

# CITY OF LAKE ELSINORE GENERAL PLAN UPDATE

## SCOPE OF WORK

### TASK 1: PROJECT INITIATION, MANAGEMENT, AND COORDINATION

**1.1: Project Initiation** – The MIG Team and City staff will meet to refine the scope of work, schedule, and budget to align with City objectives. As part of the meeting, City staff will lead the MIG Team on a one-hour driving or digital tour highlighting Lake Elsinore’s key areas (dependent upon COVID-19 restrictions). In particular, we will want to identify areas for focused attention and community discussion.

**1.2: Project Management** – MIG will manage the program to ensure the project remains on schedule and within budget. This task includes project management and coordination (emails, calls, data transfers, etc.) with City staff and the internal team, as well as regular invoicing, schedule, and budget management.

**1.3: Coordination Meetings** – The MIG project manager will conduct biweekly teleconference meetings with City staff to review work products, discuss strategies, and otherwise coordinate project activities. Task leaders and other team members will join meetings and calls as needed. This task assumes 26 one-hour meetings.

**1.4: Document Review** – MIG will review available background materials including drafted policy text and identify preliminary list of key issues.

### TASK 2: SETTING THE FOUNDATION: ATLAS AND MARKET DEMAND STUDY

**2.1: Lake Elsinore Today; Constraints and Opportunities Atlas**– The MIG Team will analyze existing conditions and prepare a highly graphic, easy-to-read Atlas to summarize key community constraints and opportunities. This is anticipated to discuss land use, housing (adopted Housing Element summarized), mobility, public safety, natural resources/open space, environmental justice issues, and public services/utilities. Fehr & Peers’ (F&P) separately contracted existing conditions will be summarized for use in the Atlas. Albert A. Webb Associates (Webb) will work with the City and Elsinore Valley Municipal Water District, and other agencies to identify, map, and determine capacity of Lake Elsinore’s infrastructure. MIG understands the City of Lake Elsinore is initiating a new parks master plan. Graphics, maps, and text provided by the City’s park consultant will be formatted for consistency and included in the Atlas. The Draft Atlas will be submitted to City staff electronically for review and comment. Upon receipt of a single comment document using the Track Changes feature, MIG will revise and prepare the document for publication. One round of review is budgeted.

**2.2: Market Demand Study<sup>1</sup>** - The Natelson Dale Group (TNDG) will quantify immediate and longer-term development opportunities within the City, and to identify policy measures necessary to achieve these potentials. The market analysis will provide an important “reality check” both for the two General Plan land use alternatives and for the development assumptions used in the citywide fiscal impact analysis (see below). It will also inform the market-based strategic framework for the Economic Development Element (see below).

To appropriately focus the market study effort, the consultant team would coordinate with City staff early in the process to identify key sites or subareas of the City where future development or redevelopment is most likely to occur. TNDG’s market analysis will address the following land use categories:

- Residential
- Retail/restaurant space
- Office space
- Industrial space
- Hotel/motel facilities.

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<sup>1</sup> Market Demand Study methodology is available for City review if requested.

Whereas the market study will be citywide in scope and therefore be useful for a variety of City decision-making processes, the findings will ultimately be applied to identify sub-area and site-specific development potentials. In particular, the market study will enable the planning team to understand the unique market potentials of each targeted development area *within the context of citywide demand patterns*, thus maximizing opportunities for the different subareas to complement rather than compete with each other in terms of the envisioned land uses.

In addition to providing a citywide framework for quantifying demand for development in individual subareas, the market analysis will also consider qualitative issues affecting each area's development potential. In this regard, the analysis will identify the specific market niches or types of development (in terms of density, market orientation, etc.) that would be appropriate for the unique character of each subarea. The draft Market Demand Study will be provided to the City for review; one round of review/comment/revision is anticipated.

### **TASK 3: LISTENING TO LAKE ELSINORE: COMMUNITY ENGAGEMENT PROGRAM**

**3.1: Public Outreach Plan** – MIG will develop a Public Outreach Plan describing strategies to create awareness of the General Plan Update program, promote participation in planned activities, and elicit input into the General Plan. The Draft Public Outreach Plan will be submitted to City staff electronically for review and comment. Upon receipt of a single comment document using the Track Changes feature, MIG will revise and prepare the document for publication. One round of review is budgeted.

