

CLARK COUNTY
DEPARTMENT OF AVIATION

SECOND AMENDMENT
To

Contract To Prepare An
Environmental Impact Statement
for the
Southern Nevada Supplemental Airport

Name Of Firm	<u>Landrum & Brown, Incorporated</u>
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**SECOND AMENDMENT TO
CONTRACT TO PREPARE AN ENVIRONMENTAL IMPACT STATEMENT
FOR THE SOUTHERN NEVADA SUPPLEMENTAL AIRPORT**

This Second Amendment to Contract to Prepare an Environmental Impact Statement for the Southern Nevada Supplemental Airport ("Contract") is made and entered into this _____, by and between CLARK COUNTY, NEVADA, on behalf of its Department of Aviation (hereinafter referred to as "OWNER"), and Landrum & Brown, Incorporated (hereinafter referred to as "CONSULTANT") (collectively, the "PARTIES").

WITNESSETH:

WHEREAS, the OWNER awarded the Contract to CONSULTANT on June 20, 2024, which Contract authorized an initial budget allowance not to exceed \$1,016,510.00 for Phase One, including all travel, lodging, meals, and miscellaneous expenses, to complete Phase One work; and

WHEREAS, the Contract contemplated that the scope of work for subsequent scopes of work would be forthcoming, at which point CONSULTANT and OWNER will subsequently negotiate a reasonable fee for these additional Phases, and OWNER will amend the Contract accordingly; and

WHEREAS, on May 27, 2025, the Federal Aviation Administration ("FAA") and the Bureau of Land Management ("BLM") (collectively, the Joint Lead Agencies ("JLA")) approved a Scope of Work to be undertaken for Phase Two A pursuant to this Contract; and

WHEREAS, on July 1, 2025, the OWNER executed the First Amendment to the Contract, authorizing additional funding for Phase Two A in the amount of \$13,548,176.00 (for a total not to exceed amount of \$14,564,686 for the work in Phase One and Phase Two A); and

WHEREAS, the JLA have reviewed and concurred in the Scope of Work to be undertaken for Phase Two B pursuant to this Contract; and

WHEREAS, the CONSULTANT and OWNER have conducted cost negotiations for the added Scope of Work, which negotiations were conducted consistent with federal guidelines, through which the Parties determined that the reasonable fee for the added Scope of Work for Phase Two B is \$7,250,000.00; and

WHEREAS, CONSULTANT has the required licenses and/or authorizations pursuant to all federal, State of Nevada, and local laws in order to conduct business relative to this Contract; and

WHEREAS, CONSULTANT and the JLA will subsequently develop additional scope of work for Phase Three.

NOW, THEREFORE, OWNER and CONSULTANT agree as follows:

Action 1: Delete Exhibit A (Scope of Work) attached to the Contract in its entirety and replace it with the Exhibit A attached to this Second Amendment.

Action 2: Delete Section V (Compensation and Terms of Payment), Subsections A and B in their entirety and replace them with the following:

SECOND AMENDMENT to Contract 24-003
Clark County Department of Aviation
Environmental Impact Statement For the Southern Nevada Supplemental Airport

A. Not to Exceed Limits

1. **Phase One.** OWNER initially agrees to pay CONSULTANT for the performance of services described in the Scope of Work – Phase One. OWNER's obligation to pay CONSULTANT for the Phase One, cannot exceed the amount of \$1,016,510.00, based on the hourly rates as shown in **Exhibit I** (Fees and Rates), subject to the provisions set forth below. Rates used in the cost estimate for Phase One, as set forth in **Exhibit I**, shall apply only to Phase One. Rates for future Phases under this Contract may be adjusted. However, all adjustments are subject to negotiation and agreement of the PARTIES as reflected in future Phases. In no case will rates be increased by more than 3% per year. Further, negotiated rates will reflect fully loaded costs and will not be adjusted after the fact to reflect changes such as adjustments to audited overhead rates.
2. **Phase Two A.** OWNER agrees to pay CONSULTANT not more than \$13,548,176.00 for the performance of the additional services described in the Scope of Work – Phase Two A based on the hourly rates shown in Exhibit I (Fees and Rates) for Phase II A work, and subject to the provisions set forth below. As a result, OWNER's obligation to pay CONSULTANT for all services contained in the Scope of Work for Phase One and Phase Two A cannot exceed the amount of \$14,564,686.00. It is expressly contemplated that Phase One and Phase Two A will be able to be completed within that budget, subject to delays, changes in scope, or other circumstances not contemplated as of the date of execution of this Contract. It shall be OWNER's responsibility to manage the budget appropriately so that the EIS can be completed within that budget, to the maximum extent practical and absent unforeseen circumstances.
3. **Phase Two B.** OWNER agrees to pay CONSULTANT not more than \$7,250,000.00 for the performance of the additional services described in the Scope of Work – Phase Two B based on the hourly rates shown in Exhibit I (Fees and Rates) for Phase II B work, and subject to the provisions set forth below. As a result, OWNER's obligation to pay CONSULTANT for all services contained in the Scopes of Work for Phase One, Phase Two A and Phase Two B cannot exceed the amount of \$21,814,686.00. It is expressly contemplated that Phase One, Phase Two A, and Phase Two B will be able to be completed within that budget, subject to delays, changes in scope, or other circumstances not contemplated as of the date of execution of this Contract. It shall be OWNER's responsibility to manage the budget appropriately so that the EIS can be completed within that budget, to the maximum extent practical and absent unforeseen circumstances.
4. Phase Three [Subject to future amendment]

B. Personnel Hours

1. Travel time to and from the PROJECT site will not be paid for. Travel expenses will be reimbursed consistent with Paragraph D(8) of this section.
2. All hours for Phase One will be paid for at the rates identified in **Exhibit I**. All hours for Phase Two A will be paid for at the rates indicated for Phase Two in Exhibit I. CONSULTANT may negotiate revised rates for Phase Three. OWNER will not pay increased rates for "overtime."

* * *

Except as modified by the First and Second Amendments, the Contract shall remain in full force and effect. As amended hereby, the Contract is hereby ratified and confirmed in its entirety.

IN WITNESS WHEREOF, the PARTIES have caused this Contract to be executed the day and year first above written.

OWNER:

CLARK COUNTY, NEVADA

APPROVED AS TO FORM

STEVEN B. WOLFSON
District Attorney

By: 
John P. Witucki (Feb 26, 2026 10:01:50 PST)

JOHN P. WITUCKI
Senior Attorney

By: _____
James Chrisley
Director of Aviation

CONSULTANT:

LANDRUM & BROWN, INCORPORATED

By: *Rob Adams*

ROB ADAMS
President

EXHIBIT A
FOR THE PROPOSED
SOUTHERN NEVADA SUPPLEMENTAL AIRPORT

SCOPE OF WORK

INTRODUCTION

This scope outlines the services provided by Landrum & Brown, Incorporated (CONSULTANT) to complete an Environmental Impact Statement (EIS) and Resource Management Plan Amendment (RMPA) for the Southern Nevada Supplemental Airport (SNSA) as proposed by Clark County, Nevada (COUNTY). This effort aligns with legislative mandates from the Ivanpah Valley Airport Public Lands Transfer Act of 2000 (Pub. L. 106-362), the Clark County Conservation of Public Land and Natural Resources Act of 2002 (Pub. L. 107-282), and Section 3092(i) of the National Defense Authorization Act for Fiscal Year 2015 (Pub. L. 113-291). The EIS/RMPA process will be executed on behalf of the Federal Aviation Administration (FAA) and the Bureau of Land Management (BLM), collectively known as the Joint Lead Agencies (JLA).

This EIS/RMPA scope is divided into three distinct phases. Phase One, includes Task 1, addresses initial project mobilization. Phase Two comprises Tasks 2 through 17, and has been further broken down into two subphases. Phase Two (A) aims to handle the preliminary EIS tasks up through the development of the affected environment. Phase Two (B) includes the environmental consequences analysis task through the public release of the Draft EIS/RMPA, including organizing and conducting public meetings. Phase Three is designed to follow the release of the Draft EIS/RMPA, encompassing the publication of the Record of Decision (ROD), preparation of the Administrative File, and providing litigation support as required.

The initial contract execution will incorporate a finalized scope for Phase One, as sanctioned by the JLA, along with a draft scope for Phases Two and Three. The CONSULTANT and the JLA will develop and finalize the scopes for the subsequent phases. Upon JLA approval, these scopes will be integrated into Exhibit A of the contract. Following JLA approval of the scopes for Phases Two and Three, the CONSULTANT and the COUNTY will negotiate fees for these phases. Amendments to the contract will be made to accommodate the scope and budget adjustments for the additional phases.

COUNTY'S PROPOSED PROJECT

The COUNTY has proposed the construction of a supplemental commercial service airport in the Ivanpah Valley, approximately 30 miles south of Harry Reid International Airport (LAS), along the east side of Interstate 15 (I-15), north of the Nevada-California border (the Proposed SNSA Project).

The proposed SNSA is intended to provide supplemental airport capacity to accommodate the anticipated passenger and itinerant general aviation business jet growth in the Las Vegas and southern Nevada market, which LAS is not projected to be able to accommodate because of runway capacity limitations and development constraints. To date, LAS has been the primary gateway to the Las Vegas metropolitan region, accommodating approximately 50 percent of the annual visitors to the area, and it is the only airport in the region that can accommodate current air carrier demand. Demand for airline service to the Las Vegas area, both domestic and international, is expected to continue to increase at a relatively rapid rate. The COUNTY does not have the capability to meaningfully expand the runway capacity at LAS. Given predicted future demand, LAS is expected

SECOND AMENDMENT to Contract 24-003

Clark County Department of Aviation

Environmental Impact Statement For the Southern Nevada Supplemental Airport

to exceed its practical runway capacity later this decade. The purpose of the Proposed SNSA Project is to expand the COUNTY's existing airport system by constructing a supplemental commercial service airport that will effectively accommodate future aviation demand and permit the COUNTY's system of airports to accommodate the forecasted air service demand for the Las Vegas metropolitan region. Accordingly, air carrier aircraft operations at the proposed SNSA could include domestic, international, and charter flights similar to those at LAS, with the expectation that existing airlines at LAS may opt to remain at LAS. SNSA would also accommodate cargo and general aviation operations.

TECHNICAL APPROACH

This document outlines the technical approach required to deliver the scope of services necessary for the Environmental Impact Statement (EIS) and Resource Management Plan Amendment (RMPA) for the proposed SNSA. The EIS will adhere to the National Environmental Policy Act (NEPA) of 1969 (42 U.S.C. §§ 4321-4335). Compliance will also extend to the applicable environmental directives from the Department of Transportation and Department of Interior, including FAA Order 1050.1G, *Environmental Impacts: Policies and Procedures*, FAA Order 5050.4B, *National Environmental Policy Act (NEPA) Implementing Instructions for Airport Actions*; and their respective desk references, along with the Department of the Interior Implementation of the National Environmental Policy Act 43 CFR 46, Resource Management Planning 43 CFR § 1610.2, BLM Handbook H-1790-1, BLM Land Use Planning (LUP) Handbook H-1601-1, BLM's land use planning regulations cited in 43 CFR 1600, and the Department of the Interior Departmental Manual Part 516, *National Environmental Policy Act of 1969*.

During development of the EIS/RMPA, the CONSULTANT will independently verify and rely on the data contained in previous studies and other materials already prepared by the COUNTY to the extent possible and will supplement and update that data as appropriate.

The EIS/RMPA will coordinate its analysis of impacts on historic and cultural resources with the concurrent statutory review process under Section 106 of the National Historic Preservation Act (NHPA), as amended, its implementing regulations, and Protection of Historic Properties (36 CFR part 800). The EIS/RMPA team will coordinate its analysis of impacts to publicly owned parks, recreational areas, wildlife and waterfowl refuges, and public and private historic sites considered resources protected under Section 303 of Title 49 of the U.S. Code (Section 4(f) of the U.S. DOT Act of 1966).

Additionally, the JLA will conduct coordination and evaluations in support of permitting approvals required by other Federal agencies under relevant special purpose laws.

The following tasks comprise the scope of services for the EIS/RMPA for the proposed SNSA.

PHASE ONE

TASK 1 – MOBILIZATION

Task 1.1 – Review and Verify Existing Planning Studies

1.1.1 Literature Review

In this task, CONSULTANT will begin to form a library of planning studies related to the COUNTY's Proposed Project and the Affected Environment, including but not limited to the COUNTY's 2025 Feasibility Study. It is expected that the COUNTY will provide the JLA and the CONSULTANT with access to all project-related documentation prepared to date. The CONSULTANT will review the provided documentation for relevance and applicability to the Proposed Project. The CONSULTANT will also simultaneously conduct a Literature Search for any additional documentation relevant to the proposed study area and potential alternatives. The CONSULTANT will assist the JLA in reviewing the documentation provided to identify potential additional areas of study required prior to proceeding with the EIS/RMPA. Additionally, the review process will assist in the determination of the project elements.

1.1.2 Review Previous EIS Effort

The CONSULTANT will review the previous environmental studies conducted as part of the initial SNSA EIS prior to suspension of the EIS in 2010. The CONSULTANT will make recommendations on which studies need to be updated and propose a methodology to verify/update the previous environmental studies in coordination with the JLA.

Task 1.1 Deliverables

The following deliverables are anticipated for Task 1.1. The CONSULTANT will:

- Document areas of study for the various environmental impact categories for both the FAA and the BLM.
- Identify and seek concurrence from the JLA for methodologies to be used to update previous environmental studies for inclusion in the EIS/RMPA.

Task 1.2 – Scope of Work / Schedule Development

1.2.1 Cost Estimate for Phase One

The CONSULTANT will prepare a cost estimate spreadsheet for the work in Phase One (Mobilization). The spreadsheet will be provided to the COUNTY so that it can prepare an Independent Fee Estimate. The CONSULTANT will then complete its cost estimate for the work through preparation of the Draft EIS/RMPA. The CONSULTANT will engage in cost negotiations with the COUNTY to reach a reasonable fee for the work in Phase One.

