipt of staff comments. This schedule also assumes that City comments are coordinated into a single consistent set of comments and that no new substantial analysis will be needed as a result. This schedule would allow for publication and initiation of public review approximately 14 weeks after the kickoff meeting. (Please note that additional time may be needed if the City staff needs more than two weeks to review the ADEIR or wants to review a final screencheck DEIR prior to publication.)

Response to Comments/Administrative Final EIR: Within three weeks of the close of the 45-day Draft EIR circulation period and receipt of all written and oral comments, Rincon will deliver a Draft Response to Comments report that responds to issues raised regarding the analysis. Rincon will assemble responses into the Administrative Final EIR, which will also contain any changes that might be required to the Draft EIR. This milestone is expected to be reached 23 weeks after the kickoff meeting.



Final EIR: Within two weeks of receipt of City comments on the Response to Comments/Administrative Final EIR, Rincon will deliver the Final EIR. The Final EIR would be delivered 26 weeks, or about 6 ½ months, after the kickoff meeting.

Adhering to this schedule, the EIR will be prepared, reviewed by the public and decision-makers, and could be certified within about 7 months. The ability to meet this schedule depends on the level of public comment, the number of public hearings needed, timely receipt of technical information, and staff's direction on addressing unanticipated issues that may arise during the process.

COST ESTIMATE

Rincon Consultants will prepare the EIR for the Hyatt Hotel project for the City of Paso Robles, in accordance with our proposed scope of services, for an estimated fee of **\$83,000**. Attachment 2 with this letter provides a breakdown of costs by major work item.

Up to two working meetings (one meeting subsequent to the ADEIR submittal, and another subsequent to the public review period) with City staff and a kickoff meeting are included in this proposal. We have assumed that the consultant team will meet with City staff prior to each milestone and upon conclusion of City review of administrative draft products. Rincon is available to attend additional meetings or hearings on a time-and-materials basis, in accordance with the standard hourly rates shown in Attachment 3. Depending on staff and preparation time, attendance at each meeting or hearing would cost in the range of \$700 to \$1,000 per Rincon staff person attending.


All aspects of this proposed scope of services and associated costs are fully negotiable to meet the needs of the City of Paso Robles. Additional work not included within our proposed work program will be completed only upon written City authorization on a time- and-materials basis in accordance with our standard fee schedule, included as an attachment to this proposal.

Thank you for this opportunity to serve the City of Paso Robles. Please feel free to call if you have any questions (805-547-0900).

Sincerely,

RINCON CONSULTANTS, INC.


John P. Larson
Senior Project Manager


Richard Daulton, MURP
Principal-in Charge

Attachments:
Scope of Work Cost Estimate
Standard Hourly Rates



ATTACHMENT 1: SCOPE OF WORK

Environmental Impact Report for Hyatt Hotel at 1955 Theater Drive

This attachment details Rincon's approach for completing the EIR, including details relative to the research and evaluation techniques to be employed. Rincon's scope of work will follow the requirements of the *State CEQA Guidelines* and will produce an EIR that will allow the City to make an informed decision and take action on the proposed project.

SECTION 1 – TASKS FOR EIR PREPARATION AND PROCESSING

Task 1 – Project Initiation, Kickoff Meeting, and Data Collection. The kickoff meeting will provide an opportunity to review the City's study objectives, confirm details of our approach to completing all necessary tasks, and set preliminary goals for the initial phases of the project. An important function of this meeting will be to finalize an understanding on the scope of the study. We will also confirm that our library of City-related data is still relevant to the proposed project. If necessary, we will gather any additional materials available at this meeting, including the preliminary review material, relevant planning documents, any technical analyses prepared by the applicant team, and recent environmental documentation prepared for projects in or near the study area. We will use this information to prepare an Initial Study Checklist to identify issues to be addressed in the EIR, consistent with the original determination by the City. Project objectives will be identified at this point in time.

Our scope of work assumes that the City of Paso Robles will prepare the Notice of Preparation and manage agency and public communications during the scoping period for the project. We assume that it will not be necessary for Rincon to attend any scoping meeting or other coordination events during this period.