**3.2: Stakeholder Meetings** – MIG will conduct up to 8 hours of one-on-one or small-group interviews with key community stakeholders in a digital format such as Zoom. City staff will be responsible for identifying key stakeholders, contacting the interviewees, and coordinating interview times. Stakeholders should include community-based organizations (faith-based, sports organizations, social service organizations, business, homeowners' associations, etc.) Following the conclusion of all interviews, MIG will prepare a summary memorandum of findings.

**3.3: Lake Elsinore Innovates Multi-Media Campaign** – MIG will roll out a multi-media campaign purposed to keep the community advised in General Plan Update program. Written and digital engagement materials will be translated into Spanish. The campaign anticipated to include materials prepared for posting onto the City's website, ongoing multi-media updates via social media/web-based platforms.

#### **3.4 Engagement Approach**

- 3.4.1 City Council Focused Sessions – Conduct up to six 2-hour focused sessions with the City Council members to identify and discuss issues, proposed plans, and other subjects. The study sessions may occur at the following points during the planning process: initiation/data gathering, existing conditions, alternative concepts (additional detail provided in Task 4), preferred plan/guiding principles, proposed plan, and environmental review. Focused sessions may be conducted as a Zoom meeting.
- 3.4.2 Native American Tribes Listening Sessions – Conduct up to four "listening sessions" with the local Native American Tribe representatives throughout the planning process. The sessions intent is to have a full understanding of the Native American Tribes' concerns and integrate the Tribes' perspectives into the Plan and planning process as feasible. The sessions may occur at the following points during the planning process: data gathering, alternative generation/concepts, preferred plan, and proposed plan or environmental review. The listening sessions are intended to supplement, not replace SB18 and AB52 processes. The SB18 and AB52 processes will be conducted in accordance with State law.
- 3.4.3 In-Community Events "Pop Ups" – As required based upon City Council direction provided in the City Council Study Sessions, MIG will conduct up to three 3-hour "pop up" community events. MIG will set up booths or kiosks at existing, well-attended events, and/or festivals such as Farmers' Markets, Live at the Lake, Taco Fest, etc. to gain community input.
- 3.4.4 Online Questionnaires (Surveys) – MIG will conduct two online questionnaires (English and Spanish) for subjects to be determined. Each questionnaire effort is anticipated to include:
  - Designing the questionnaire including one round of City staff review
  - Posting to the City's website and weekly "peeks" as to questionnaire participation

- Preparing a concise written summary noting questionnaire results and key findings, one round of City staff review
- Creating flyers for City's printing/distribution encouraging questionnaire participation and access information (English and Spanish), one round of City staff review.

**3.5: General Plan Vision Statement and Guiding Principles** - Based on the findings from earlier tasks, MIG will develop a vision statement, along with draft General Plan Guiding Principles that will set forth the City's long-term identity and vision for growth. It is likely that MIG will prepare an Areas of Stability and Change Map that illustrates areas in Lake Elsinore that have the potential to change in the future, as well as identifies areas where no land use policy changes are anticipated. MIG will submit the General Plan Guiding Principles draft to City staff for review, and will produce one revised version that reflects staff's written, consolidated edits.

## **TASK 4: EXPLORING OPTIONS FOR LAKE ELSINORE'S FUTURE**

**4.1: Land Use and Transportation Alternatives, Charrette, Joint CC/PC Study Session** – MIG will develop up to three land use/transportation scenarios for up to four focus areas that could include mixed-use development, reinventing existing corridors, and others. Land use and transportation scenarios would use the UrbanFootprint application, which includes analytical engines that measure the environmental, transportation, public health, and community impacts of future scenarios, and output specialized indicators regarding existing conditions and future scenarios.

This subtask includes a land use/transportation alternatives charrette with key City and consultant team leads. The charrette is intended to be a "roll up your sleeves" 2.5-hour session conducted in MIG's Pasadena office. Based on the charrette, the alternatives will be refined and then presented to the Planning Commission and City Council at a joint study session. It is likely that the land use/transportation alternatives will be used in the EIR's alternative discussion, too.

**4.2 Citywide Fiscal Impact Model<sup>2</sup>** - By their nature, planning and economic development programs are closely related to a city's budgeting process in the sense that future development represents a potential flow of municipal revenues and costs. A credible analysis of the fiscal implications of implementing the General Plan is important not only to ensure that the adopted General Plan represents sound fiscal conditions at buildout, but also that actual development during the interim period occurs in a fiscally balanced manner. To facilitate this analysis, TNDG will develop a customized fiscal impact model based on the City's current budget. The fiscal impact model will allow the consulting team to define the "optimal" land use mix from a fiscal perspective and to identify related strategies for revenue enhancement. Various Plan alternatives can then be "tested" to identify their relative attractiveness from the City's cost/revenue perspective. The model will also allow for area-specific analyses (i.e., to test the fiscal impacts of proposed development within specific subareas targeted for reinvestment).