1.2.2 Scope of Work for Phase Two

CONSULTANT will create a Scope of Work for Phase Two through the public release of the Draft EIS/RMPA, including organizing and conducting public meetings of the Draft EIS/RMPA using the preliminary scope outlined in Exhibit A to the Contract. This Phase Two Scope of Work will require approval from the JLA and will incorporate feedback from the COUNTY. This Phase Two Scope of Work development will rely on the outcomes of Task 1 and include consultations with the JLA and the COUNTY, and potentially Cooperating and Participating Agencies.

1.2.3 Cost Estimate for Phase Two

The CONSULTANT will prepare a cost estimate spreadsheet for the work in Phase Two (work through the Draft EIS/RMPA). The spreadsheet will be provided to the COUNTY so that it can prepare an Independent Fee Estimate. The CONSULTANT will then complete its cost estimate for the work through preparation of the Draft EIS/RMPA public release of the Draft EIS/RMPA, including organizing and conducting subsequent public meetings. The CONSULTANT will engage in cost negotiations with the COUNTY to reach a reasonable fee for the work in Phase Two.

1.2.4 Preliminary EIS/RMPA Preparation Schedule

CONSULTANT will prepare a preliminary EIS/RMPA preparation schedule, identifying estimates of duration for task completion and the critical path of tasks necessary for the EIS/RMPA to advance.

Task 1 Deliverables

The following deliverables are anticipated for Task 1.2. The CONSULTANT will:

- Cost Estimate Spreadsheet for Phase One
- Cost Estimate for Phase One
- Finalize scope of work for Phase Two
- EIS/RMPA preparation schedule
- Cost Estimate Spreadsheet for Phase Two
- Cost Estimate for Phase Two

NOTE: After the CONSULTANT has prepared, and the JLA have approved, a Scope of Work; and after the COUNTY and CONSULTANT have agreed upon a reasonable fee for the work through Phase Two(a) and (b), the approved Scope of Work shall be incorporated by reference in the most updated version of Exhibit A to the Contract between the CONSULTANT and COUNTY. Any additional changes to the Scope of Work requested by the JLA and agreed to by the COUNTY shall be incorporated as the most up to date Exhibit A accordingly.

Task 1.3 – Agency Coordination

1.3.1 Agency Coordination

In compliance with NEPA regulations, the CONSULTANT, under the direction of the JLA will identify and invite relevant agencies to act as either Cooperating or Participating Agencies, as appropriate. This includes Federal, state, county, and city agencies involved in permitting or other decisions crucial to the EIS/RMPA process.

1.3.2 Permitting Timetable

The CONSULTANT will assist the JLA in preparing a Permitting Timetable that provides intermediate and final completion dates for environmental review and authorization for the COUNTY'S Proposed Project. Specifically, the Permitting Timetable will identify the actions and associated milestones for applicable environmental reviews, authorizations, and application submittals for each agency in accordance with the reporting requirements of the Federal Infrastructure Permitting Dashboard. The CONSULTANT will submit electronic versions of the Permitting Timetable to the JLA for iterative review and comment. Once the Permitting Timetable has been accepted by JLA, the CONSULTANT will assist JLA in distributing it to the Cooperating and Participating Agencies for their review and comment. Once any comments from the Cooperating and Participating Agencies have been addressed, the Permitting Timetable will be submitted to the Cooperating Agencies for written concurrence, prior to the release of the Notice of Cancellation of the current EIS process /Notice of Intent of the new EIS/RMPA Process (NOC/NOI). This task will also include identifying key points-of-contact for all stakeholders and applicable

agencies. The CONSULTANT will work to coordinate meetings and assist in identification of tasks necessary for the respective agencies to proceed to permit issuance. Under this task, the CONSULTANT will assist the JLA in establishing meeting dates and locations for any meetings conducted prior to formal scoping; the CONSULTANT may be required to obtain meeting locations and travel to support this effort.

Over the course of the preparation of the EIS/RMPA, COUNTY and the JLA anticipate that there will be monthly conference calls for coordination between the CONSULTANT, the JLA, and the Cooperating and Participating agencies.

Task 1.3 Deliverables

The following deliverables are anticipated for Task 1.3. The CONSULTANT will:

- Provide agency coordination meeting materials to JLA for review.
- Provide invitation letters for prospective Cooperating and Participating Agencies to JLA for review.
- Provide versions of Permitting Timetable to the JLA and to the Agencies for review.
- Prepare a project schedule that incorporates the Permitting Timetable.

Task 1.4 – Mobilization and Project Management for Phase One

This task item establishes the parameters for ongoing management of the EIS/RMPA. Though it will not be completed prior to issuance of the new Notice of Intent (NOI) to prepare the EIS/RMPA, it is necessary to lay the framework for the EIS/RMPA from the beginning and provides for the necessary administrative functionality to support the ongoing efforts identified above. This task would incorporate meeting facilitation, agendas, meeting notes, establishing action item tracking, formalizing communication protocols and document formatting, setting up electronic file sharing, initiating the administrative file, and other assorted tasks to allow the CONSULTANT to assist the day-to-day management of the project on behalf of the JLA.

Until the cost has been agreed upon and the COUNTY has issued Notices to Proceed for Phase Two, work under this Task may include all tasks as necessary to proceed towards Phase Two (e.g, work toward documenting the Proposed Action, efforts to set up the Project Website, etc.).

Task 1.4 Meetings

The following meetings and participation are anticipated for Task 1.4.

- Attend kick-off meeting with JLA and the COUNTY
- Regular coordination meetings with the JLA
- Regular coordination meetings with the JLA and COUNTY
- Participate in conference calls/on-line virtual meetings with the JLA and Cooperating and Participating Agencies to establish the Permitting Timetable.
- Participate in pre-scoping agency coordination meetings.
- Participate in monthly coordination meetings with the JLA and Cooperating and Participating Agencies

PHASE TWO

Phase Two comprises Tasks 2 through 17 and has been further broken down into two subphases. Phase Two (A) (Tasks 2 through 9), aims to handle the preliminary EIS/RMPA tasks up through the development of the affected environment. Phase Two (B) (Tasks 10 through 17) includes the environmental consequences analysis task through to the public release of the Draft EIS/RMPA, including organizing and conducting public meetings.

The scope of work for Phase Two covers effort expected to occur from July 1, 2025 through July 2027.

PHASE TWO (A)

TASK 2 – DESCRIPTION OF THE COUNTY’S PROPOSED PROJECT

The CONSULTANT will develop text to fully describe the COUNTY’S Proposed Project (construction and operation of SNSA), connected actions, required federal actions, Resource Management Plan Amendment and the timeframe for implementing the Proposed Project as required for the EIS/RMPA. This description will build upon the Draft Description of the County’s Proposed Project developed in Phase I that was prepared to understand the extent of the study areas, as required for the EIS/RMPA. The description of the COUNTY’S Proposed Project will be the basis to determine impacts for each environmental resource category. The CONSULTANT will submit the description of the COUNTY’S Proposed Project to the JLA for iterative review and comment. Once the description of the Proposed Project has been accepted by the JLA, the CONSULTANT will submit it to the COUNTY for COUNTY review and comment. Comments from the COUNTY will be addressed based on direction from the JLA. The description of the COUNTY’S Proposed Project will be incorporated into a Description of Proposed Action and Alternatives (DOPAA) that forms both the Purpose and Need and Alternatives chapters of the EIS/RMPA (see Task 5). The DOPAA describes the purpose and need for the proposed project, the alternatives to be considered, and the rationale used to arrive at the proposed project. The DOPAA will unfold as writing of the Purpose and Need and Alternatives Chapters progress. The DOPAA can change during the internal scoping and public scoping process, especially as ideas and issues become clearer, and as new information makes changes necessary.

Task 2 Deliverables

The following deliverables are anticipated for Task 2. The CONSULTANT will:

- Provide an initial draft and revised versions of the COUNTY’S Proposed Project in the form of a DOPAA for JLA review.
- Provide a JLA-approved draft version of the COUNTY’S Proposed Project in the form of a DOPAA for COUNTY review.
- Provide revised versions of the COUNTY’S Proposed Project in the form of a DOPAA per JLA disposition of COUNTY comments for JLA review.

TASK 3 – PUBLIC COORDINATION PLAN

3.1 Develop Public Coordination Plan

The CONSULTANT will develop a methodical, multi-faceted public and stakeholder involvement plan that identifies stakeholders, outlines the involvement goals and process, and explains the communication tools to be used to engage audiences throughout the preparation of the EIS/RMPA. The public involvement plan will be prepared consistent with applicable NEPA law and FAA Order 1050.1F, as well as BLM Handbook H-1790-1, Resource Management Planning 43 CFR § 1610.2, BLM’s land use planning regulations cited in 43 CFR 1600 and the Department of Interior (DOI) Departmental Manual Part 516, *Managing the NEPA Process* (December 10, 2020). The CONSULTANT will submit the Public Coordination Plan to the JLA for iterative review and

comment. Once the Public Coordination Plan has been approved by the JLA, the CONSULTANT will submit it to the COUNTY for COUNTY review and comment. The JLA may consider comments from the COUNTY on the Public Coordination Plan. However, the JLA will approve the plan prior to implementation. Note, this Public Coordination Plan will fulfill the requirement under the FAA Reauthorization Act of 2024, which requires a Public Coordination Plan to be established within 90 days of publication of the NOI. This will include, after consultation with and the concurrence of each participating agency for the project and with the State and project sponsor, a schedule that covers a range of interim milestones and deadlines for agency activities necessary to complete the environmental review.

3.2 Develop Collateral Materials

To establish an identity for the EIS/RMPA, the CONSULTANT will work to create a consistent “look” and branding guidelines for the project to ensure consistent communication to the public and stakeholders. The CONSULTANT will develop a message framework, or over-arching message, and project objectives. Project tools, including PowerPoint and fact sheet templates, will also be created. Content will be updated, as appropriate, throughout the EIS/RMPA process.

3.3 Stakeholder/Mailing List

The CONSULTANT will prepare a project database of key stakeholders and public outreach for the EIS/RMPA. This database will be supplemented from existing COUNTY communications and further populated using new contacts generated during project development, including the public and stakeholder attendance at meetings and the project website. The CONSULTANT will develop the database to contain email addresses and physical mailing addresses. The database will be established in coordination with the JLA and the COUNTY. The CONSULTANT will use this database to send announcements and notifications about opportunities to provide comments and public meetings and/or project updates or announcements.

3.4 EIS/RMPA Website

The CONSULTANT will maintain the following project website: <http://snvairporteis.com/>, compliant with the Americans with Disabilities Act (ADA), to provide information to the public about the EIS/RMPA. The website will be live prior to issuance of the Notice of Cancellation/Notice of Intent (see Draft Task 5). Upon approval from the JLA, the CONSULTANT will upload collateral materials to the project website as well as project documents and information regarding scoping, the release of the Draft EIS/RMPA, public workshops, and the ways that the public can participate and comment. Upon direction from the JLA, the CONSULTANT will create content, update, and provide information on the website including notification of meetings, EIS/RMPA project updates, public information materials, and electronic copies of EIS/RMPA documents throughout the EIS/RMPA process. This will serve as a resource for people interested in attending a public meeting or hearing, following progress, reviewing documents, and submitting comments. The design of this website will be consistent with the project branding. The Website will remain active through completion of construction of the proposed airport, in the event the JLA approves the proposed project.

3.5 Stakeholder Meetings

The CONSULTANT will coordinate with JLA to prepare and give presentations on the project elements and environmental issues associated with the COUNTY'S Proposed Project and alternatives to governmental agencies and stakeholder groups at key milestones in the project. It is assumed that up to 5 presentations will be prepared. It is assumed up to 5 CONSULTANT staff would be present at each presentation.

Draft Task 3 Deliverables

The following deliverables are anticipated for Task 3. The CONSULTANT will:

- Provide an initial draft and three revised drafts of the Public Coordination Plan to the JLA for review.
- Provide a JLA approved draft version of the Public Coordination Plan for COUNTY review.

- Provide two revised versions of the Public Coordination Plan per JLA disposition of COUNTY comments for JLA review.
- Maintain a stakeholder mailing list and EIS/RMPA website.

Draft Task 3 Meetings

The following meetings and participation are anticipated for Task 3.

- Plan, coordinate and facilitate pre-scoping and public meetings. It is assumed that five meetings will be held in Las Vegas and attended by up to five CONSULTANT staff.

TASK 4 – NOTICE OF CANCELLATION OF CURRENT EIS/NOTICE OF INTENT TO PREPARE NEW EIS/RMPA (NOC/NOI)

The JLA will provide the CONSULTANT with the text of the NOC/NOI. Once finalized, the NOC/NOI will be published by the JLA in the *Federal Register*. The CONSULTANT will publish the NOC/NOI in local newspapers of general circulation in the project area, as well as on the EIS/RMPA website to coincide with publication of the NOC/NOI in the *Federal Register*. The CONSULTANT will prepare messaging to be used on FAA and BLM social media and webpages. FAA, as the administrative lead for the JLA, will arrange for publication of the NOC/NOI in the Federal Register.

Draft Task 4 Deliverables

The following deliverables are anticipated for Task 4. The CONSULTANT will:

- Publish the NOC/NOI in local newspapers of general circulation, and on the EIS/RMPA website.
- Prepare messaging for FAA and BLM social media and webpages.

TASK 5 – DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES (DOPAA)

The CONSULTANT will prepare a Description of Proposed Action and Alternatives (DOPAA). The DOPAA will be the Purpose and Need Statement for the JLA and as discussed below, the Alternatives Analysis.

Prior to issuance of the NOC/NOI (see Draft Task 4), the CONSULTANT will begin to prepare both the Purpose and Need and Alternatives portions of the DOPAA. After scoping has been completed (see Draft Task 6), the CONSULTANT will provide a draft of the DOPAA to the JLA for changes/corrections.

5.1 Purpose and Need Portion of the DOPAA.

The purpose and need portion of the DOPAA will include background information on the proposed SNSA Airport, the current FAA approved forecast of operations and enplanements¹, runway length and other safety requirements, present the problem being addressed, describe what the COUNTY is trying to achieve with the COUNTY'S Proposed Project, the preliminary rationale that supports the need for the proposed airport and the RMPA. The DOPAA will provide the parameters for defining a reasonable range of alternatives to be considered. The CONSULTANT will utilize available documentation, including the SNSA Feasibility Report. The Purpose and Need portion will be described in terms understandable to individuals who are not familiar with aviation activities.