Task 2 – Administrative Draft EIR. This project phase includes all of the steps necessary to complete an Administrative Draft EIR for the proposed project. The EIR would contain an analysis of the topics confirmed by the City through an Initial Study or other scoping procedure. These topics are expected to include:

- Aesthetics (issues related to visibility and compliance with the City's height standard)
- Air Quality
- Cultural Resources (potential historic value of existing River Lodge Motel and/or sign)
- Greenhouse Gas Emissions
- Noise
- Traffic
- Utilities/Service Systems (primarily water supply)

A brief discussion of additional issue areas will be provided in the *Effects Found Not to Be Significant* section of the EIR. This discussion will be summarized from information contained in the Initial Study for the project. Rincon will review the information provided by the City for these issue areas, and will provide minor additional analysis to address the following issues, which are not expected to result in the identification of significant impacts:



- Agriculture and Forestry Resources
- Biological Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use/Planning
- Mineral Resources
- Population/Housing
- Public Services
- Recreation

Specific tasks and analysis that would be completed to prepare the EIR are described below, and in Section 2 Technical Approach to Environmental Issues.

Task 2.1 - Draft Project Description and EIR Outline. Rincon will prepare a detailed *Project Description* for review by the City. This review is critical, since it forms the basis for environmental evaluation under CEQA. The project description will provide a detailed summary of the proposed project application. The project description will expand upon information provided in the Initial Study for the project, and will be based on additional information to be provided by the City or applicant. Textual, tabular, and graphic presentation will be used as necessary to facilitate a thorough understanding of the proposed project. The project description will include:

- Project location
- Project Objectives
- A discussion of proposed development characteristics;
- A discussion of proposed infrastructural improvements, including “off-site” improvements;
- Features that have been incorporated into the project to minimize potential environmental or land use conflicts;
- Tables illustrating project characteristics and the degree of change from the currently-adopted land use; and
- Supporting graphics (up to 5 graphics figures)

A complete outline of all EIR sections and subsections will be provided for City review with the project description.

We will provide the City with an electronic version of the Draft Project Description and Outline via e-mail for review.

Task 2.2 - Development of Project Alternatives. CEQA requires an examination of project alternatives that could reduce environmental impacts. For this project, we would examine three (3) alternatives including a “No Project” alternative. Rincon will work with City staff to develop the alternatives. The alternatives could include site plan modification areas, smaller project size/reduced density, and/or an alternative project location. Since the project alternatives may be defined as a result of technical analysis to be completed as part of the ADEIR (e.g., air quality/GHG analysis, noise analysis, or traffic study), it may be preferable to develop project alternatives after the results for the technical analyses are known.



Task 2.3 - Administrative Draft EIR Analysis. Upon City approval of the Project Description, we will begin preparation of the Administrative Draft EIR. This task includes all components necessary to complete the environmental impact analysis.

Three hard copies and one digital copy of the ADEIR will be delivered to the City's project manager for review and comment. Each major section of the ADEIR is described below. Our proposed scope of work for assessing potential environmental impacts of the proposed project is detailed in Section 2 Technical Approach to Environmental Issues.

Subtask 2.3.1 - Executive Summary. The Executive Summary will include an introduction and purpose, a brief description of the proposed project, project alternatives, and a table summarizing the environmental effects and mitigation measures associated with the proposed project. The table will be organized by level of environmental impact, including significant unavoidable adverse impacts (Class I), significant impacts that can be mitigated to a less than significant level (Class II), less than significant impacts (Class III), and beneficial impacts (Class IV). The Summary will be provided at a level of detail that allows the section to function as a stand-alone printed document.

Subtask 2.3.2 - Introduction, Project Description, and Environmental Setting. The Introduction section will include a narrative on the background of the project. It will include a summary of the environmental review process anticipated for the general plan amendment, zone change, development agreement, preliminary planned development, and tract map. In addition, lead, responsible, and trustee agencies will be identified and the scope, content, and purpose of the EIR will be described. The Project Description section will consist of the project description that was prepared in conjunction with Task 2.1. The previously approved Zimmerman Industrial Park will be summarized to provide a perspective of the changes anticipated with the new development.

The Environmental Setting section will provide a description of the existing environmental conditions in the project region and in the project area.

Subtask 2.3.3 - Environmental Impacts and Mitigation Measures. The main body of the EIR will consist of the assessment of potential environmental impact analysis of the proposed project. For the Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas, Noise, and Transportation/Traffic and Utilities/Service Systems issue areas, the analysis will include a project specific examination that will have four main subsections: setting, impact analysis, mitigation measures, and level of significance after mitigation.

The setting section will describe the applicable environmental conditions of the project area, and will reference recent technical studies for the project site whenever possible.

The impact analysis section will include a statement of the significance thresholds that were used to determine if an impact would have the potential to result in a significant environmental effect. Impacts of the proposed project when compared to existing conditions in the project area would be identified, as would cumulative impacts resulting from regional growth.