## **TASK 5: PREPARING A PLAN FOR LAKE ELSINORE 2045**

### **5.1: Screencheck Draft General Plan**

MIG will prepare the General Plan outline and format. Upon approval of the outline and format, the MIG Team will prepare the screencheck Draft General Plan, creating a new General Plan with goals and policies reflecting community and decision-maker input and responding to State legal requirements. The General Plan will be concise, user-friendly, easy to comprehend, and highly graphic, with photos, maps, tables, charts, and illustrations.

MIG suggests the General Plan chapters, as follows:

**Our Vision for 2040.** Sets the tone and vision for the entire General Plan, identifies community priorities, and provides guidance on how to use the Plan to accomplish the Vision.

**Community Form.** This element serves as the Land Use and Circulation elements, knitting together land use, urban design, and mobility. The land use component will consider appropriate land use to implement the adopted

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<sup>2</sup> Citywide Fiscal Impact Model methodology is available for City review if requested.

Housing Element, incorporate adopted Specific Plan (thus retiring some or all of the adopted Specific Plans), and consider market-driven mixed-use, commercial, or industrial (including logistics) land uses. The element will include a new land use diagram and updated land use designations addressing allowable use, density ranges, floor-area ratios, community character and other appropriate standards. MIG will use photo examples and illustrations to demonstrate development standards, prototypes and character in the change areas.

MIG understands F&P is under contract to prepare a draft Circulation Element. With this General Plan Update, the “in progress” element will be reviewed/revised for consistency with the proposed land use plan and consistency with the AB902 (2022), which requires incorporating Vision Zero-like policies. In addition, the traffic model will be updated to forecast for VMT, intersection turning movements, and roadway segment ADT coinciding with in the land use F&P will review Lake Elsinore’s truck routes given the proposed land use plan. The truck routes evaluation will include:

- conducting new Citywide roadway segment counts (25 segments)
- mapping sensitive receptor locations to provide information to the route selection
- noting pavement conditions and determining if facility hardening is needed
- proposing new routes, as needed.

**Public Safety and Welfare.** This element serves as the Public Safety (including geology, air quality and climate adaptation, resiliency, flooding, wildfire, hazardous sites/materials), Noise, and Community Facilities and Services (police, fire, utilities, and infrastructure) elements. While the Safety Element may have been recently reviewed by CalFire, MIG will update the Public Safety and Welfare Element to current regulations and expectations. This includes a thorough evaluation of emergency access routes in accordance with AB747. F&P will:

- identify critical evacuation routes that are sensitive to key hazard areas and identify those most important for the evacuation of the evacuation zones. This scope of work assumes up to ten key roadway segments will be identified as critical evacuation routes. F&P will also identify emergency evacuation centers consistent with the requirements in AB 1409.
- map all residential parcels with single routes of emergency access (evacuation constrained routes), consistent with the requirements of SB 99. F&P will identify the number of parcels and housing units in the assessment;
- determine a “Zone Scenario Testing/Development” analysis methodology to identify/determine the evacuation time required for each limited accessibility area. F&P anticipates using the attribute information (number of travel lanes, roadway classifications, etc.) and the land use data from the Riverside County Transportation Analysis Model (RIVCOM) to inform the capacity assessment and to determine the number of households/population that may need evacuation. The results of this analysis will be used to test the scalability in the area (i.e., how is evacuation time affected by multiple zones requiring evacuations), and the potential evacuation scenarios that could occur. F&P will work with the City and the Fire Department to assess key considerations for up to two likely evacuation events. These events could include wildfire, earthquakes, flooding, landslides and/or significant infrastructure failure.<sup>3</sup>
- F&P will use the two likely evacuation events to develop recommendations focusing on potential circulation constraints and capacity issues. This could include improved emergency response time, increased notifications, evacuation drills for residents, and/or improved infrastructure or transportation management to assist with evacuation (e.g., improved roadway network connectivity in some areas,