5.2 Alternatives Portion of the DOPAA.

The Alternatives Portion of the DOPAA will identify the No Action Alternative, the COUNTY'S Proposed Project, and any other reasonable alternatives. These other reasonable alternatives will include alternatives developed by the COUNTY, as well as alternatives that are identified during the scoping process. Each of the alternatives

¹ Passenger boardings at airports that receive scheduled passenger service are also referred to as Enplanements. FAA does not use deplanements as a metric.

will be described in sufficient detail to provide an understanding of the alternative so that each alternative may be subjected to a rigorous and consistent screening process. The DOPAA will also identify the FAA and BLM's respective major federal actions required for the COUNTY'S Proposed Project to proceed. The DOPAA will also identify the federal actions for Cooperating Agencies, if applicable.

The CONSULTANT will develop a screening process to determine the alternatives that will be analyzed in detail in the EIS/RMPA. The process will identify the screening criteria for each screening step and the rationale for why those screening criteria are appropriate. The criteria in the first step in the screening process will be based on the Purpose and Need. The criteria in the second and any subsequent steps in the screening process will be coordinated with the JLA.

Once the range of alternatives has been identified and the criteria for the screening process has been approved, the CONSULTANT will conduct the first step of the screening process and identify those alternatives that do not meet the Purpose and Need. The No Action Alternative and each alternative that meets the Purpose and Need will be subject to the second and any subsequent steps in the screening process. The alternatives that are determined to pass all steps in the screening process will be identified and retained for detailed analysis in the EIS/RMPA. The level of analysis for the alternatives screening may include, but is not limited to: high-level cost estimates for the relocation of major infrastructure and roadways, estimates for the number of homes and businesses to be relocated, and potential terrain impacts (Part 77, TERPS, One Engine Inoperative (OEI)). The CONSULTANT will submit the results of this screening process to the JLA for iterative review and comment.

5.3 Review and Comments on the DOPAA.

The CONSULTANT will compile all comments, prepare responses, and make the appropriate revisions to the DOPAA, and discuss the revisions with JLA staff.

After approval by JLA staff on responses to any JLA comments on the DOPAA, the CONSULTANT will revise the DOPAA and submit it to the COUNTY and any Cooperating and Participating Agencies at the JLA's direction for a concurrent review. Once any comments from the COUNTY, Cooperating, and Participating Agencies have been addressed, the DOPAA will be submitted to the Cooperating and Participating Agencies (as appropriate) for written concurrence. Conference calls to discuss associated alternatives documentation and comments will occur as needed. Additional iterations and conference calls to review the DOPAA will be scheduled, as needed. The DOPAA will be used to inform the public during the scoping process for this EIS/RMPA.

5.4 Virtual Public Meeting.

A virtual public meeting will be held describing the content of the DOPAA with a 30-day public comment period.

Task 5 Deliverables

The following deliverables are anticipated for Task 5. The CONSULTANT will:

- Provide an initial draft and three subsequent revised drafts of the DOPAA to the JLA for review.
- Provide a JLA-approved draft version of the DOPAA for COUNTY and Cooperating and Participating Agencies review.
- Provide two revised versions of the DOPAA per JLA disposition of COUNTY and Cooperating and Participating Agencies comments for JLA review.
- Provide an initial draft and two subsequent revised drafts of the DOPAA to the JLA for review.
- Prepare the approved DOPAA for publication in similar fashion to the Purpose and Need and Alternatives Working Papers that was used during the initial EIS process

- Preparing the notice of the virtual public meeting.
- Logistical planning for the virtual meetings.
- Preparing and reproducing all meeting materials
- Retaining one stenographer for all public meetings and translation services (if needed).
- Attending, participating, and assisting the JLA in facilitating the public meeting.
- Publishing one legal advertisement in the Las Vegas Review Journal
- Publishing one display advertisement in the Las Vegas Review Journal and one display advertisement in the Las Vegas Business Press
- Developing press releases FAA social media (distributing them to up to 50 newspapers, television stations, and radio stations).
- Preparing letters and materials for relevant political offices.
- Publishing notifications for the project website
- Distributing notifications for the meetings through email to the project contact database
- Distributing notifications for the meetings through physical mail to the project contact database (up to 150 mailers)
- Preparing for and facilitating the virtual meeting. This includes up to two practice sessions. The virtual meeting would be recorded and posted online with closed captions.

Task 5 Meetings

The following meetings and participation are anticipated for Task 5.

- Participate in as needed conference calls with the JLA to discuss comments on the DOPAA. It is assumed that up to 10 calls will be held with up to six CONSULTANT staff attending.
- Participate in as needed conference calls with the JLA, the County and Cooperating and Participating Agencies to discuss comments on the DOPAA. It is assumed that up to five calls will be held with up to six CONSULTANT staff attending.
- Plan for, coordinate, and participate in agency and public meetings.

TASK 6 – SCOPING

Approach and Logistics for Scoping

The CONSULTANT will provide all coordination and logistics for and will assist in the facilitation of both agency and public scoping meeting(s). The format of the meetings will include a combination of virtual and in-person meetings. The CONSULTANT will host and facilitate one virtual agency scoping meeting, two in-person public scoping meetings, and one virtual public scoping meeting. The in-person public scoping meetings will be held at a venue or venues easily accessible to the public. The scoping meetings will occur at least 30 days after the publication of the NOC/NOI has been published in the *Federal Register* as prescribed in FAA Order 1050.1G.

The CONSULTANT will be responsible for:

- Identifying and notifying the agencies to be invited
- Preparing the scoping package and letter inviting agency representatives to attend the agency scoping meeting.
- Preparing the notice of the public scoping meetings.

- Logistical planning for the scoping meetings including facility rental.
- Preparing and reproducing all meeting materials printed and digital
- Retaining one stenographer for all public scoping meetings and translation services for American Sign Language [ASL] and Spanish language.
- Attending, participating, and assisting the JLA in facilitating both the agency and public scoping meetings. Audio/visual equipment will be provided/organized for each in-person scoping meeting.
- Publishing one legal advertisement in the *Las Vegas Review Journal*.
- Publishing one display advertisement in the *Las Vegas Review Journal* and one display advertisement in the *Las Vegas Business Press*.
- Developing joint press releases for social media (and distributing them to up to 50 newspapers, television stations, and radio stations).
- Preparing letters and materials for relevant political offices.
- Publishing notifications for the scoping meetings on the project website.
- Distributing notifications for the scoping meetings through email to the project contact database.
- Distributing notifications for the scoping meetings through physical mail to the project contact database (up to 150 mailers).
- Distributing scoping package and letter for agency representatives to attend the agency scoping meeting through email.
- Preparing for and facilitating the virtual meeting. This includes up to two practice sessions. The virtual meeting would be recorded and posted online with closed captions.

Attendance at Scoping Meetings

The CONSULTANT will assist the JLA in facilitating both the agency scoping and public scoping meeting(s). Responsibilities will include staffing various topic stations and noting comments and questions raised, and managing the behind the scenes environment during the virtual meetings. It is assumed up to 20 CONSULTANT staff members will attend the in-person scoping meeting and up to 10 will attend the virtual scoping meetings.

Scoping Report

The CONSULTANT will prepare a scoping report that includes copies of the NOC/NOI, newspaper notices, all materials presented at the scoping meetings, sign-in sheets, a transcript of comments received during the scoping process, and a summary of the comments received.

Task 6 Deliverables

The following deliverables are anticipated for Task 6. The CONSULTANT will:

- Provide an agency invitation letter, scoping package, social media messaging, and agency invitation list to the JLA for review.
- Provide an agency scoping presentation (if needed) for JLA review.
- Provide a public scoping notice for JLA review.
- Provide a scoping meeting agenda, display boards (up to 30), wayfinding signage, sign-in sheets, comment sheets and name badges for JLA review.
- Provide translator/interpreter and stenographer services.
- Provide audio/visual equipment and set up for the scoping meetings.
- Prepare the scoping report for JLA review.

Task 6 Meetings

- Participate in meetings to prepare for agency and public scoping meetings.

- Plan for, coordinate, and participate in agency and public scoping meetings.

TASK 7 – AFFECTED ENVIRONMENT

The CONSULTANT will develop study areas that will be used throughout the EIS/RMPA. A “general study area” will be used for all environmental impact categories that could result in indirect impacts to resources located outside of the proposed project study areas, such as air quality. The “general study area” incorporates the COUNTY’S Proposed Project site and any alternatives and associated connected actions carried forward for detailed analysis in the DOPAA (see Task 5) and will cover the areas needed for construction and operations of those alternatives. The “detailed study area” will also be used for analysis of direct impacts from construction/operations of the COUNTY’S proposed project. As different resource categories may have either direct or indirect effects which may differ in geographic scope from other resource areas, if needed, study areas will be identified in each resource section if they differ from the general and detailed study areas. These study areas will be presented on base maps using geographic information systems (GIS) and will be provided to the JLA for review and comment. One or more Areas of Potential Effects (APEs) will be developed according to the concurrent Section 106 process to account for both potential direct and indirect effects to archaeological and historic architectural and cultural resources.

The CONSULTANT will document the existing conditions, including reasonably foreseeable environmental trends and planned actions, within the general study area. The description of existing conditions will describe, the last 12 months for which data is available, the environmental impact categories identified in Section 4-1 of FAA Order 1050.1F, 5050.5B, BLM Handbook H-1790-1, Section 6.7 and BLM Handbook H-1790-1. The CONSULTANT will independently verify data not collected by CONSULTANT Team members. Any required data collection is described in the appropriate environmental resource area below.

Based on the findings made by the JLA during the initial EIS/RMPA effort, this scope of work assumes that coastal resources and wild and scenic rivers (under the larger heading of water resources) are not present, will not be affected, and will require limited discussion.

The CONSULTANT will prepare the Preliminary Draft Affected Environment chapter for each resource category listed below, assuming two rounds of review by the JLA.

7.1 Air Quality

An air quality modeling protocol document will be developed for coordination with JLA, the US Environmental Protection Agency (USEPA), and State and local air quality agencies to the extent necessary. The protocol will outline the assumptions and methodologies for conducting the air quality and climate inventory analysis; identify assumptions concerning models to be used; elements of the COUNTY’S Proposed Project and any alternatives carried forward that will fall under NEPA and the Clean Air Act. This will include the general conformity provisions, transportation conformity provisions, and the process to be followed. Additionally, the CONSULTANT will gather relevant data related to existing air quality conditions within the general study area and will provide a narrative that describes the existing conditions, including attainment status with the National Ambient Air Quality Standards (NAAQS) and any anticipated revisions or re-designations.

The air quality modeling protocol document will be coordinated with the appropriate agencies to ensure the level of analysis for the affected environment and the environmental consequences is appropriate for this project. For the affected environment, an existing emissions inventory for aircraft activity (including landings and takeoffs, taxiing, and auxiliary power usage) at LAS, Henderson Executive Airport (HND), and North Las Vegas Airport (VGT) will be prepared using the most recent version of the AEDT model. Additionally, the existing emissions

inventory for LAS will include ground support equipment (using the AEDT model) and motor vehicles on and off-airport property (using the U.S. EPA's Motor Vehicle Emission Simulator (MOVES)). This emissions inventory will include criteria pollutant emissions and hazardous air pollutants (HAPs).

7.2 Biological Resources, including Federally Listed Threatened and Endangered Animal Species, General Wildlife and Special Status

An inventory of biological resources present within the detailed study area will be prepared, as the project study area may be home to various wildlife, plants, and habitat for these species. The purpose of the inventory will be to document species and suitable habitat present that could potentially be affected by the Proposed Project and any alternatives carried forward. The biological resources inventory will include the following efforts:

- Performance of a desktop evaluation involving review of relevant literature, scientific data, environmental inventories previously conducted for the SNSA EIS/RMPA, and available resource mapping to identify species and habitats that are potentially present within the detailed study area. The desktop review will involve generating a site-specific Information for Planning and Consultation (IPaC) report from the United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS), querying Nevada's Natural Heritage Program species occurrences, and identifying and reviewing the GIS data layers relevant to wildlife species and habitats that are available for the detailed study area. Coordination with Nevada Department of Wildlife to determine if State recognized species may be present in the detailed study area and recommended species protocols
- Reviewing the completed project special status species plant survey.
- Conduct a second special status plant survey as directed by the BLM in Spring 2026.
- Coordinate with the BLM to obtain a list of BLM sensitive species that could occur within the detailed study area.
- Performance of species-specific field surveys within the detailed study area in coordination with applicable state and federal agencies. Focus will be applied to the potential presence of any federally listed species, and whether suitable habitat exists for listed species, special status species, and migratory birds. The CONSULTANT will also obtain Migratory Bird and Bald and Golden Eagle Protection Act clearances from USFWS.
 - Conduct desert tortoise surveys according to USFWS's *Preparing for Any Action that May Occur within the Range of the Mojave Desert Tortoise* (USFWS 2019).
 - Conduct burrowing owl habitat assessment and subsequent species-specific surveys according to JLA recommendations.
 - Conduct migratory bird and general avian surveys.
 - Additional species-specific surveys will be conducted to obtain project clearances, if necessary.
- Initiate pre-formal Endangered Species Act (ESA) consultation discussions with the USFWS Southern Nevada Field Office.
- Coordinate with BLM and FAA on format and content for the preliminary Draft Biological Assessment for ESA consultation.
- Prepare the preliminary introduction and existing conditions sections for the Draft Biological Assessment.
- Review the recently completed Wildlife Hazard Assessment, prepared by COUNTY's consultant.

7.3 Climate Change/Greenhouse Gas

The study area for climate would be congruent with the scope of the air quality analysis. The CONSULTANT will provide a list of gases commonly associated with construction, airport ground transportation activities, and aircraft operations, which will be prepared for the air quality analysis and that also contribute to climate change. Additionally, this section will discuss climate change and how it is projected to affect the general study area. The CONSULTANT will provide an emission inventory.