Mitigation measures will include measures proposed by the Initial Study that remain applicable, City and other agency requirements, and measures developed by Rincon staff. All mitigation measures will be presented so that they can be directly applied as conditions of approval and will



include monitoring requirements. Conditions where the proposed mitigation measures would not reduce the identified impacts to a less than significant level will be clearly identified. Secondary impacts of mitigation measures will also be discussed.

The final section will describe the level of significance after mitigation. This will be a brief statement noting where any significant impacts would remain after mitigation measures are applied. This section will also note whether impacts related to each issue are significant and unmitigable (Class I), significant but mitigable (Class II), less than significant (Class III), or beneficial (Class IV).

The environmental impacts portion of the EIR will also include an *Effects Found Not to Be Significant* section. This section will summarize the analysis and conclusions of the Initial Study for these issue areas, including identified less than significant and significant but mitigable impacts.

Subtask 2.3.4 - Alternatives. This section will be prepared in accordance with the requirements of the *CEQA Guidelines*, Section 15126(d) and recent court decisions. The purpose of this section will be to promote informed decision-making and to evaluate a reasonable range of project alternatives. The alternatives studied will be those developed in Task 2.2. The analysis will identify the level of impact and mitigation needs for each alternative. This section will also identify the “environmentally superior alternative.” If the No Project Alternative is determined to be environmentally superior, the EIR will identify the environmentally superior alternative among the remaining scenarios.

Subtask 2.3.5 - Other CEQA-Required Sections. Also included in the EIR will be other sections required by CEQA, such as table of contents, references, persons contacted, list of preparers, and summary of potential growth inducing and significant irreversible effects.

Task 2.4 - Draft Mitigation Monitoring and Reporting Program. This task will involve the preparation of an MMRP prepared in a format that complies with City requirements, consistent with *CEQA Guidelines* requirements. The MMRP will include a table that lists each mitigation measure, agency responsible for each condition, when monitoring must occur, the frequency of monitoring, and criteria to determine compliance with the condition. Where necessary, the MMRP will include post-construction monitoring to confirm the effectiveness of the proposed measures. The MMRP will include mitigation measures identified in the Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas, Noise, Transportation/Traffic, and Utilities/Service Systems sections, as well as mitigation measures identified for other issue areas from the Initial Study.

Task 3 - Draft EIR Preparation and Publication. After receiving City comments regarding the Administrative Draft EIR and meeting with City staff to review the comments Rincon will produce the public Draft EIR. Rincon will respond to one round of consolidated City staff comments on the Administrative Draft EIR. Upon receiving clearance from the City, Rincon will prepare 15 hard copies of the Executive Summary with CDs containing the Draft EIR and appendices for transmittal to the State Clearinghouse, and up to 10 hard copies of the Draft EIR utilizing two sided copying. A pdf digital version of the Draft EIR suitable for posting on the City’s web-site will also be provided. This scope of work assumes that the City of Paso Robles will



prepare all required notices for the EIR, including the Notice of Completion and Environmental Transmittal, and will mail the documents to relevant agencies and interested citizens.

Task 4 – Final EIR Preparation. The final formal stages of the EIR process involve responding to comments, preparing the ADFEIR and FEIR, holding public hearings and final editorial tasks. At this point, all of the discretionary permit applications and the EIR will be brought together for final public and decision-maker scrutiny in order to render official decisions regarding the application. Through this process, final changes and policy decisions concerning the project are made. Our work effort regarding this task is delineated below.

Task 4.1 - Response to Comments/Administrative Final EIR. Rincon staff, in coordination with City staff, will respond to public and agency review comments on the Draft EIR, including the draft mitigation monitoring program, in accordance with Section 15088 of the *CEQA Guidelines*. The Final EIR will consist of the body of the Draft EIR, as revised based on comments received, and an additional section including all comments and responses. We will transmit one digital copy of this AFEIR document. For the purposes of this proposal, we have assumed that up to 30 hours of professional staff time will be sufficient to address the volume of comments received on the Draft EIR.

Task 4.2 - Final Mitigation Monitoring and Reporting Program. Concurrent with delivery of the Final EIR, and in accordance with Public Resources Code Section 21081.6, Rincon will finalize the Mitigation Monitoring and Reporting Program described above.

Task 4.3 - Publication of the Final EIR. Rincon will respond to one round of City staff comments on the Administrative Final EIR. Rincon will deliver up to 10 bound hard copies of the Final EIR, 15 compact disc copies, and one digital PDF copy of the Final EIR to the City. Upon certification of the Final EIR and project approval, we understand that the City would be responsible for filing a Notice of Determination with the City Clerk's office and payment of associated fees.