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<sup>3</sup> Given how recent the AB747 legislation, the State has not established standard rules or practices surrounding the requirements of this analysis. Thus far, there is no precedent for the minimum requirements and there have been no CEQA challenges. In addition, WRCOG is pursuing grant funding for Countywide emergency evacuation planning using an Evac+ equivalent approach. As such, we are recommending a simpler planning level approach that meets the minimum requirements of AB 747. This approach would be high level and will generally review hourly evacuation capacities on key corridors during a limited number of evacuation events. That said, F&P has developed a state-of-the-practice tool called Evac+ that provides a comprehensive review of evacuation capacity Citywide. Evac+ is a Dynamic Traffic Assignment (DTA) model that models how evacuation queues build up over space and time and is the best tool on the market to estimate evacuation times for an AB 747 compliant assessment. We can incorporate the more detailed approach, if the City prefers.

contra-flow lanes, and/or staging areas to connect with multi-modal routes). These recommendations will be discussed with MIG and City staff, and F&P will update the recommendations, if needed, based on one round of compiled comments.

Webb will identify if the disadvantaged communities contain sub-standard infrastructure and will provide possible improvement policy/programs, as appropriate. In addition, Webb will evaluate opportunities to implement or expand “green” infrastructure including but not limited to water reuse, storm water capture and infiltration, solar or hydro-electric power generation.

**Resources.** This element will discuss biological resources, parks and open space, water resources, mineral resources, cultural/paleontological/historic resources, and tribal resources (as appropriate). The element is anticipated to include maps that illustrate parks and recreation access (as provided by the City’s parks master plan consultant), as well as natural resources and resource areas. This element may define ways to enhance Lake Elsinore’s park system, protecting and improving open spaces to optimize their function and intended utility. In addition, this element is anticipated to address long-term strategies for more sustainable environmental practices, including conserving water resources, reducing greenhouse gas emissions and addressing climate change, improving air quality and promoting efficient management and use of energy resources. Other resources requiring attention will be habitat and other biological resources.

**Environmental Justice.** While the entire General Plan will be written through the environmental justice lens, this element focuses on prioritized community needs for the disadvantaged communities (Census tracts 6065-043-001 and 6065-043-006) related to healthy food access, open space and physical activity, reduced pollution burdens, and sustained civic engagement in public decision-making processes. As part of the Environmental Justice effort, MIG will prepare the State-required Vulnerability Assessment, which will be summarized in the Atlas. The General Plan will focus on providing policies that will help alleviate the environmental and socio-economic inequities experienced by the two disadvantaged communities.

**Economic Development Element (Optional)** – TNDG will prepare a Economic Development Element that addresses the City’s development, business retention/expansion/attraction, and fiscal stability goals. It will include the following components:

- The City’s **goals, policies, and objectives for Economic Development**, presented in a format consistent with other elements of the Plan.
- A **summary of the issues and opportunities** identified during the course of the market and fiscal analyses. This summary will include the identification of key factors that should drive the formulation of an updated land use plan (e.g., how much land should be allocated for various types of commercial and industrial development).
- **Specific strategies** for attracting targeted land uses (e.g., retail, hotels, logistics, etc.).

## **7. Implementation and Action Plan**

The adopted General Plan provides for implementing actions within the elements. In other general plans, MIG has created a separate Implementation and Action Plan consolidating all the implementing actions into one chapter for ease of implementation. MIG will work with City staff to determine an approach appropriate to the City of Lake Elsinore. Regardless of organization, the implementation actions will provide clear action-oriented measures to guide City staff, decisionmakers, and the public toward achieving the Vision and goals.

### **5.2: Administrative Draft and Public Review Draft General Plan**

MIG will submit an electronic Screencheck Draft General Plan to City staff for comments/review. Using MS Word’s track change function, City staff will consolidate all comments into a single document. MIG will then prepare an Administrative Draft for City review to review the changes in response to Screencheck Draft comments. If no additional changes are required, the Administrative Draft will be reformatted to create the Public Review Draft General Plan. If additional changes are required, they will be made before the Administrative Draft is released to the public for review and to the MIG environmental team for the environmental analysis (under a separate contract).

## **TASK 6: ADOPTING THE PLAN: PUBLIC HEARINGS AND FINAL DOCUMENTATION**

### **6.1: SB 18 Consultation**

The General Plan update will require formal government to- government consultation between the City of Lake Elsinore and Native American Heritage Commission-listed tribes pursuant to Senate Bill 18. MIG will provide City staff with a letter template, detailed instructions, and a communications log to ensure the City complies with SB 18.

### **6.2: Joint Study Sessions**

In addition to the City Council Focused Sessions, and the joint Alternatives City Council/Planning Commission study session, MIG proposes two additional joint study sessions, subjects to be determined. MIG will prepare meeting agendas, technical materials and PowerPoint presentations, as appropriate, and facilitate the 2-hour study sessions.