7.4 Department of Transportation, Section 4(f) and Section 6(f) of the Land and Water Conservation Fund Act

The CONSULTANT will consult with the National Park Service (NPS), the Nevada State Historic Preservation Officer and other applicable state and local agencies to identify any property subject to US Department of Transportation Act of 1966, Section 4(f) and Land and Water Conservation Fund Act, Section 6(f) in the general study area or noise study area whichever is larger. CONSULTANT will use the concurrent Section 106 consultation process to identify historic properties qualifying as Section 4(f) resources, and to inventory the qualities and features of the Section 4(f) resources in support of a Section 4(f) use determination.

This task also includes reviewing and documenting special designated lands including existing Preserves, Recreation Areas, Conservation Areas, Areas of Critical Environmental Concern (ACECs) and Wilderness/Wilderness Study Areas (WA/WSAs) within/adjacent to the general study area or in the vicinity that could be affected by project development.

Properties subject to the provisions of Section 4(f) and Section 6(f) within the general study area will be identified on a GIS base map. Documentation of each Section 4(f) and Section 6(f) property located within the general study area will be compiled to identify location, size, activities, patronage, access, unique or irreplaceable qualities and attributes that contribute to its function, relationship to similarly used lands in the vicinity, officials with jurisdiction, and other factors to understand the existing attributes of each resource. This task will supplement the work completed in Phase I identifying the Section 4(f) resources and attributes within a 25-mile radius of SNSA and LAS.

7.5 Farmlands

The CONSULTANT will conduct a desktop evaluation involving review of available resource mapping, including the US Department of Agriculture Natural Resources Conservation Service (NRCS) online inventory and available state resources, to identify farmlands that are considered to be prime, unique, or of statewide or local importance within the detailed study area. If necessary, the CONSULTANT will work with the JLA to coordinate with the NRCS. The JLA would conduct the actual consultation with the NRCS. In the event of prime or unique farmlands are located within the 17,000 acre Noise Compatibility Area that would be disturbed by the COUNTY'S Proposed Project, the FAA, as the administrative lead for the JLA, must complete Form AD-1006 and submit it for completion to the NCRS under direction of JLA, to make a determination of whether the detailed study area contains farmland protected under the Farmland Protection Policy Act.

7.6 Fuels and Fire Management

The CONSULTANT will conduct a desktop evaluation consisting of available resource mapping and database reviews that include the Nevada Resource and Fire Information Portal, Wildland Fire Management Research, Development, and Application Interagency Fire Perimeter History, and the Wildland Fire Interagency Geospatial Services Group Interagency Fire Perimeters datasets, and other available state and local databases to compile the fire history, fire conditions and risk and fuel management data across the detailed study area. Review existing Fire Regime Condition Class (FRCC) data and work with JLA to establish/update FRCC general landscape fire regime and vegetation-fuel characteristics if sufficiently up-to-date information is not available for the study area. Coordination will occur with BLM's Fuels and Fire Management Officer in Southern Nevada.

7.7 Geology/Mineral Resources

The CONSULTANT will review available datasets and mapping to identify geological conditions and hazards, mining and mineral resources including the availability of fluid mineral leasing, salable mineral development, and locatable mineral development as well as existing and potential renewable energy resources within the detailed study area. Documentation from the 2010 Geology and Soil Resources Technical Report will be reviewed,

confirmed, and revised as necessary. The expectation is that minimal changes to soils, minerals, and geology have occurred over the last 15 years; however, leasable, saleable, and locatable minerals permitting, claims, and development will be updated to reflect current conditions.

7.8 Hazardous Materials, Solid Waste, and Pollution Prevention

The CONSULTANT will conduct detailed investigation and surveys, as necessary, to identify and characterize hazardous conditions and materials that may be encountered, including the potential for mines and mine drainage within the detailed study area. The CONSULTANT will perform an initial Phase I Environmental Site Assessment for the detailed study area in accordance with the protocols of the American Society for Testing and Materials designation E1527. The Phase I Environmental Site Assessment will evaluate the potential for recognized environmental conditions associated with the subject property, based on readily apparent past and present conditions, and uses, of the subject and adjoining properties. The Phase I Environmental Site Assessment will consist of two principal activities: background research and field reconnaissance. Background research will include a review of applicable federal and state databases, readily available aerial photography and historical maps, available existing environmental site reports and title information. Field reconnaissance will include visual observations for readily apparent environmental concerns on the subject and adjacent sites. Photographs will be used to document existing conditions. Sampling and testing efforts are not standard requirements of the Phase I Environmental Site Assessment. However, if available information and document review identifies specific concerns, sampling and testing may become needed to evaluate site conditions. Depending on the circumstances a more comprehensive Phase II Environmental Site Assessment may be needed. A separate scope of work and budget would be developed if necessary.

Additionally, the CONSULTANT will identify local waste disposal facilities and summarize the local disposal capacities for solid and hazardous waste that would be generated from the COUNTY'S Proposed Project and any alternatives carried forward.

7.9 Historic, Architectural, Archaeological, Paleontological and Cultural Resources

The CONSULTANT will coordinate NEPA and Section 106 reviews and complete additional required identification and evaluation surveys for archaeological and historic architectural resources within the APE(s) in accordance with Section 106. Specifically, the CONSULTANT will:

- Identify and coordinate with the JLA to define and map the geographic extent of the direct and indirect APEs and will assist the JLA with coordinating the APEs with the COUNTY, Nevada State Historic Preservation Office (SHPO), the California SHPO (if the APE extends into California), and other Section 106 consulting parties.
- Identify Section 106 Consulting Parties, including Native American Tribes and individuals and organizations with a demonstrated interest in cultural resources within the APEs to identify any Native American concerns. Consulting parties may include Tribes and organizations outside of the project area that have historical connections to lands and cultural resources within the APEs. The list will be used by the lead federal agencies to determine consulting parties for the project. The consultant will review the previous Native American consultation efforts conducted by the JLA during the earlier EIS documentation effort.
- Produce a Class I Inventory Report: Complete background research and records review to produce a regional cultural resources overview describing precontact, ethnographic, and historical period traditions and themes and describe any previous cultural resource surveys, archaeological sites, architectural records, and other relevant information prior to the initiation of cultural resources fieldwork. The report will include narrative descriptions of previous surveys and known sites as well as appropriate tables, figures, maps, research citations, and site forms. This will include but is not limited to incorporation and syntheses of documentation the JLA completed during the initial EIS effort and a detailed review of the

NVCRIS datasets informing the results and extent of previous cultural resource investigations. The report will meet all Nevada SHPO and federal standards and guidelines for Class I survey reports.

- Conduct a Class III intensive field survey to locate, record, and provide preliminary NRHP eligibility recommendations for cultural resources identified in the APEs and provide a technical report acceptable to FAA and BLM. Fieldwork and reporting will follow methodological requirements consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, Nevada SHPO, and applicable regional BLM and FAA standards for fieldwork and reporting results. Survey work is not limited to the documentation of precontact archaeological sites but will be an intensive survey aimed at identifying all cultural resources (e.g., archaeological resources, ethnographic sites, historical archaeological sites, historic built environment resources, tribal resources, traditional use areas). Site forms (new or updated) along with appropriate maps and photographs, will be included with the technical document. Survey efforts will consider and build from previous survey efforts in the APEs.
- Based on geologic units of the APE, identify the varying levels of paleontological sensitivity in the Project area using the BLM Potential Fossil Yield Classification (PFYC) system. The CONSULTANT will conduct museum record searches, paleontological database searches, literature and geologic map reviews, and field visits to confirm the geology and determine the PFYC rankings. A paleontological resources technical report that complies with federal standards will be prepared to document the results of the study.

7.10 Land Use and Realty

Existing land use, zoning, and realty trends within the general study area will be mapped. Planned and future land uses in the general study area vicinity will be assessed where available. The CONSULTANT will review relevant data and plans such as local zoning plans, land-use plans, and political jurisdiction plans, among others to prepare a narrative describing the existing local land uses and planned and future land uses in the general study area. Additionally, the CONSULTANT will review existing federal resource management plans and forest plans and will identify any portions of the National Trails system within the general study area. Trails systems are Recreation related and also historical. The CONSULTANT in coordination with JLA will identify supporting documentation for land use plan conformance determinations.

7.11 Livestock Grazing

The CONSULTANT will review available datasets and mapping to identify grazing allotments, available forage, access to identified allotments, and existing and planned grazing infrastructure and rangeland improvements within the detailed study area.

7.12 Natural Resources and Energy Supply

The CONSULTANT will gather relevant data and describe the existing utilities within the detailed study area including power, sewage, fuel, natural gas, and water. Additionally, utilities and resources required during construction will be identified such as asphalt, steel, water, fuel, and aggregate and where the suppliers are located.

7.13 Noise and Noise-Compatible Land Use

The noise analysis for the proposed SNSA will be conducted following the latest versions of FAA Orders 5050.4 and 1050.1, along with their corresponding Desk References. To address specific local issues and concerns related to the SNSA development, the analysis will be expanded as necessary. A noise modeling protocol document will be developed for coordination with the JLA and other agencies to the extent necessary. The CONSULTANT will use the most current version of FAA's Aviation Environmental Design Tool (AEDT) available when noise analysis is initiated to perform the noise contour analysis. This analysis will focus on the Yearly Day-Night Average Sound Level (DNL) noise metric, adhering to the detailed procedures specified in the FAA orders and AEDT user manual.

Noise contours for existing (2024) conditions will be generated for DNL levels of 60, 65, 70, and 75 dBA for LAS. Compatibility analyses will primarily focus on areas experiencing DNL 65 dBA and above, while the DNL 60 dBA contour will be provided for informational purposes only and clearly marked as such in all outputs. Existing conditions at VGT and HND will be based off of current documents prepared for those airports (Master Plan or NEPA).

A protocol will be developed for the use of Area Equivalent Method (AEM) to screen the potential for noise impacts at HND and VGT in the No Action. The protocol will be coordinated with FAA AEE staff. The AEM analysis will be completed to determine if additional noise analysis using the AEDT is required.

To determine the need for a detailed supplemental noise analysis of the project related noise changes at 4(f) locations in the vicinity of the alternatives, a noise screening analysis protocol will be developed following guidance in FAA Order 1050.1F and the corresponding Desk Reference. The noise screening assessment, coordination with agencies, and the protocol for the main noise analysis will be developed under this task.

7.14 Recreation

The CONSULTANT will coordinate with the JLA and Nevada Division of State Lands and will review existing land use, available recreation management plans and general or comprehensive land use plans within the detailed study area to identify recreational opportunities and activities within the detailed study area referencing the Recreation Opportunity Spectrum classifications and identifying Special Recreation Management Areas (SRMAs). The CONSULTANT will review existing Special Recreation Permit (SRP) for off highway vehicle (OHV) and other events, film permits, and other permitted and casual use recreation activities in the detailed study area. Additionally, will cross reference the Section 4(f) review to identify recreational land uses that are also determined to be Section 4(f) resources.

7.15 Socioeconomic Impacts (including Traffic) and Children's Environmental Health and Safety Risks

7.15.1 Socioeconomic Impacts (including Traffic)

The CONSULTANT will gather relevant data related to socioeconomics to establish existing conditions within the general study area. These existing conditions may include but are not limited to the size and density of local populations, the distance of the general study area to population centers, economic activity, employment, housing, and public services and social conditions. US Census Bureau, US Bureau of Labor Statistics, US Bureau of Economic Analysis, State, and local government data will be used to describe existing socioeconomic characteristics where appropriate.

The CONSULTANT will establish existing and future surface transportation demand and infrastructure conditions for a defined traffic study areas for purposes of evaluating surface transportation effects of the proposed SNSA. The traffic study area will include the I-15 corridor from north of LAS to the California State Line, as well as roadways around LAS that would be affected by traffic patterns diverted to SNSA. The new Brightline West high speed rail line that is currently under construction will be considered as applicable in this analysis. This will enable comprehensive evaluation of diversion of passenger and freight air trips between LAS and SNSA, including evaluation of scenarios.

The CONSULTANT will inventory current infrastructure conditions including lane configurations and intersection/interchange geometry, and obtain relevant data such as traffic signal timing from NDOT, county or local agencies. This will consist of field verification of road configurations from aerial photography available from NearMap and Google Earth. The CONSULTANT will obtain existing traffic congestion data from NPMRDS to

evaluate travel time and reliability, as well as assessing implications of congestion variations around LAS, and effects of traffic queues on southbound I-15 due to the California State Inspection Station.

Existing vehicle traffic conditions including freight vehicles will be downloaded by the CONSULTANT from the NDOT TRINA traffic count database. This database includes all NDOT freeways and ramps, NDOT highways, and counts on county and municipal roadways. Seasonal traffic variations will be assessed using data from the permanent count station on I-15 at the California border. The future Phase 2 scope of work would include a supplemental traffic count program to obtain any missing traffic counts necessary to fill in missing information from the NDOT database, especially intersection turn movement counts.

The CONSULTANT will collaborate with NDOT to obtain a 5-year traffic crash history for I-15 and other traffic study area highways and develop an existing conditions safety assessment as a baseline for safety performance of the traffic study area.

The CONSULTANT will obtain available data regarding seasonal passenger and freight travel and official projections for LAS to ensure up-to-date existing conditions, and projected activity based on the most recent growth trends. This will include all airport-related travel trip purposes including employees, vendors, security personnel, etc. Parking pattern data would be requested to help determine the distribution of parking space usage, which affects parking lot ingress-egress traffic estimates.

The CONSULTANT will collaborate with the Regional Transportation Committee of Southern Nevada (RTCSNV) to conduct travel demand forecasts using the Las Vegas regional travel demand forecasting model (TDM). This model will be used to measure trip diversion, effects of California rail service to the Los Angeles area, multimodal and evolving new mobility options such as automated vehicles, and travel demand scenarios that incorporate ongoing growth of the Las Vegas metro area and economy affecting air passenger and freight travel demand. This model will be used as one source of measuring origin-destination (OD) travel patterns to and from LAS. The CONSULTANT will also conduct a query of the Replica on-line traffic pattern application to measure recent OD pattern experience and measure relative use of different routes to reach LAS as a basis to determine potential new routes to reach SNSA. OD demand and traffic growth data from these sources will form the basis for making both background and site-generated traffic growth projections within the traffic study area.