Task 5 – Staff Meetings and Public Hearings. During the course of EIR preparation, we anticipate needing to attend a project kickoff meeting, and two (2) additional meetings with staff. These meetings would be scheduled at the discretion of the City.

Rincon anticipates staff attendance at up to two public hearings associated with this scope of work. Attendance at any additional public hearings, if requested, would be billed separately in accordance with our hourly rates.

Task 6. CEQA Findings and Statement of Overriding Considerations. After the contents of the final EIR have been determined in Task 4.3 above, Rincon will prepare draft CEQA Findings consistent with the requirements of Section 21081 of CEQA and Section 15091 of the CEQA Guidelines. We assume that the City will provide an example of previous findings and other input related to format.

Project Management tasks, which include internal staff coordination, maintaining schedule and budget performance, and regular communications with City staff representative, will also be performed throughout the duration of the project.



SECTION 2 -- TECHNICAL APPROACH TO ENVIRONMENTAL ISSUES

This section describes tasks for work on specific environmental topics. Based on the City's request, the EIR will focus on

- Aesthetics (visibility, appearance, City's height standard)
- Air Quality
- Cultural Resources (historic value of existing River Lodge Motel and/or sign)
- Greenhouse Gas Emissions
- Noise
- Traffic
- Utilities/Service Systems (primarily water supply)

Aesthetics. The project site is located at a highly visible location at the southern entrance to the City of Paso Robles. The interchange of US 101 and State Route 46W provides ready access to the Paso Robles West Side winery region, and is a growing commercial center with a variety of visitor serving uses. Because of the visibility of the site and the importance of maintaining an inviting and attractive appearance in the project vicinity, the effects of the proposed project on aesthetics represent an important issue. The building height limit in the C2 (Highway Commercial) zone containing the project site is 50 feet. While this limit might be modified by the Planned Development (PD) overlay, the City's code and policies require consideration of scale and bulk of buildings, landscaping, and other factors related to aesthetics.

The aesthetics section of the EIR will analyze the potential visual effects of the project using a combination of techniques. These will include a review of applicable City policies and code requirements based on the General Plan designation (RC) and zoning (C2-PD). The methodology used and general description of visual characteristics will generally follow the procedures used by the Federal Highway Administration (FHWA 1988) *Visual Impact Assessment* procedures. Several Key Views will be selected in consultation with City staff, and the existing views from these areas will be described in terms of their appearance and in terms of the viewers experience based on the duration of the view and activities involved. It is assumed that the applicant will provide architectural renderings and typical photosimulations that would represent typical views of the completed project from similar viewpoints.

The change caused by the project will be described, using the nomenclature and procedures in the initial visual characterizations and using the code requirements and General Plan policies of the City as a guide to assess the significance of the changes. Mitigation measures, in the form of landscaping, possible architectural appearance changes, and other aspects of code compliance (such as measures to minimize nighttime lighting) will be described.

Air Quality and Greenhouse Gas Emissions. The air quality section will evaluate both short- and long-term air quality effects. A separate EIR section will analyze Greenhouse Gas (GHG) emissions. The computational procedures for both issues use the same modeling approach, so the work on these issues will be performed simultaneously. This analysis section will be prepared in accordance with the methodologies outlined in the San Luis Obispo County Air Pollution Control District *CEQA Air Quality Handbook* (APCD April 2012). The motor vehicle constituents of concern include ROG, NO_x, CO, and PM₁₀.



Significance criteria for criteria pollutants will be based on APCD thresholds. APCD recommended mitigation measures will be incorporated. The EIR will also address the project's compliance with the National Ambient Air Quality Standards and the San Luis Obispo County Clean Air Plan.

Greenhouse gas (GHG) emissions have been recognized by the State of California as an issue of increasing importance within the context of CEQA analysis. California Senate Bill 97 (SB 97, signed in August 2007, acknowledges that climate change requires analysis under CEQA. The approach and thresholds for the GHG discussion will be based on *Greenhouse Gas Thresholds and Supporting Evidence* (APCD March 28, 2012).

