

Holly Smyth
Planning Director
Lemoore Planning Department
210 Fox Street
Lemoore, CA 93245

Re: Revised General Plan Scope of Work and Budget for Transportation and Noise Analysis

Dear Holly:

Our agreement with the City for the General Plan Update, entered into last May, established a Scope of Work with defined products. It also recognized that the City might request additional services beyond the responsibilities identified in the Scope of Work. These were to include “unusual or unanticipated data collection, search, or analysis, or revision of the data base or base maps after sources and reference points have been agreed upon”. The purpose of this letter is to summarize what these additional services are and the costs associated with them.

Transportation Services to have been provided by Kings County

The Scope of Work in our agreement with the City envisioned that the transportation analysis, including evaluation of existing conditions, transportation modeling of the preferred land use plan and assistance on policy development for the Plan and the EIR transportation impact analysis would be done as part of the existing contract between Kings County and Dowling Associates for “on-call services”, so there was no budget for transportation work established in our agreement with the City. The scope of this work was discussed generally with the County and their consultant and you and I both assumed that our original assumptions were correct. However, we have now learned that the County’s contract will only cover a portion of the responsibilities for transportation analysis defined in the Scope of Work – the transportation modeling – because this work has regional and/or countywide implications. At your request, we have discussed with Dowling Associates what would be required for them to undertake the work specified for them in our Scope of Work and they have submitted a proposal to you for this effort. In their proposal, dated April 11, Dowling Associates estimates that the total costs for transportation-related work for the General Plan Update and EIR is \$64,500 of which \$9,500 is attributable to modeling and should be covered by the County’s on-call agreement with them. The balance, \$55,000, will need to be funded by the City.

We are willing to add Dowling Associated to our team as a subcontractor and assume project management responsibilities for their work. We have worked with Dowling Associates in the past and have confidence in their capabilities and responsiveness; we also believe that having them report directly to us will ensure that their efforts are integrated into the General Plan and EIR in a seamless way and that your timelines are met. We also believe that this will be more cost-effective than if the City were to administer a separate contract for them, or work through the County to secure all of these additional services. The existing County on-call contract with Dowling Associates will be used for the transportation modeling effort.

DYETT & BHATIA

Urban and Regional Planners

Noise Studies Related to the Naval Air Station

Last fall, we learned that the Lemoore Naval Air Station had initiated work on an Encroachment Action Plan and, as part of this effort, the Navy had identified potential noise impacts associated with certain existing and potential future flight patterns over the West Hills College and adjacent areas. Based on the Navy's experience in other communities, this was judged to be an important issue; it also needs to be considered as part of environmental review under the California Environmental Quality Act and state guidelines for standards for maximum community noise levels.

Our original Scope of Work did not have any budget for analysis of LNAS-related noise and, in fact, the noise contours we obtained from Navy documents and City EIRs for the *Map Atlas* did not show any potential NAS-related noise impacts outside the NAS boundary. After discussing this potential issue with the General Plan Steering Committee and City staff, with input from the LNAS's representative on the Steering Committee, we proposed to undertake some additional work on this subject and you agreed that this should be done. This additional work included analysis of flight patterns and noise profiles associated with the F-18, review of noise standards and noise mitigation at other military airports, computer modeling of potential noise levels on the Westside and finally aircraft noise monitoring at selected locations throughout the City over a four-day period so we would have a good empirical basis for recommending new General Plan policies for noise mitigation. While LNAS-related noise may not ultimately prove to be a significant impact with additional mitigation and specific standards that can be included, this additional work is important to support the Navy's mission and minimize potential land use incompatibilities in areas subject to aircraft overflight.

The total cost of the noise studies, including our noise consultant's costs for field monitoring and computer modeling as well as our costs for research and analysis, report writing and project management will not exceed \$17,500.

Cordially,

DYETT & BHATIA, URBAN AND REGIONAL PLANNERS

Michael V. Dyett, FAICP
Principal