The CONSULTANT will develop a project subarea travel demand model to develop design traffic forecasts for the landside surface transportation (internal site roadways), freight transportation and the airport access area, and to develop forecasts for use in traffic analysis and facility sizing. This model will include unique travel purposes and modes for evaluation of airport landside traffic operations, parking and freight movement activity. This includes demand scenarios for unique high-demand events, and potential implications of automated vehicles and other travel modes on traffic and parking demand. The CONSULTANT will develop project traffic forecast tailored for use in traffic analysis, traffic event scenarios and environmental studies of air quality.

Pending development of project forecasts, the CONSULTANT will assess SNSA travel demand effects on NDOT highways and collaborate with NDOT regarding transportation improvement needs for opening year, near-term and long-term horizon year forecast scenarios. Both capacity and access changes to I-15 freeway must ultimately be evaluated by the Interchange Access Justification Study process. The CONSULTANT will conduct traffic and safety analysis suitable for evaluating I-15 access and capacity modifications including modifications to the Goodsprings Road (NV 161) interchange at Jean and the proposed freight access interchange between Jean and Primm at the California border. The CONSULTANT will facilitate coordination with NDOT regarding improvement needs, planning and programming requirements and opening year needs that involve minor retrofits to the existing NV 161 interchange. It is anticipated that freeway operations can be assessed with Highway Capacity Manual techniques. Analysis of crossroads and intersections would be conducted using SYNCHRO software which

facilitates HCM evaluation of signalized and unsignalized intersections, and potentially roundabouts or other junction forms. Evaluation of complex geometric roadway forms or landside passenger pick-up/drop-off operations will be conducted using a traffic simulation model such as VISSIM.

The CONSULTANT will develop maps, graphs, visualizations and presentation slides to support stakeholder review and/or public involvement processes associated with the NEPA process. The CONSULTANT will provide knowledgeable participants to any virtual or in-person meetings to address questions and issues.

The CONSULTANT will develop a traffic compendium document that will ultimately become a traffic report for the study. Initially, technical memorandums will be developed for major subject areas including existing geometric and traffic control conditions, current traffic volumes, crash experience, traffic forecasts, transportation model development, evaluation of traffic demand scenarios, traffic analysis of existing conditions, and future conditions under the No Action and Proposed Action alternatives as required for the NEPA evaluation. This will be coordinated with FHWA and NDOT, as applicable.

7.15.2 Children's Environmental Health and Safety Risks

The CONSULTANT will identify schools, daycare facilities, hospitals, and other similar facilities that may house children within the general study area. The CONSULTANT will gather relevant data related to children's environmental health and safety risks within the general study area and will provide a narrative that describes the existing population that are children grouped by age range and the number of schools, day cares, parks, and children's health centers.

7.16 Soils, Vegetation, Noxious Weeds and Invasive Non-Native Species

The CONSULTANT will conduct desktop research to identify and inventory the soil resources within the detailed study area, utilizing the NRCS Soil Survey Geographic Database, which delineates unique soil map units and hydric units. Ecological Site Description (ESD) desktop review or field verification maybe be required for BLM lands. The CONSULTANT will also research and identify in the detailed study area the applicable major land resource areas from the NRCS Land Resource Regions and Major Land Resource Areas of the United States, the Caribbean, and the Pacific Basin, US Department of Agriculture Handbook 296, which provides currently available information for land use suitability for activities such as farming, ranching, forestry, and engineering. Information presented will include soil types, soil stability and erosion potential and factors.

Additionally, the CONSULTANT will conduct detailed investigation and surveys, as necessary to identify vegetative resources including any federal or state special status species as well as noxious weeds or invasive plant species in the detailed study area. Further, the CONSULTANT will research the applicable BLM administered Resource Management Plan to identify applicable planning guidance for vegetation and noxious weeds and invasive plant species. The vegetation resource inventory will include the following efforts:

- Integrated vegetation assessment including sensitive species, forestry, including Noxious Weeds and Invasive Non-Native Species.
- Inventory for special status species include *Penstemon albomarginatus*, *Penstemon bicolor*, Halfring Milkvetch and Mojave Milkweed

7.17 Visual Effects

The CONSULTANT will coordinate with the JLA on visual resource inventory and night sky data collection. The CONSULTANT will inventory visual resources impacts associated with the proposed action and any action alternatives. The inventory will include:

- An overview of applicable Federal, state, and local policies and guidelines regarding aesthetic resources;

- Review the BLM's updated Visual Resources Inventory (2011 and 2022 Southern Nevada District Visual Resource Inventory Reports) to determine if there are any changes to the existing Visual Resource Management (VRM) Classes in the detailed study area.
- Description of the existing regional visual character, area-specific landscape character, sources of light emissions in the detailed study area, and unique resources (e.g., historic properties, traditional cultural properties, parks, Dark Skies, etc.) which comprise the existing conditions;
- Maps identifying other existing visual and light-sensitive sites in the general study area, in particular protected visual resources and public lands with sensitive night sky environments (e.g., Mojave National Preserve, Lake Mead National Recreation Area, Castle Mountains National Monument, Stateline Wilderness, Mesquite Wilderness, North McCullough, and South McCullough);
- Development of a geographic information system (GIS) based viewshed analysis (visual sensitivity analysis) will be prepared to identify areas from which the project has the potential to be seen and to inform selection of viewpoints for visual simulations and site inventory analysis photo points;
- Evaluation of the project using desktop resources to characterize the types of sensitive viewer present in the project area, help establish the level of sensitivity, and assess where potential views of the proposed project would occur, including extent of potential sky dome glare;
- Photo documentation of the existing visual environment of the detailed study area and incorporation of current existing National Park Service Night Sky data (there are currently 11 relevant sites); and
- Characterization of viewer groups and their responses to changes in views.

The CONSULTANT will follow standards of professional practice for aesthetic analyses to ensure environmental compliance. The assessment will be based on methods and protocol developed by the BLM Visual Resource Management (VRM) methodology, BLM Technical Note 457, Night Sky and Dark Environments: Best Management Practices for Artificial Light at Night on BLM-Managed Lands, in combination with elements of other applicable aesthetic resources assessment methods.

7.18 Water Resources, including Wetlands, Floodplains, Surface Waters, Groundwater, and Wild and Scenic Rivers

The CONSULTANT will identify any known wetlands utilizing the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory and will perform a delineation to determine the jurisdictional status of potentially impacted streams and wetlands within the detailed study area, as needed. Any necessary delineations will be conducted in accordance with current U.S. Army Corps of Engineers methodology.

The CONSULTANT will identify any regulated 100-year floodplains located within the detailed study area using the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and will provide a narrative that describes existing 100-year floodplain conditions within the detailed study area.

The CONSULTANT will prepare an inventory detailing existing surface waters, including consideration of resource values, classifications, and use. The existing conditions will be developed through desktop research, field reconnaissance (particularly with regard to use), and coordination with and information requests from the jurisdictional federal and state agencies.

The CONSULTANT will review and document existing groundwater quality conditions in the detailed study area. The CONSULTANT will summarize the governing regulations related to groundwater quality in the detailed study area and existing water quality rights/permits that apply to activities in the detailed study area.

The COUNTY's Feasibility Study and backup documentation will be used and supplemented as necessary in this task.

7.19 Wild Horses and Burros

The CONSULTANT will review and document existing Herd Management Areas to determine the presence and extent of wild horses and burros in the detailed study area.

Task 7 Deliverables

The following deliverables are anticipated for Task 7. The CONSULTANT will:

- Submit drafts of the study areas and APE depicted on maps for JLA review.
- Prepare an initial draft and subsequent revised drafts of an Air Quality Modeling Protocol for JLA review.
- Provide a JLA approved draft version of the Air Quality Modeling Protocol for COUNTY and air quality agencies review.
- Provide existing emissions inventory for aircraft activity (including landings and takeoffs, taxiing, and auxiliary power usage) at LAS, HND, and VGT using the most recent version of the AEDT model.
- Prepare an initial draft and subsequent revised drafts of Biological Inventory for JLA review.
- Provide an existing emission inventory that quantifies annual GHG emissions
- Prepare an initial list of Section 4(f) and Section 6(f) resources occurring within the 25-mile radius of SNSA and LAS.
- Prepare an initial list of known or potential historic resources occurring within the direct study area.
- Update documentation from the 2010 Geology and Soil Resources Technical Report will as necessary.
- Prepare an initial draft and subsequent revised drafts of Phase I Environmental Site Assessment Report for JLA review.
- Provide a summary of local waste disposal facilities and summarize the local disposal capacities for solid and hazardous waste that would be generated from the COUNTY'S Proposed Project and any alternatives carried forward.
- Prepare an initial draft and subsequent revised drafts of a Noise Protocol for JLA review.
- Provide a JLA approved draft version of the Noise Protocol for COUNTY and applicable federal, state and local agency review.
- Prepare existing noise contours (DNL levels of 60, 65, 70, and 75 dBA) for LAS.
- Provide an initial draft and three revised drafts of the Affected Environment Chapter to the JLA for review to include in the Preliminary Draft EIS/RMPA.
- Provide an initial draft and subsequent revised drafts of the Class I, Class II, and Class III cultural resource technical reports and associated resource documentation.
- Provide an initial draft and subsequent revised drafts of Consultation letters (Initiation of Consultation, Description of the Undertaking, the APE, the Efforts to Identify Historic Properties, and the agency determinations of resource eligibility)
- Prepare an initial surface traffic modeling protocol and subsequent drafts for coordination with FHWA and NVDOT.
- Prepare surface traffic forecasts for use in the traffic analysis.
- Prepare materials for coordination with resource agencies.
- Provide an initial draft and subsequent revised drafts of the paleontological resources technical report and associated resource documentation.
- Description of the existing regional visual character, area-specific landscape character, sources of light emissions in the detailed study area, and unique resources (e.g., historic properties, traditional cultural properties, parks, Dark Skies, etc.) which comprise the existing conditions.
- Maps identifying other existing visual and light-sensitive sites in the general study area, in particular protected visual resources and public lands with sensitive night sky environments (e.g., Mojave National Preserve, Lake Mead National Recreation Area, Castle Mountains National Monument, Stateline Wilderness, Mesquite Wilderness, North McCullough, and South McCullough).
- Development of a geographic information system (GIS) based viewshed analysis (visual sensitivity analysis)

will be prepared to identify areas from which the project has the potential to be seen and to inform selection of viewpoints for visual simulations and site inventory analysis photo points.

- Photo documentation of the existing visual environment of the detailed study area and incorporation of current existing National Park Service Night Sky data (there are currently 11 relevant sites).
- Preliminary Draft Affected Environment, sections for resources that will be carried forward for analysis in the Draft EIS/RMPA.

Task 7 Meetings

The following meetings and participation are anticipated for Task 7.

- Participate in as needed conference calls with the JLA to discuss comments on the Affected Environment Chapter.
- Participate in as needed conference calls with the JLA, the County and Cooperating and Participating Agencies, and Tribes for resource specific coordination.

TASK 8 – PROJECT COORDINATION MEETINGS

The CONSULTANT will host, as needed, in-person and virtual meetings and weekly conference calls with the JLA as well as reoccurring conference calls between the JLA and the COUNTY. The CONSULTANT will be responsible for setting up the meetings, preparing the meeting agendas, preparing the meeting minutes, and sharing information before and after the meetings.

Task 8 Deliverables

The following deliverables are anticipated for Task 8. The CONSULTANT will:

- Prepare the meeting agendas and meeting minutes for as needed in-person and virtual JLA Team meetings.
- Prepare the meeting agendas and meeting minutes for weekly JLA coordination meetings.
- Prepare the meeting agendas and meeting minutes for reoccurring JLA and COUNTY coordination meetings.

Task 8 Meetings

The following meetings and participation are anticipated for Task 8.

- Participate in as-needed in-person and virtual coordination meetings with the JLA. It is assumed up to 3 in-person meetings and 12 virtual coordination meetings will occur with up to 6 CONSULTANT staff.
- Participate in reoccurring JLA and COUNTY coordination meetings. It is assumed up to 3 in-person meetings and 12 virtual coordination meetings will occur with up to 6 CONSULTANT staff.

TASK 9 – PROJECT MANAGEMENT

9.1 Documentation Standards

The CONSULTANT will develop Documentation Standards guidance for CONSULTANT members. The Documentation Standards will provide guidance for developing written EIS/RMPA content to:

- Identify JLA expectations for writing standards in advance of draft documentation reviews.
- Provide specific guidance on project terminology.
- Support deeper technical content reviews early in the review cycles by reducing time spent on consistency and tone reviews.

The Documentation Standards will also include an EIS/RMPA outline that will be submitted to the JLA for review and approval. The standards will be updated, as necessary, throughout the duration of the project.

9.2 Management of the Administrative File

This task provides for the assembly, management, and maintenance of the Administrative File for the EIS/RMPA. The Administrative File provides a digital catalog and electronic and paper copy of all information used in developing the methodology, analysis, and the decision-making process for the EIS/RMPA. The information contained in this file may have to be included in the Administrative Record. This file serves as a centrally located, organized library for use by the project staff.

9.3 Project Management Responsibilities

The CONSULTANT will provide monthly invoices to the JLA and COUNTY for approval and processing. As part of the monthly invoice, the CONSULTANT will provide the JLA and COUNTY, and others as required, with monthly Disadvantaged Business Enterprise (DBE) and Women Owned Business (WBE)² participation reports. Additionally, the CONSULTANT will provide JLA and COUNTY with a bullet point summary of the progress or status on the project schedule, upcoming milestones, budget, and completion of tasks.

The project schedule initially developed in Task 1 will be refined throughout the EIS/RMPA process as needed and will include meetings, task completion dates, major milestones, etc. The refined schedule will clearly indicate decision points beyond which work will not proceed without JLA review and approval. Items anticipating JLA review and approval include technical papers, draft chapters of the EIS/RMPA, notices, presentations, and other items noted within this work plan.