Rincon will use the latest version of the California Emissions Estimator Model (CalEEMod) software to estimate emissions of criteria pollutants and for GHG. CalEEMod 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. The model 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). 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, as well as the California Climate Action Registry's General Reporting Protocol, and other sources, as appropriate. Traffic data to be input in the model will be obtained from the updated traffic analysis for the project to be prepared by Associated Transportation Engineers. Given the extent of site preparation and grading that could occur, and the level of construction anticipated, construction related air emissions may have a significant short-term effect. This evaluation will include an assessment of dust impacts, as well as emissions associated with heavy construction equipment. These emissions will be compared to state and federal Air Quality Standards and APCD construction emissions thresholds for determination of significance. Potential long-term emissions associated with project implementation would primarily be a result of increased traffic and/or increased vehicle miles traveled. Mobile emissions will be associated with commuter vehicle use by new residents and commercial users. The EIR will estimate and analyze the significance of these potential impacts and develop appropriate mitigation for all impacts identified.

Potential health risks associated with high concentrations of toxic air contaminants (TACs) will be discussed qualitatively, as project development and the surrounding area are not anticipated to include large sources of TACs. If this assumption changes, Rincon can provide a health risk assessment (HRA) on a time-and-materials basis in accordance with our standard fee schedule, included as an appendix to this proposal

Cumulative impacts will include a generalized review of consistency with regional planning efforts such as:



- Consistency with the Clean Air Plan; and
- Consistency with the emission forecasts of the Plan. Specifically, the Air Quality section will include the following:
 - Brief description of current air quality setting;
 - Assessment of air quality impacts associated with grading, and construction and long-term operational activities from buildout of the potential development within the rezone area, including an evaluation of the Greenhouse Gas (GHG) emissions and climate change impacts;
 - Identification of mitigation measures as necessary, including standard emission control conditions applied by the APCD;
 - Assessment of whether the proposed project is consistent with the regional growth assumptions in the Clean Air Plan;
 - Assessment of cumulative air quality impacts as well as the project's contribution to those impacts; and
 - Assessment of any residual impacts of the project.

The GHG section and analysis will evaluate the proposed project's potential contribution to cumulative impacts related to climate change and will include:

- Overview of the types of GHGs and sources and potential environmental effects of GHGs and climate change;
- Overview of the current regulatory framework around GHGs/climate change;
- Quantification of carbon dioxide equivalent (CO₂E) units associated with project construction and operation using CalEEMod;
- Comparison of the net change in CO₂E emissions to identified GHG thresholds; and
- Comparison of the project and its features with the City's Climate Action Plan to determine consistency with applicable Community-wide Measures identified in Section 3.3 of the Climate Action Plan.
- Development of mitigation measures for any identified significant impacts.

The GHG analysis, conclusions, and any recommended mitigation measures will be described in a separate EIR topic section.

Cultural Resources. The City has documented concern within the community regarding the potential historical significance of the existing River Lodge Motel and its freeway sign, which is somewhat unique in the area. Caltrans prepared a *Historic Property Survey Report* covering the project vicinity, which was included as part of the Finding of No Significant Impact for the U.S. Highway 101/State Route 46 West Interchange Modification Project in 2009. As part of that study, no properties in that study area were considered eligible for listing by the state as historic resources.

The City's *Historic Resources Survey*, prepared by the Historic Resources Group (HRG 2010), includes a description of 1940s and 1950s motels that developed along Spring Street as part of the "Mid-20th Century" pattern of commercial development. The River Lodge Motel, while at the southernmost extremity of this pattern, is representative of this period of architecture and use. At the time the *Historic Resources Survey* was prepared, the River Lodge Motel was not considered eligible for state designation as a historic resource. This conclusion, however, does not necessarily mean that the structure is not an important cultural resource or that its loss would not represent a



significant impact. This concern has been raised by the El Paso de Robles Area Historical Society (March 7, 2016), primarily related to the motel freeway sign.

To provide additional information and assessment of the issue, HRG will serve as a subcontractor to Rincon and will prepare a Historic Assessment for the existing motel and its freeway sign. This assessment will include a more thorough and updated review of the structure and sign, and their potential importance as historic resources. If potential significant impacts are identified due to the replacement of the structure and sign with the new hotel as proposed, then the Historic Assessment will also discuss potential mitigation measures. This information will be summarized in the EIR Cultural Resources section, and the separate Historic Assessment will be included as an appendix to the EIR.

Noise. The project site is located in a high noise level area, near US Highway 101 and State Route 46W. Implementation of the project has a potential to add trip volumes to local roadways that would generate linear noise source conditions. In addition, grading and other construction activities would generate new short-term noise during the construction phase, which could affect nearby transient lodging uses. The EIR will quantify short-term construction and long-term operational noise impacts related to the project. This section of the EIR will focus on the current and future estimates of traffic noise on future occupants of the proposed project site and surrounding land uses including existing hotels.