### **6.3: Public Hearings, Adopted Document, and File Transmission**

The MIG project manager will prepare and conduct PowerPoint presentations at one Planning Commission public hearing and one City Council hearing. City staff will be responsible for preparing staff reports, resolutions, and ordinances. Recommended changes provided by the Planning Commission will be incorporated into a table or matrix that is appended to the City Council hearing's staff report. Our experience shows that this approach facilitates review and direction by the Council.

Upon adoption and City Council direction, MIG will prepare the final, adopted General Plan for distribution and use. MIG will submit project files to the City, including GIS files developed during the process. Because the extent of any revisions based on City Council direction cannot be known at this time, our budget includes an allowance for this task.



fee proposal

		MIG, Inc.																Subconsultants							
		L. Brownfield Principal-in-Charge/PM		L. Stetson Strategic Advisor		E. Garcia Engagement Strategic Advisor		J. Martinez Deputy Project Manager/Sr. Associate		R. Kucinski Design Lead		D. Gonzalez/ J.Rodriguez Land Use and GIS Leads		Associates Planning/ Engagement		Administrative & Word Processing		MIG Totals		Fehr & Peers	Albert A. Webb Associates	The Natelson Dale Group	Subconsultant Totals	Direct Costs (MIG + Subs)	Professional Fees Totals
		Hrs@	\$215	Hrs@	\$235	Hrs@	\$215	Hrs@	\$130	Hrs@	\$205	Hrs@	\$168	Hrs@	\$115	Hrs@	\$105								
Task 1: Project Initiation, Management, and Coordination																									
1.1	Project Initiation	12	\$2,580		\$0		\$0	20	\$2,600		\$0	4	\$672		\$0	2	\$210	38	\$6,062				\$0	\$200	\$6,262
1.2	Project Management	75	\$16,125	15	\$3,525		\$0	40	\$5,200		\$0		\$0		\$0	70	\$7,350	200	\$32,200		\$6,000		\$6,000	\$2,000	\$40,200
1.3	Coordination Meetings (26 meetings)	140	\$30,100		\$0		\$0	60	\$7,800		\$0		\$0		\$0	30	\$3,150	230	\$41,050				\$0	\$400	\$41,450
1.4	Document Review		\$0		\$0		\$0	12	\$1,560	4	\$820	8	\$1,344	20	\$2,300		\$0	44	\$6,024				\$0	\$0	\$6,024
Subtotal		227	\$48,805	15	\$3,525	0	\$0	132	\$17,160	4	\$820	12	\$2,016	20	\$2,300	102	\$10,710	512	\$85,336	\$0	\$6,000	\$0	\$6,000	\$2,600	\$93,936
Task 2: Setting the Foundation: Atlas and Market Demand Study																									
2.1	Lake Elsinore Today: Constraints and Opportunities Atlas	50	\$10,750		\$0		\$0	100	\$13,000	12	\$2,460	60	\$10,080	140	\$16,100	40	\$4,200	402	\$56,590	\$14,280	\$36,000		\$50,280	\$50	\$106,920
2.2	Market Demand Study	4	\$860		\$0		\$0		\$0		\$0		\$0		\$0		\$0	4	\$860			\$50,000	\$50,000		\$50,860
Subtotal		54	\$11,610	0	\$0	0	\$0	100	\$13,000	12	\$2,460	60	\$10,080	140	\$16,100	40	\$4,200	406	\$57,450	\$14,280	\$36,000	\$50,000	\$100,280	\$50	\$157,780
Task 3: Listening to Lake Elsinore: Community Engagement Program																									
3.1	Public Outreach Plan	1	\$215		\$0		\$0		\$0		\$0		\$0	6	\$690		\$0	7	\$905				\$0	\$0	\$905
3.2	Stakeholder Meetings	2	\$430		\$0		\$0	24	\$3,120		\$0		\$0	8	\$920		\$0	34	\$4,470				\$0	\$100	\$4,570