Draft Task 9 Deliverables

The following deliverables are anticipated for Task 9. The CONSULTANT will:

- Prepare an outline of the EIS/RMPA for JLA review.
- Prepare Documentation Standards for use by the CONSULTANT team members for JLA review.
- Maintain the administrative file.
- Submit monthly project invoices and progress reports.
- Prepare updates to the project schedule as needed through the EIS/RMPA process.
- Prepare an updated Scope of Work for Phase Two(B)
- Prepare a Cost Estimate Spreadsheet and Cost Estimate for Phase Two(B)

Task 9 Meetings

The following meetings and participation are anticipated for Task 9.

- Participate in as-needed project coordination meetings. It is assumed that up to 24 meetings will occur with up to 6 CONSULTANT staff attending the meetings.

PHASE TWO (B)

The scope of work for Phase Two (B) covers effort expected to occur from April 1, 2026 through July 2027.

TASK 10 – ENVIRONMENTAL CONSEQUENCES

The following section outlines the environmental impact categories specified in paragraph 01.2(b)(1) of FAA Order 1050.1G, 5050.5B, DOT Order 5610.1D, and 516 DM 1 (U.S. Department of the Interior Handbook of NEPA Implementation Procedures). It details the methodologies used to assess the impacts of the Proposed Project and the No Action Alternative, ensuring each is evaluated with equivalent thoroughness. The potential effects of construction, as well as those anticipated during the Build/Opening Year and subsequent years, will be assessed under each resource area. The following alternatives/years will be assessed in the EIS/RMPA:

² This is not considered a diversity, equity or inclusion program.

No Action (2037)

- Will focus on the environmental consequences at LAS, HND, and VGT airports if the Proposed Project is not implemented for the anticipated opening year.

Proposed Project (2037)

- Will focus on the environmental consequences of implementing the Proposed Project at LAS, HND, VGT, and SNSA airports for the anticipated opening year.

No Action (2042)

- Will focus on the environmental consequences at LAS, HND, and VGT airports if the Proposed Project is not implemented for five years beyond the opening year.

Proposed Project (2042)

- Will focus on the environmental consequences of implementing the Proposed Project at LAS, HND, VGT, and SNSA airports for five years beyond the anticipated opening year.

Resource categories analyzing impacts of operations will use the High Scenario forecast included in the Feasibility Study.

Based on the findings made by the JLA, this scope of work will not include coastal resources (under the larger heading of water resources) since the proposed SNSA site is about 200 miles from the Pacific Ocean, outside the defined Coastal Zone in California and will not be affected and will require limited discussion. In addition, this scope of work (SOW) does include farmlands or livestock and grazing as the JLA has determined in Phase Two (A) these resources are not present on the SNSA site and therefore will not be impacted by the Proposed Project.

10.1 Aviation Emissions and Air Quality

As noted in Task 7, using the Air Quality Modeling Protocol document, the CONSULTANT will identify the current USEPA attainment designations of the project study area with applicable NAAQS. Since the area is currently designated as in nonattainment for the 1997 8-hour ozone standard, it is assumed that a General Conformity applicability analysis will be performed for ozone to determine if emissions associated with the Proposed Project are above General Conformity *de minimis* levels. The emissions associated with the COUNTY'S Proposed Project for construction and operations of all other criteria pollutants will be compared to the General Conformity *de minimis* levels for NEPA disclosure, as applicable. The results of the analyses presented below will be documented in the Air Quality Technical Report and the Draft EIS/RMPA.

Construction and operational emissions will be estimated and reported for the COUNTY'S Proposed Project and any alternatives carried forward in this analysis for applicable criteria pollutants and hazardous air pollutants.³ Construction-related emissions will be estimated for both on-road and non-road equipment, fugitive dust, and asphalt off gassing, and specific construction assumptions will be developed by the CONSULTANT, including:

- Detailed construction phasing schedule identifying tasks and phasing for each major construction activity by project component.
- Detailed list of construction equipment data for each major construction activity, including manufacturer, model, capacity, horsepower, fuel type, and estimated hours of operating time per day.
- Employee and commuter hour estimates that will identify the number of employees required for each major construction activity, how many contractor employee vehicles would be traveling to and from the site, and how many minutes would be spent by contractor employees commuting per day.
- Construction-related emissions will be based on the project-specific estimated types of construction activities, counts and type of equipment, activity levels, construction start and end dates, and project footprints, as developed by the COUNTY and provided to the JLA. The construction specific schedules

³ Criteria pollutants includes carbon monoxide, nitrogen dioxide, ozone, particulate matter, and sulfur dioxide. This also includes modeling of hazardous air pollutants listed in Table 6-4 of the FAA's Aviation Emissions and Air Quality Handbook version 4.

and equipment will be used along with USEPA emission factors and hours of operation to estimate construction emissions. Total construction activity-related (i.e., construction equipment, fugitives, material trips/conveyance, and commuter trips) criteria pollutant emissions generated during the construction period will be estimated and summarized.

- Emission reduction measures, such as the use of Tier 3 and Tier 4 equipment, low Volatile Organic Compound (VOC) paint, etc. as provided by the County will be incorporated into the air quality analysis.

For operational emissions for the Proposed Project and No Action conditions, the CONSULTANT will develop operational emission inventories for aircraft operations, auxiliary power units, ground support equipment, stationary sources (fuel tanks, generators, boilers, etc.), and motor vehicles for the COUNTY'S Proposed Project and any alternatives carried forward for analysis, as well as the No Action Alternative. Construction and operational emissions will be estimated for each originating air basin. The emissions associated with the COUNTY'S Proposed Project will be compared to those of the No Action alternative for each originating air basin. The differences in emissions will be compared to the NAAQS and to General Conformity *de minimis* levels for each air basin to determine significance for NEPA. The findings from this analysis will be detailed in an Air Quality Technical Report and summarized in the EIS/RMPA.

At this time, it is assumed General Conformity and Transportation Conformity would apply. If it is determined not to apply, the General Conformity and Transportation Conformity Determination will not occur. Coordination with the JLA and CCDOA would be conducted to identify if any further mitigation measures would be incorporated into the construction and operation of the Proposed Project that would bring emissions levels below the applicable *de minimis*. A written General Conformity Determination will be developed to explain how, based on the applicability analysis and conformity demonstration, the proposed action meets the requirements of Clean Air Act (CAA) § 176(c)(1)(A) and (B) and does not interfere with attainment or maintenance of the National Ambient Air Quality Standards (NAAQS). The General Conformity Determination will be coordinated with all required agencies.

Additionally, a written Transportation Conformity Determination will be developed and coordinated with all required agencies, including the Metropolitan Planning Organization (MPO), State Department of Transportation (DOT), and State or Tribal air quality agency as required. This process may include verifying that the project is included in a conformity transportation plan, preparing quantitative analyses, and demonstrating that the project will not cause or contribute to new violations of the NAAQS, increase the severity or frequency of existing violations, or delay attainment. The implementation of transportation control measures may be incorporated into the analysis. The General Conformity Determination and the Transportation Conformity Determination would be prepared and coordinated with the appropriate agencies, coordinated with the public as applicable. Note, this SOW does not include the development of hot-spot or air quality dispersion modeling.⁴

10.2 Biological Resources, including Threatened and Endangered Animal Species, General Wildlife and Special Status

The CONSULTANT will assess the extent of potential impacts to biological resources from the COUNTY'S Proposed Project and the No Action Alternative in the EIS/RMPA. Biological resources include federally listed species, other BLM Special Status Species, and general wildlife, including migratory birds.

In addition to the EIS/RMPA biological resource sections for NEPA compliance, the CONSULTANT will prepare a Biological Assessment for formal consultation with USFWS by the JLA, in compliance with the Endangered Species Act Section 7 for the threatened Mojave Desert Tortoise (*Gopherus agassizii*) and the candidate species

⁴ Hot-spot and air quality dispersion modeling is not applicable to demonstrating general or transportation conformity for areas in maintenance or nonattainment of ozone (through precursor pollutants).

white-margined penstemon (*Penstemon albomarginatus*). The Biological Assessment will evaluate the COUNTY'S Proposed Project's effect on federally listed threatened, endangered, proposed, or candidate listed species, and their designated critical habitat. The Biological Assessment will be prepared in accordance with legal requirements set forth under Section 7 of the federal Endangered Species Act (16 U.S.C. 1536 (c)) and follow the standards established in the USFWS Endangered Species Act guidance. Although candidate species are not part of formal Section 7 consultations, the white-margined penstemon has been included here due to its known presence in the Proposed Project area.

The CONSULTANT will assist the JLA in conducting the required agency coordination and Section 7 consultation with the USFWS.

10.3 Carbon Dioxide, Methane and Nitrous Oxide emissions.

The CONSULTANT will evaluate Carbon Dioxide, Methane and Nitrous Oxide emissions estimated to be associated with the COUNTY'S Proposed Project and the No Action alternative. For the EIS/RMPA, the emissions analysis will be prepared for carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) consistent with FAA and BLM guidance, the methodologies described in the air quality task, and the air quality modeling protocol developed in the earlier task. The documentation will clearly state there are no federal standards for these emissions.

10.4 Department of Transportation (DOT), Section 4(f) and Section 6(f) of the Land and Water Conservation Fund Act

This task will determine if a physical, or constructive use of identified DOT Section 4(f) properties would occur. The CONSULTANT will assess effects of the COUNTY'S Proposed Project to DOT Section 4(f) resources identified in Task 7.4 (Phase Two A) to determine if the Proposed Project constitutes a "use", including a physical , or constructive use.

If the analysis determines a "use" would occur, the CONSULTANT will consider if that use qualifies as *de minimis* . If it does not qualify as a *de minimis* use the CONSULTANT will review alternatives that avoid the use of all Section 4(f) resources. If an avoidance alternative is not identified the CONSULTANT will determine measures to minimize harm and assess the use of alternatives to identify the alternative with the least overall harm to the Section 4(f) properties.

Based on the results of Phase Two A, it was determined the COUNTY'S Proposed Project would not require complete or partial transference in ownership of any parkland assisted by Land and Water Conservation Fund Act of 1965 (LWCF) funding; temporarily or permanently result in a conversion of resources subject to Section 6(f) to an alternative use; or result in the disturbance of recreational activities fulfilled by Section 6(f)resources. Therefore, no analysis is required. This information will be documented in the EIS/RMPA.

For cost purposes, CCDOA's Proposed Project is assumed to involve the use of a Section 4(f) property, and the FAA will not be able to make a *de minimis* impact determination. Thus, this SOW assumes FAA will prepare/issue concurrent with the NEPA EIS a stand-alone Section 4(f) Determination pursuant to Section 5.3.4 of the FAA 1050.1F Desk Reference. This will include preparation of necessary documentation, analysis of prudent and feasible avoidance alternatives, Measures to minimize harm, assessment of alternatives to determine the alternative with the least overall harm and consultation with officials with jurisdiction. The CONSULTANT will support the JLA with any necessary coordination with other agencies through preparation of responses and additional analysis.

10.5 Farmlands [Not included]

As noted above, this scope of work does not include farmlands as the JLA has determined in Phase Two (A) that these resources are not present on the SNSA site and therefore will not be impacted by the Proposed Project.

10.6 Fuels and Fire Management

The CONSULTANT will evaluate impacts to the fire environment, fire management or modifications to fire behavior as a result of construction and operation of the COUNTY'S Proposed Project. The evaluation will assess anticipated changes to fuels (utilizing Fire Regime Condition Class and Vegetation Condition Class data), potential changes in sources of ignition, proximity to and changes in the wildland fire interface, and proximity of the Proposed Project to areas at risk of wildfire. Requisite mitigation measures designed to avoid or minimize project-related impacts to fuels and/or fire management will be defined, as needed.

10.7 Geology/Mineral Resources

The CONSULTANT will conduct an analysis to determine whether the COUNTY'S Proposed Project, and the No Action alternative would impact geologic hazards or unique geologic features. If necessary, the documentation will identify any mitigation measures to reduce impacts to geology/mineral resources.

The CONSULTANT will identify Federally owned minerals in the public domain (e.g. locatable, leasable, and salable minerals) that would be affected by the COUNTY'S Proposed Project and the No Action alternative. The analysis would include locations where mineral resources extraction would be dislocated or where the Proposed Project would impede access to these resources. Measures to reduce impacts to mineral resources and/or access would be documented, as needed.

10.8 Hazardous Materials, Solid Waste, and Pollution Prevention

Results of all hazardous materials investigations will be documented and evaluated to determine whether impacts and exposure to contaminated materials could occur and how those could be minimized or avoided. The evaluation will aid in determining the potential effects of the COUNTY'S Proposed Project and the No Action Alternative in terms of hazardous materials. The analysis will incorporate methods for proper handling, management, and disposal of hazardous materials, as well as identify mitigation measures for areas of unavoidable impacts.

Changes in the amount of solid waste due to the COUNTY'S Proposed Project will be assessed. Provisions to handle any project-induced increases in solid waste will be identified. The CONSULTANT will document whether the COUNTY'S Proposed Project would generate solid waste in excess of the capacities of the local disposal facilities and landfills, or require special handling, such as international waste. If necessary, the documentation will identify any mitigation measures that would be applied to reduce solid waste impacts or handle special types of waste.

10.9 Historic, Architectural, Archaeological, Paleontological and Cultural Resources

The CONSULTANT will use the concurrent NHPA Section 106 process to address the Proposed Project impacts and assist the JLA in resolving any adverse effects to identified historic properties. Should historic resources be identified and the cultural resource assessments (see Task 7.9) result in a finding of adverse effects, the CONSULTANT would be responsible for:

- Assisting the JLA with their government-to-government consultations with Indian Tribes as required for Section 106 consultation.
- Preparing a draft Effects Assessment document for the COUNTY'S Proposed Project for JLA iterative review and comment. The Effects Assessment will address direct, indirect, and reasonably foreseeable effects to historic properties listed in or eligible for listing in the NRHP.
- Preparing a final Effects Assessment document for JLA transmittal to the Nevada SHPO, California SHPO, and distribution to consulting parties.