Estimates of ambient noise levels in the project vicinity will be drawn from previous work by Caltrans in the Initial Study-Mitigated Negative Declaration for the U.S. 101/SR 46W improvement project. The existing regulatory setting will be described, including federal, state, and City of Paso Robles noise requirements and standards. The criteria used to determine the significance of any impacts will be used from Section 2 of the General Plan Noise Element. The Noise section of the EIR will be prepared in accordance with the *Guidelines for Noise Study Reports as Part of Environmental Impact Reports* issued by the California Department of Health Services, Office of Noise Control.

Rincon will estimate existing and future traffic noise levels along US Highway 101 and State Route 46W based upon data from Caltrans or from the traffic impact analysis to be prepared for the project. Traffic noise will be forecast using the methodology employed by the Federal Highway Administration (FHWA) Traffic Noise Model. Traffic generated by implementation of the project will be added to the current traffic volumes and the incremental noise level increases will be calculated for existing + project and cumulative + project scenarios. Noise exposure will be assessed in terms of Community Noise Exposure Levels (CNEL).

The EIR will evaluate the potential for short-term noise impacts associated with construction to adversely affect adjacent lodging uses. The nearest permanent residential uses are 800-900 feet west of the project site, and are not likely to be significantly affected by construction noise. The short-term construction noise is not expected to be significant, but will be evaluated and appropriate measures to minimize noise effects will be identified. The primary construction noise source will be heavy equipment noise associated with grading of the site. Construction noise will be evaluated based on the type and number of equipment and the time and duration of equipment usage. We understand that with the modular construction technique proposed, the profile of on-site activities and equipment during erection of the building would differ from those in conventional construction. This difference will be considered in identifying the number and



type of construction equipment to be used. This information will be used with source noise data from the U.S. Environmental Protection Agency, and the distance to nearby sensitive receptors, to estimate the construction noise levels.

Mitigation requirements will be established and conditions of project approval will be set forth for noise impacted areas, if necessary. Mitigation measures may include restrictions on construction equipment usage, the construction of temporary sound barriers, or the use of setbacks and sound barriers (walls or berming) to reduce traffic noise levels associated with adjacent roadways.

Transportation/Traffic. Rincon will review and incorporate the findings of the updated traffic report to be prepared by Associated Transportation Engineers (ATE). The ATE report will include an evaluation of project specific impacts at various intersections, and review of specific traffic and circulation issues as identified by the City. Included within the analysis will be an assessment of cumulative traffic impacts caused by reasonably foreseeable development in the area, and a longer-term evaluation based on the General Plan buildout.

A key issue in the traffic analysis within the EIR will be the identification of appropriate mitigation measures. Project-specific mitigation will be developed as appropriate conditions to be placed on the project approval. A contribution towards mitigating cumulative effects will also be identified, through the payment of development impact fees by the project or by other specific measures that might be identified in consultation with the City. The ultimate feasibility of mitigating cumulative effects may depend on the availability of funding and actions by other agencies, however. The EIR will include a discussion of the situation and the final conclusion within the EIR will be developed in close coordination with the City.

Utilities/Service Systems. The main issue within this topic would be water consumption and supply for the project. Although the project would be consistent with the General Plan Land Use designation, it would presumably represent an increase in water consumption when compared to that from the existing 22-room motel. This discussion in the EIR will be based on a separate Water Supply Evaluation, which the City is obtaining from Todd Engineers. The EIR discussion will identify any potential impacts, and will describe routine water conservation measures that would apply to the project and any special mitigation measures that are applicable.

Other utility services provided by the City will also be briefly reviewed in the EIR. These include wastewater treatment, stormwater conveyance, and solid waste disposal services. The information in this EIR discussion will be based on project review memos and information provided by the Community Development Department, a Stormwater Control Plan provided by the applicant, and follow-up communications with City staff in the Public Works Department if necessary. Communications with all other staff will be coordinated with, and documented for, the Community Development Department.

Effects Found Not to Be Significant. In addition to the issues that require analysis in stand-alone sections of the EIR, Rincon will incorporate the Initial Study and other review material prepared by the City into an Effects Found Not to Be Significant section.

Environmental topics within this section would include:



- Agriculture and Forestry Resources
- Biological Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use/Planning
- Mineral Resources
- Population/Housing
- Public Services
- Recreation

For each of these topics, the Effects Found Not to be Significant section will present a brief description of the resource and the reason why the proposed project is not expected to have any significant impacts. All of the information in this section would be based on existing documentation, primarily the General Plan, General Plan EIR, City Code, and standard requirements for all development projects. Any mitigation measures that are based on standard requirements, or that might apply uniquely to the proposed hotel project, will be identified clearly so that they can be incorporated into a Mitigation Monitoring Plan for the project.