3.3	Lake Elsinore Innovates Multi-Media Campaign	8	\$1,720		\$0	10	\$2,150	20	\$2,600		\$0		\$0	30	\$3,450		\$0	68	\$9,920				\$0	\$500	\$10,420
3.4	Engagement Approach																								
3.4.1	City Council Focused Sessions	140	\$30,100		\$0		\$0	140	\$18,200		\$0		\$0	80	\$9,200	8	\$840	368	\$58,340				\$0	\$500	\$58,840
3.4.2	Native American Tribes Listening Sessions	40	\$8,600		\$0		\$0		\$0		\$0		\$0	40	\$4,600		\$0	80	\$13,200				\$0	\$300	\$13,500
3.4.3	In-Community Events "Pop Ups"	60	\$12,900		\$0	8	\$1,720	80	\$10,400		\$0	15	\$2,520	75	\$8,625	8	\$840	246	\$37,005	\$2,000			\$2,000	\$1,000	\$40,005
3.4.4	Online Questionnaires	6	\$1,290		\$0		\$0	30	\$6,450		\$0		\$0	40	\$8,600		\$0	76	\$16,340				\$0	\$0	\$16,340
3.5	General Plan Vision Statement and Guiding Principles	2	\$430		\$0		\$0	12	\$2,580		\$0		\$0		\$0		\$0	14	\$3,010				\$0	\$0	\$16,340
Subtotal		259	\$55,685	0	\$0	18	\$3,870	306	\$43,350	0	\$0	15	\$2,520	279	\$36,085	16	\$1,680	893	\$143,190	\$2,000	\$0	\$0	\$2,000	\$2,400	\$160,920
Task 4: Exploring Lake Elsinore's Future																									
4.1	Land Use and Transportation Alternatives, Charrette, Joint CC/PC Study Session	50	\$10,750		\$0		\$0	80	\$10,400		\$0	80	\$13,440	120	\$13,800		\$0	330	\$48,390	\$16,460			\$16,460	\$500	\$65,350
4.2	Citywide Fiscal Impact Model	1	\$215		\$0		\$0		\$0		\$0		\$0		\$0		\$0	1	\$215			\$15,000	\$15,000		\$15,215
Subtotal		51	\$10,965	0	\$0	0	\$0	80	\$10,400	0	\$0	80	\$13,440	120	\$13,800	0	\$0	331	\$48,605	\$18,460	\$0	\$15,000	\$31,460	\$500	\$80,565
Task 5: Preparing A Plan for Lake Elsinore 2045																									
5.1	Screencheck Draft General Plan	155	\$33,325		\$0		\$0	175	\$22,750	16	\$3,280	72	\$12,096	280	\$32,200	20	\$2,100	718	\$105,751	\$55,000	\$16,000		\$71,000		\$176,751
5.2	Implementation and Action Plan	8	\$1,720		\$0		\$0	12	\$1,560		\$0		\$0	40	\$4,600		\$0	60	\$7,880				\$0		\$7,880
5.3	Administrative Draft and Public Review Draft General Plan	42	\$9,030		\$0		\$0	36	\$4,680		\$0		\$0	80	\$9,200	40	\$4,200	198	\$27,110				\$0		\$27,110
Subtotal		205	\$44,075	0	\$0	0	\$0	223	\$28,990	16	\$3,280	72	\$12,096	400	\$46,000	60	\$6,300	976	\$140,741	\$55,000	\$16,000	\$0	\$71,000	\$0	\$211,741
Task 6: Adopting the Plan: Public Hearings and Final Documentation																									
7.1	SB 18 Consultation		\$0		\$0		\$0	4	\$520		\$0		\$0		\$0		\$0	4	\$520				\$0		\$520
7.2	Joint Study Sessions (2 meetings)	24	\$5,160		\$0		\$0	10	\$1,300		\$0		\$0	40	\$4,600		\$0	74	\$11,060				\$0	\$120	\$11,180
7.3	Public Hearings, Adopted Document, and File Transmission	24	\$5,160		\$0		\$0	40	\$5,200		\$0		\$0	40	\$4,600		\$0	104	\$14,960		\$4,000		\$4,000	\$120	\$19,080
Subtotal		48	\$10,320	0	\$0	0	\$0	54	\$7,020	0	\$0	0	\$0	80	\$9,200	0	\$0	182	\$26,540	\$0	\$4,000	\$0	\$4,000	\$240	\$30,780
SUBTOTAL		844	\$181,460	15	\$3,525	18	\$3,870	895	\$119,920	32	\$6,560	239	\$40,152	1039	\$123,485	218	\$22,890	3300	\$501,862	\$89,740	\$62,000	\$65,000	\$214,740	\$5,790	\$735,722
Subconsultants and Direct Costs Administration																							\$12,129		
FINAL TOTAL																								\$747,851	
Optional Tasks																									
A	Economic Development Element																						\$15,000		