- Preparing draft Memorandum of Agreement (MOA) or Programmatic Agreement (PA) to resolve adverse effects of historic properties for JLA iterative review and comment.
- Preparing final draft MOA or PA for JLA transmittal to COUNTY, Nevada SHPO, California SHPO, and distribution to consulting parties for iterative review and comment.
- Preparing final MOA or PA for signature by signatories, invited signatories, and/or concurring parties.
- Assist JLA with Advisory Council on Historic Preservation (ACHP) coordination, as needed.

The evaluation of paleontological resources will aid in determining the potential effects of the COUNTY'S Proposed Project and the No Action Alternative. Should any areas of potentially significant paleontological resources be identified in Task 7.9 (e.g., areas of PFYC Class 4 or 5), the CONSULTANT will assess possible resource impacts and mitigation needs.

10.10 Land Use and Realty

The COUNTY'S Proposed Project and the No Action Alternative will be reviewed with respect to consistency with land use and zoning, existing authorized rights-of-way and designated utility corridors, and applicable federal, local and state land use plans. A consistency analysis of all applicable plans, policies, and regulations will be completed and will be sufficiently detailed to support the discretionary actions the COUNTY and all other responsible agencies will need to approve to implement each alternative based on consultation and coordination with each of these agencies. The possible conflicts between each alternative and the objectives of federal, regional, state, and local land use plans, policies, and controls within the project study area as well as public controversy based on environmental impacts will be identified. If necessary, the documentation will identify any mitigation measures that would be applied to reduce land use impacts.

10.11 Natural Resources and Energy Supply

The CONSULTANT will disclose any changes in energy consumption that would occur as a result of the COUNTY'S Proposed Project and the No Action Alternative, including energy consumption that will occur during construction. The impacts to existing utilities serving the area such as electricity, water, and sewage will be evaluated based on the changes resulting from the implementation of the COUNTY'S Proposed Project and the No Action Alternative. The CONSULTANT will evaluate the intensity of the environmental impacts based on but not limited to the COUNTY'S Proposed Project's demand to exceed existing and future supplies of natural resources and energy supply.

Using information provided by COUNTY, the CONSULTANT will discuss the sustainable practices that are currently used by the COUNTY or that the COUNTY would employ and how the COUNTY'S Proposed Project would be implemented in accordance with the existing sustainability practices.

10.12 Livestock Grazing [Not Included]

As noted above, this scope of work does not include livestock and grazing as the JLA has determined in Phase Two (A) that these resources are not present on the SNSA site and therefore will not be impacted by the Proposed Project.

10.13 Noise and Noise-Compatible Land Use

10.13.1 Construction

Potential sources of noise include construction equipment and activities. The CONSULTANT will assess the temporary construction-related noise impacts associated with the COUNTY'S Proposed Project on noise-sensitive land uses in the GSA. Temporary construction-related noise impacts will be described, and best management practices will be specified to minimize those types of impacts.

10.13.2 Operational

For aircraft operational noise, the CONSULTANT will conduct modeling studies (using the most current version of the FAA; Aviation Environmental Design Tool (AEDT) and Area Equivalent Method (AEM) models available) for No Action and the Proposed Project in the opening year (2037) and the five-year (2042) scenarios. Noise contours for each will be generated for Yearly Day/Night Average Sound levels (DNL) levels in decibels (dB) of 65, 70, and 75 for LAS and the SNSA. The Proposed Project will be examined in detail for the potential to result in any significant or reportable noise impacts for each future year. The analysis will first determine if a significant noise impact of 1.5 dB increase within the 65 dB DNL noise contour over noise-sensitive land uses is identified. If so, then areas of 3.0 dB increase within the 60-65 dB DNL noise contours will be presented for disclosure purposes, consistent with the Federal Interagency Committee on Noise (FICON) Report. In both the 1.5 and 3.0 dB increase areas, the number of housing units, estimated population, acres of noise-sensitive land uses, and other specific noise-sensitive properties will be provided in chart form. In addition, areas of 5 dB increase within the 45-60 DNL noise contours will be presented to disclose the result of changes in air traffic procedures.

For surface traffic noise, it is assumed a roadway noise analysis will be conducted. This includes collecting field measurements, gathering traffic data, and collecting detailed topographic and site layout for use in the latest version of the FHWA Traffic Noise Model (TNM). Noise levels will be predicted for each alternatives to identify potential impacts. If impacts are identified, potential noise abatement measures will be evaluated.

10.13.3 Supplemental Noise Analysis

10.13.3.1 Supplemental Noise Analysis Protocol

A noise analysis and modeling protocol will be developed that outlines the detailed analysis that is intended to be conducted for the EIS/RMPA. The Phase Two (A), Task 7 supplemental noise screening analysis will be used to develop the protocol for the noise analysis for this task. The Phase Two (A) noise screening analysis determined where changes in noise may occur from the operation of the SNSA. If the results of the noise screening analysis in Phase Two (A), Task 7 indicate that supplemental noise analysis is needed, this protocol will specify the scope and depth of that analysis. This protocol will identify the specific noise metrics that will be analyzed, the method of analysis for each (contours, grid points, etc.) and the thresholds to be considered for each metric. If supplemental analysis is included, the protocol will be submitted to FAA's Office of Environment and Energy (AEE) for approval as stipulated in the FAA noise screening guidance. This task also incorporates an effort to coordinate with the officials with jurisdiction of the Section 4(f) properties evaluated in the noise screening analysis. This coordination effort will include sharing the results of the noise screening analysis as well as the noise analysis protocol. If possible, written concurrence on the protocol will be sought with each agency.

10.13.3.2 Conduct Ambient Noise Measurement Survey (Optional Task)

If it is determined through the coordination with the various DOT Act Section 4(f) property officials with jurisdiction that there is no existing ambient noise data available, a short noise measurement program will be conducted to gather a small sample of data in order to estimate local ambient conditions only at the properties where natural quiet is an attribute necessary for the property to continue function as a Section 4(f) property. This program will be limited in duration to approximately one work week with no more than two noise monitors in the field simultaneously. Measurements will be conducted for 4 to 6 hours at each identified location with staff attending each site and logging noise sources and times. The monitors will record 1-second samples in A-weighted decibels. The measurements will not record 1/3 octave band data and will not be sufficient for the development of any type of audibility analysis. The number of sites will be limited to what can reasonably be achieved with two field units over a single work week (five days). This task includes all pre-measurement efforts to identify and coordinate access to each measurement site, as well as a summarization of its results.

10.13.3.3 Supplemental Noise Analysis - Noise Analysis for Section 4(f) Properties (Optional Task)

This optional task provides, at FAA's discretion, analysis using supplemental noise metrics for the grid point locations at some or all of the Section 4(f) points identified in the noise screening analysis. The areas in need of this analysis will be identified in the Supplemental Noise Analysis protocol and based on the results of the noise screening analysis conducted in Task 7. The task uses the detailed noise modeling input prepared subsequent to the noise screening effort. Supplemental metrics that are readily available are those that will not require a field noise measurement effort. These may include Lmax, Leq, SEL, Number of Events above one or more decibel thresholds, Time Above a fixed decibel threshold etc. This task does include detailed variable ambient analysis or any audibility analysis. Comparisons between the No Action alternative and Proposed Project will be prepared. Grid point maps and summary tables will be prepared.

10.13.3.4 Conduct Formal Ambient/Audibility Noise Measurement Program for Identified DOT Act Section 4 (f) Properties with Natural Quiet as an Attribute (Optional Task)

This optional task covers the effort necessary to develop and coordinate a noise measurement protocol and to conduct field noise measurements sufficient for the development of Ambient and Audibility noise mapping. First, a noise measurement protocol will be developed in conjunction with FAA AEE and FAA Airports Division - Planning and Environmental Division (APP-400). The draft protocol will then be coordinated with the managing agencies of the properties, with natural quiet as an attribute, identified in the noise screening analysis effort. Various sites will be identified through the coordination process within each property. It is expected that the site selection will attempt to cover a variety of front-country and back-country locations based on land cover, use, and accessibility. For the purposes of cost estimating, this task assumes that up to 15 sites will be measured for one week (seven 24-hr periods) per site during up to two separate seasons. Each measurement site will be partially attended (several hours each day) and observed sound activity will be logged during each attended period. The measurement program will collect 1/3 octave band data at one-second intervals to allow for a full analysis of data for audibility mapping.

10.13.3.5 Conduct Formal Ambient/Audibility Supplemental Noise Analysis for Identified DOT Act, Section 4 (f) Properties with Natural Quiet as an Attribute (Optional Task)

This optional task covers the effort necessary to analyze the field noise measurement data and develop an Ambient and/or Audibility map for use in the analysis. The task covers a full noise analysis using the detailed noise modeling input prepared subsequent to the noise screening effort. Detailed Ambient and/or Audibility metrics will be evaluated in this task. Comparisons between the No Action alternative and the Proposed Project will be prepared. Grid-point maps and summary tables will be prepared. The task also covers the development of a noise measurement and measurement data analysis report.

Task 10.13 Deliverables:

- A summary report of the noise measurement program along with estimated existing Ambient levels for each site measured.
- A written noise analysis protocol including any supplemental noise analysis deemed necessary. Meeting notes, minutes, e-mails, and correspondence documenting the coordination process and outcome. Written concurrence on the noise protocol, if possible.
- Maps of noise levels at grid points, and tables of noise impact data for all noise runs involving the LAS and the Proposed Project for each supplemental metric.
- A noise measurement protocol report and associated documentation related to the coordination and approval of the protocol. Field noise measurements and resulting data sufficient for further analysis and compilation into compatible Ambient and/or Audibility mapping.
- Maps of noise levels at grid points, and tables of noise impact data for all noise runs involving LAS and the Proposed Project for each supplemental metric.

- Documentation of the supplemental metric analysis and a noise measurement report.

10.14 Recreation

The CONSULTANT will conduct an analysis to determine whether the COUNTY'S Proposed Project and the No Action Alternative would adversely impact recreational opportunities, visitor experience (designated or otherwise), and special recreation permits (SRPs) for special events, OHV events and tours/guides. Impacts would be quantified by the amount of acreage impacted, temporary or permanent closures during construction and operation, changes in visitation levels, loss or changes/alterations to SRPs, and impacts to the overall visitor experience. Visual impacts would be noted when the visual character is a component of the recreational experience. If necessary, the documentation will identify any mitigation measures to reduce potential impacts.

10.15 Socioeconomic Impacts (including Traffic) and Children's Environmental Health and Safety Risks

The COUNTY'S Proposed Project and the No Action Alternative will be assessed for potential socioeconomic impacts including those associated with relocation or other community disruption, transportation, planned development, employment, and induced socioeconomic development. Potential displacement of housing, businesses, or public services because of the Proposed Project will be assessed, as well as changes in employment and the potential induced socioeconomic impacts of construction and operation of the COUNTY'S Proposed Project. If necessary, the documentation will identify any mitigation measures that would be applied to reduce socioeconomic impacts.

The CONSULTANT will review the traffic analysis and materials available in the Feasibility Study to determine whether the findings are accurate. A memo will be prepared to document the findings. If it is found that minor additional analysis is required, the COUNTY will update the analysis. If major additional analysis is required (i.e., changes to the Proposed Project) an amendment to this scope of work will be required. The results of the traffic analysis will be included in the EIS/RMPA appendix and summarized in the Environmental Consequences chapter.

The CONSULTANT will evaluate populations and facilities housing children within the general study area in relation to the proposed construction and operation of the COUNTY'S Proposed Project to determine the potential disproportionate health or safety risks to children. If necessary, the documentation will identify any mitigation measures that would be applied to reduce children's environmental health and safety impacts.

10.16 Soils, Vegetation and Noxious Weeds

The COUNTY'S Proposed Project will be assessed for the potential to cause either direct or indirect effects to soil health, productivity, and reclamation potential. The CONSULTANT will also analyze whether the COUNTY'S Proposed Project would impact native land cover types, ecological site descriptions, or special status species habitat and quantify the amount of acreage to be impacted.

The CONSULTANT will quantify ground disturbance caused by the construction of structures and/or supporting components as it could result in an increased risk of noxious weeds and invasive non-native species spreading and establishing themselves in new areas.

10.17 Visual Effects

The CONSULTANT will describe the extent to which any lighting associated with the COUNTY'S Proposed Project would create an annoyance for people in the general study area or interfere with their normal activities. This analysis will include an assessment of changes in the night sky (impacts to Dark Skies) that could occur as a result of the COUNTY'S Proposed Project. Additionally, the analysis will consider whether the COUNTY'S Proposed Project would affect homes and/or light-sensitive biological resources, Section 4(f) resources (i.e. the

Mojave Preserve), or historic properties. The results of this analysis will be presented in the appropriate resource category section. The analysis will follow the methodology below:

- Lighting impacts from SNSA facility: The SNSA lighting design will be evaluated to determine potential impacts resulting from changes in light and glare, including impacts to dark skies. Quantitative airport lighting design information will be assessed using Outdoor Site-Lighting Performance (OSP) calculation methods for light pollution using three key aspects: glow (overall sky brightness), light trespass (light spilling onto neighboring properties), and glare (direct discomforting light from a source). Additional information such as proposed light fixtures, size, specifications, total lumens, Kelvin ratings, and locations of existing and proposed lights will also inform the analysis.
- Lighting impacts from SNSA flights: Understand proposed aviation patterns, including proposed flight paths and flight frequency over Mojave National Preserve.

The CONSULTANT will conduct analyses using GIS and established protocols and thresholds (e.g. National Park Service) for sensitive viewers and resources and may suggest mitigation and design features based on JLA manuals and guidance.

The CONSULTANT will describe the change in visual resources and visual character that would occur with the COUNTY'S Proposed Project and determine mitigation measures to reduce these impacts, if necessary. The visual resource analysis will use the BLM's contrast rating process (as defined in *BLM Manual H-8431-1 Visual Resource Contrast Rating*) to analyze impacts. The analysis will follow the general methodology outlined below:

- Prepare photographic simulations for Key Observation Points (KOPs) carried forward for analysis.
- Analyze and describe the visual impacts of the project based on simulations that show how visible project elements would appear relative to their surroundings and identify views that would be altered or obstructed.
- Determine if the impacts would be consistent with the management objectives that prescribe the amount of change allowed in the characteristic landscape.
- Document the analysis using the photographic simulations and document the findings using the visual resources contrast rating form for KOP carried forward.
- Identify mitigation measures to eliminate or reduce the impacts

Renderings from key observation points will be prepared using photographs from Task 7 to inform the analysis and assist in understanding potential changes to the visual resources and visual character of the area with implementation of the Proposed Project. The analysis will also consider effects from a potential Visual Resource Management (VRM) amendment to the Approved Las Vegas Resource Management Plan (RMP), and will provide sufficient information to support the JLA decision on the amendment.