ATTACHMENT 2: COST ESTIMATE

City of Paso Robles

Hyatt Hotel 1955 Theater Drive, EIR

Revised Cost Estimate 06-09-2016

6/9/2016

Tasks	Cost	Rincon Labor Hours	Rincon Consultants					Principal I \$190/hour	Proj. Mgr. \$145/hr	Prof. IV \$125/hr	Prof. I \$90/hour	Graphics \$80/hour	Clerical \$70/hour
1. Project Initiation, Kickoff Meeting, Data Collection, IS Checklist for NOP	\$4,460	41	2	6	8	22	2					2	1
2. Administrative Draft EIR Preparation		0											
2.1 Draft Project Description and EIR Outline	\$2,520	24	2	4		12						6	
2.2 Development of Project Alternatives	\$1,450	13	1	4		4						4	
2.3 Administrative Draft EIR Analysis													
2.3.1 Executive Summary	\$1,160	11	1	2		6							2
2.3.2 Introduction, PD Summary, Env. Setting	\$1,560	13	1	6		4							2
2.3.3 Env. Impacts and Mitigation Measures													
Aesthetics	\$3,280	33	1	6		16						8	2
Air Quality	\$3,060	29	1	2	8	16							2
Cultural Resources (summ. From HRG report)	\$1,790	17	1	4		8						2	2
Greenhouse Gas Emissions	\$2,700	25	1	2	8	12							2
Noise (no field, use Caltrans, TNM 2.5, constr. Noise)	\$4,390	39	1	8	12	12						4	2
Transportation/Circulation (summ. From ATE report)	\$2,200	21	1	4	2	8						4	2
Utilities/Service Systems (water from Todd)	\$4,250	37	1	16	4	16						2	2
Effects Found Not to Be Significant	\$2,490	23	1	4	4	12						2	2
2.3.4 Alternatives (from 2.2)	\$2,810	26	2	6		14						2	2
2.3.5 Other CEQA Required Sections	\$1,380	12	1	4		6							1
2.4 Draft Mitigation Monitoring and Reporting Program	\$1,630	15	1	4		8							2
3. Draft EIR Preparation and Publication	\$3,200	31	1	8	2	8						4	8
4. Final EIR Preparation		0											
4.1 Responses to Comments/Admin Final EIR	\$4,360	39	3	8	6	16						2	4
4.2 Final Mitigation Monitoring and Reporting Program	\$765	7	1	1		4							1
4.3 Publication of the Final EIR	\$1,400	15	1	2		4							8
5. Staff Meetings and Public Hearings (4 total)	\$6,060	48	4	24	4	8						4	4
6. CEQA Findings/Statement of Overriding Considerations	\$3,460	27	3	14		8							2
Project Management/Coordination	\$6,810	48	10	30									8
Subtotal Labor (Base Fee):	\$67,185	594	42	169	54	224						44	61
Additional Costs													
Historical Evaluation by HRG: Initial Research and recommendations:	\$4,100												
Determination of Eligibility, impact analysis, recommendations, report, up to:	\$5,525												
Reproduction (3 copies ADEIR: 1 copy DEIR with 15 copies Exec Summ + CDs; 10 copies Final EIR)	\$1,765												
Supplies and Miscellaneous Expenses	\$2,171												
General & Administrative	\$2,034												
Subtotal Additional Costs:	\$15,595												
TOTAL LABOR + ADDITIONAL COSTS	\$82,780												



ATTACHMENT 3: STANDARD FEE SCHEDULE FOR ENVIRONMENTAL PLANNING SERVICES

Rincon Consultants' fee schedule is based on the time that is charged to projects by our professionals and support staff. Direct costs associated with completing a project are also billed to the project as outlined under Reimbursable Expenses below. The following sets forth the billing rates for our personnel.

Professional, Technical, and Support Personnel*	Rate
Principal II	\$ 215/hour
Principal I	\$ 190/hour
Senior Supervisor II	\$ 175/hour
Supervisor I	\$ 165/hour
Senior Professional II	\$ 145/hour
Senior Professional I	\$ 135/hour
Professional IV	\$ 125/hour
Professional III	\$ 110/hour
Professional II	\$ 95/hour
Professional I	\$ 90/hour
Environmental Technician/Field Aide	\$ 75/hour
Senior GIS Specialist	\$ 115/hour
GIS/CADD Specialist II	\$ 100/hour
GIS/CADD Specialist I	\$ 80/hour
Graphic Designer	\$ 75/hour
Technical Editor	\$ 95/hour
Clerical/Administrative Assistant II	\$ 75/hour
Clerical/Administrative Assistant I	\$ 70/hour

* Professionals include environmental scientists, urban planners, biologists, geologists, and cultural resources experts

Expert witness services consisting of depositions and in-court testimony are charged at a rate of \$295/hour.

Photocopying and Printing

Photocopies will be charged at a rate of \$0.08/copy for single-sided copies and \$0.16 for double-sided copies. Colored copies will be charged at a rate of \$1.00/copy for single-sided and \$2.00/copy for double-sided or 11"×17" copies. Oversized maps or display graphics will be charged at a rate of \$8.00/square foot.

Reimbursable Expenses

Expenses associated with completing a project are termed Reimbursable Expenses. These expenses do not include the hourly billing rates described above. Reimbursable expenses include, but are not limited to, the following:



1. Direct costs associated with the execution of a project are billed at cost plus 15% to cover General and Administrative services. Direct costs include, but are not limited to, laboratory and drilling services charges, subcontractor services, authorized travel expenses, permit charges and filing fees, printing and graphic charges, mailings and postage, performance bonds, sample handling and shipment, equipment rental other than covered by the above charges, etc. Communications charges and miscellaneous office expenses (including PDAs, cell phones, phone, fax, and electronic data transmittals, digital cameras, photo processing, etc.) are billed at 3% of total labor.
2. Vehicle use in company-owned vehicles will be billed at a day rate of \$85/day for regular terrain vehicle use and \$135 per day for 4-WD off-road vehicle use, plus \$0.85/mile for mileage over 50 miles per day. For transportation in employee- owned automobiles, a rate of \$0.85/mile will be charged. Rental vehicles will be billed at cost plus 15%.



Equipment Schedule for Environmental Sciences and Planning Services

Equipment	Rate	Unit
Environmental Site Assessment		
Bailer	\$ 25	Day
Brass Sample Sleeves	\$ 10	Each
DC Purge Pump	\$ 35	Day
Disposable Bailer	\$ 20	Each
Flame Ionization Detector	\$ 200	Day
Four Gas Monitor	\$ 120	Day
Hand Auger Sampler	\$ 55	Day
Level C Health and Safety	\$ 60	Person per day
Oil-Water Interface Probe	\$ 85	Day
Photo-Ionization Detector	\$ 120	Day
Soil Vapor Extraction Monitoring Equipment	\$ 140	Day
Water Level Indicator	\$ 35	Day
Water Resources		
Dissolved Oxygen Meter	\$ 45	Day
Refractometer (salinity)	\$ 30	Day
Sterilized Sample Jar	\$ 5	Each
Temp-pH-Conductivity Meter	\$ 50	Day
Turbidity Meter	\$ 30	Day
Natural Resources Field Equipment		
Fiberoptic Scope	\$ 90	Day
Infrared Sensor Digital Camera	\$ 50	Day
Field Equipment Package, amphibian survey (digital camera, GPS, thermometer, decon chlorine, waders, float tube, hand net)	\$ 150	Day
Field Equipment Package, construction monitoring (digital camera, GPS, thermometer, binoculars, field computer, safety equipment)	\$ 95	Day
Field Equipment Package, standard (digital camera, GPS, thermometer, binoculars, and botanic collecting equipment)	\$ 45	Day
Field Equipment Package, remote (digital camera, GPS, thermometer, binoculars, field computer and mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	\$ 125	Day
Laser Rangefinder/Altitude	\$ 10	Day
Mammal trap, large / small	\$1.50 / \$0.50	Each per trap cycle
Minnow trap	\$ 85	Each per job
Net, hand / large seine	\$ 10 / \$ 50	Day
Pettersson Bat Ultrasound Detector/Recording Equipment	\$ 150	Job
Pit-fall Trap	\$ 5	Each per trap cycle
Scent Station	\$ 20	Station
Spotlight	\$ 5	Day
Trimble® GPS (submeter accuracy)	\$ 190	Job
Spotting Scope	\$ 150	Job
Multi-Services Field Equipment		
Anemometer	\$ 5	Day
Computer Field Equipment	\$ 45	Day
GPS unit, standard field	\$ 10	Day
Sound Level Meter	\$ 75	Day