10.18 Water Resources, including Wetlands, Floodplains, Surface Waters, Groundwater, and Wild and Scenic Rivers

If wetlands were detected as through Task 7.18, the CONSULTANT will identify any potential impacts to wetlands likely to occur as a result of the COUNTY'S Proposed Project, and the No Action Alternative. This will include the analysis and documentation of design options that may be available to avoid or minimize any wetland impacts. For impacts that are identified as unavoidable, the JLA will coordinate with the COUNTY for the preparation of any required permit applications.

The CONSULTANT will identify any potential impacts from encroachment or alteration of the floodplains as a result of the COUNTY'S Proposed Project. If encroachment or alteration would occur from construction or operation, the CONSULTANT would estimate the volume of encroachment as well as any impacts from movement

of sediment, grading, or increase in impervious surfaces based on the footprint of the COUNTY'S Proposed Project, the No Action Alternative would evaluate the encroachment based on applicable FEMA floodplain models. Significance of impacts would be based on applicable FAA and BLM guidance.

The CONSULTANT will assess the potential direct, indirect, and reasonably foreseeable impacts of the COUNTY'S Proposed Project and the No Action Alternative on surface waters where such resources occur within the project study area. Potential impacts to these waters from both the construction and operations of the proposed airport, and possible stormwater-related impacts, will be analyzed and disclosed. Requisite mitigation measures designed to avoid or minimize project-related impacts to surface waters will be defined, if needed. The CONSULTANT will identify the potential impacts to both local and regional water quality and quantity, and potential impacts to water quality from stormwater runoff associated with the COUNTY'S Proposed Project, and the No Action Alternative.

The CONSULTANT will document that there are no Wild and Scenic Rivers in the general study area, which was defined in Phase Two (A).

The CONSULTANT will analyze potential impacts from the COUNTY'S Proposed Project and No Action Alternative on groundwater recharge and supply. The CONSULTANT will also analyze if the COUNTY'S Proposed Project would cause groundwater quality to violate federal, state, and/or local standards. If necessary, the documentation will identify any mitigation measures that would be applied to reduce groundwater impacts.

10.19 Wild Horses and Burros

The CONSULTANT will conduct an analysis to determine whether the COUNTY'S Proposed Project and the No Action Alternative would cross or otherwise effect any Herd Management Areas and whether any wild horses or burros would be displaced. If necessary, the documentation will identify any mitigation measures to reduce potential impacts.

Draft Task 10 Deliverables

The following deliverables are anticipated for Task 10. The CONSULTANT will:

- Provide preliminary drafts of applicable technical reports, studies or resource specific evaluations to the JLA for review. Up to two review cycles are assumed for this type of deliverable.
- Provide a preliminary draft and subsequent revised drafts of the Environmental Consequences Chapter to the JLA for review. Up to two review cycles are assumed for this deliverable.
- Provide a draft of the Biological Assessment to the JLA for review. Up to two review cycles are assumed for this deliverable.

Draft Task 10 Meetings

The following meetings and participation are anticipated for Task 10.

- Participate in as-needed conference calls with the JLA to discuss comments on preparation and development of the Environmental Consequences Chapter. It is assumed up to 12 virtual conference calls will occur with up to 6 CONSULTANT staff.
- Participate in as needed conference calls with the JLA, the COUNTY and Cooperating and Participating Agencies to for resource specific coordination. It is assumed up to six virtual conference calls will occur with up to 6 CONSULTANT staff.

TASK 11 – PRELIMINARY DRAFT EIS/RMPA

The following sections of the preliminary Draft EIS/RMPA will be prepared by the CONSULTANT. These include:

- Cover Page (provided by FAA)

- Table of Contents
- Chapter 1 – Purpose and Need
- Chapter 2 – Alternatives
- Chapter 3 – Affected Environment & Environmental Consequences
- Appendices (as appropriate)

The CONSULTANT will use the efforts from Phase 1 through Phase Two (B) to prepare the preliminary Draft EIS/RMPA. An electronic version will be submitted to the JLA in Portable Document Format (PDF) and Microsoft Word format to facilitate JLA review and provision of JLA changes/corrections, as necessary. The CONSULTANT will meet with JLA to review comments and then revise the document and prepare a revised preliminary Draft EIS/RMPA. The CONSULTANT will meet with JLA to resolve changes/corrections. The JLA may consider conducting a page-by-page review in a working meeting (sequestration) with the CONSULTANT to produce a revised preliminary Draft EIS/RMPA for JLA and Cooperating Agency concurrent review. The CONSULTANT will review and compile changes/corrections on the second revised preliminary Draft EIS/RMPA provided by the JLA, and Cooperating Agency review and meet with JLA to discuss changes/corrections and resolution of changes/corrections.

The CONSULTANT will incorporate agreed upon changes/corrections from JLA, and Cooperating Agency review and prepare a revised preliminary Draft EIS/RMPA for final JLA concurrent review. The CONSULTANT will address JLA changes/corrections and produce a final version of the preliminary Draft EIS/RMPA. The JLA may consider a review of this version of the preliminary Draft EIS/RMPA to be accomplished on a page-by-page basis in a working meeting (sequestration) with the CONSULTANT to finalize the Draft EIS/RMPA for publication.

Draft Task 11 Deliverables

The following deliverables are anticipated for Task 11. The CONSULTANT will:

- Provide an initial draft and subsequent revised drafts of the Preliminary Draft EIS/RMPA to the JLA for review. Up to two review cycles are assumed for this deliverable.
- Provide a JLA approved draft version of the Preliminary Draft EIS/RMPA for Cooperating Agencies review. Up to one review cycle is assumed for this deliverable.
- Provide revised versions of the Preliminary Draft EIS/RMPA per JLA disposition of Cooperating Agencies comments for JLA review.

Draft Task 11 Meetings

The following meetings and participation are anticipated for Task 11.

- Participate in as needed conference calls with the JLA to discuss comments on the initial Preliminary Draft EIS/RMPA. It is assumed up to six virtual conference calls will occur with up to 6 CONSULTANT staff.
- Participate in a page-by-page sequestration meeting to complete the Preliminary Draft EIS/RMPA. This is assumed to be an in-person meeting with a duration of four business days.
- Participate in as needed conference calls with the JLA, and the Cooperating Agencies to discuss comments on the Preliminary Draft EIS/RMPA. It is assumed up to two virtual conference calls will occur with up to 6 CONSULTANT staff.
- Participate in a page-by-page sequestration meeting to complete the final Preliminary Draft EIS/RMPA. This is assumed to be an in-person meeting with a duration of four business days.

TASK 12 – DRAFT EIS/RMPA

12.1 Draft EIS/RMPA Production

The CONSULTANT will produce copies of the Draft EIS/RMPA, including appendices, for distribution at JLA request. The CONSULTANT will distribute the Draft EIS/RMPA based on the electronic mailing list described under Task 3. The CONSULTANT will ensure the electronic version of the Draft EIS/RMPA is 508 Compliant and meets the requirements for electronic filing on the U.S. Environmental Protection Agency's (EPA) Central Data Exchange (CDX) website. The CONSULTANT will place a copy of the Draft EIS/RMPA, compliant with ADA, on the project website and to the JLA for the JLA to upload to applicable U.S. EPA's CDX Portal and other applicable websites and will place up to 20 physical copies of the main document in local libraries, applicable JLA offices, and at the COUNTY office for public review. Five copies of the appendices will be printed for JLA/County as needed. The CONSULTANT will also assist the JLA in submitting an electronic version of the Draft EIS/RMPA to EPA that meets EPA's submittal requirements.

12.2 Draft EIS/RMPA Notice of Availability and Notice of Public Meeting

The CONSULTANT will prepare a Notice of Availability (NOA) and Notice of Public Meeting announcing the release of the Draft EIS/RMPA for JLA review and use in publishing in local newspapers at the same time as the EPA's NOA appears in the *Federal Register*, with assistance from the CONSULTANT as needed. The CONSULTANT will publish this NOA and Notice of Public Meeting in local newspapers of general circulation, as well as on the project website to coincide with publication of the NOA in the *Federal Register* by the U.S. EPA.

Draft Task 12 Deliverables

The following deliverables are anticipated for Task 12. The CONSULTANT will:

- Provide and distribute paper and electronic copies of the Draft EIS/RMPA.
- Prepare a draft Notice of Availability for the Draft EIS/RMPA public meetings for use in *Las Vegas Review Journal* and *Las Vegas Business Press*, as well as the *Federal Register*.
- Develop joint press releases for social media (and distribute them to up to 50 newspapers, television stations, and radio stations).
- Prepare letters and materials for relevant political offices.
- Publish notifications on the project website.
- Distribute notifications through email to the project contact database.

Draft Task 12 Meetings

The following meetings and participation are anticipated for Task 12.

- Participate in as-needed conference calls with the JLA to coordinate publication of the Draft EIS/RMPA. It is assumed up to four meetings will occur with up to 6 CONSULTANT staff attending the meetings.

TASK 13 – PUBLIC MEETINGS/PUBLIC HEARINGS

The JLA will hold public meeting(s), public hearing(s), and a virtual Cooperating/Participating Agency meeting in an effort to solicit comments on the Draft EIS/RMPA from the public and agencies consistent with FAA and BLM NEPA guidance

The CONSULTANT will provide all coordination, logistics, and facilitation for public meetings/public hearing(s) to be held during the minimum 90-day comment period on the Draft EIS/RMPA in accordance with the Department of the Interior Departmental Manual Part 516 and FAA Order 1050.1G. The CONSULTANT will be responsible for:

- Developing the logistics for the public meetings/public hearing(s) by either securing a meeting location or

virtual meeting production.

- Preparing all materials (print and digital) to be used, including presentation(s) and presentation boards, fact sheet, sign-in sheets, directional signage, comment forms, and other meeting materials in both printed and digital format.
- Reproducing all materials to be used.
- Providing easels to be used for display boards (for in-person meetings) or preparing oral narrations for the display boards (for virtual meetings, as needed).
- Retaining and providing payment for the stenographer(s) who will attend the public meeting(s) and take oral comments (for in-person meetings) or transcribe the meeting comments (for virtual meetings).
- Retaining and providing payment for translation/interpretation services (if needed).
- Attending, participating, and assisting the JLA in facilitating the public meetings. This includes up to two practice sessions.
- Collecting all comments received during the comment period (note: organizing, summarizing, and responding to the comments will be conducted as part of the next phase of the project).

The CONSULTANT will provide all coordination, logistics, and facilitation for a virtual Cooperating/Participating Agency meeting to be held before the release of the Draft EIS/RMPA. The CONSULTANT will be responsible for:

- Preparing a Draft EIS/RMPA presentation for JLA review.
- Organizing an invitation that JLA can send to Cooperating and Participating Agencies
- Providing meeting notes for the meeting.

Draft Task 13 Deliverables

The following deliverables are anticipated for Task 13. The CONSULTANT will:

- Provide a Draft EIS/RMPA presentation (if needed) for JLA review.
- Provide a public meeting/public hearing(s) notice for JLA review.
- Provide a meeting/hearing agenda, display boards, wayfinding signage, sign-in sheets, comment sheets and name badges for JLA review.
- Provide translator/interpreter and stenographer services.
- Provide audio/visual equipment and set up for the public meetings/public hearing(s).
- Provide an agency invitation letter and agency invitation list to the JLA
- Prepare a public outreach report for JLA review
- Develop social media and media press release messaging

Draft Task 13 Meetings

The following meetings and participation are anticipated for Task 13.

- Participate in as-needed coordination meetings/hearing(s) with the JLA. Up to four meetings will occur with up to six CONSULTANT staff.
- Participate in three public meetings/hearing(s) and hold a separate virtual meeting.

TASK 14 – PROJECT COORDINATION MEETINGS

The CONSULTANT will host, as needed, in-person and virtual meetings and weekly conference calls with the JLA as well as reoccurring conference calls between the JLA and the COUNTY. The CONSULTANT will also participate in virtual meetings with the JLA and Cooperating Agencies and Participating Agencies. The CONSULTANT will be responsible for setting up the meetings, preparing the meeting agendas, preparing the meeting minutes, and sharing information before and after the meetings. This Task represents the continuation of Task 8 from Phase Two(A). For clarity, Task 8 shall remain in effect through the end of Clark County's Fiscal Year 2026 (*i.e.*, June 30, 2026). Task 14 will commence at the beginning of Clark County's Fiscal Year 2027 (*i.e.*, July 1, 2026).

Task 14 Deliverables

The following deliverables are anticipated for Task 14. The CONSULTANT will:

- Prepare the meeting agendas and meeting minutes for as needed in-person and virtual JLA Team meetings.
- Prepare the meeting agendas and meeting minutes for weekly JLA coordination meetings.
- Prepare the meeting agendas and meeting minutes for reoccurring JLA and COUNTY coordination meetings.

Task 14 Meetings

The following meetings and participation are anticipated for Task 14.

- Participate in as-needed in-person and virtual coordination meetings with the JLA. It is assumed up to 3 in-person meetings and 52 weekly virtual coordination meetings, and 26 virtual bi-weekly coordination meetings will occur with up to 6 CONSULTANT staff.
- Participate in reoccurring JLA and COUNTY coordination meetings. It is assumed up to 3 in-person meetings and 26 virtual bi-weekly coordination meetings will occur with up to 6 CONSULTANT staff.
- Participate in virtual coordination meetings with the JLA and Cooperating Agencies. It is assumed up to 26 virtual bi-weekly coordination meetings will occur with up to 6 CONSULTANT staff.
- Participate in virtual coordination meetings with the JLA and Participating Agencies. It is assumed up to 12 virtual monthly coordination meetings will occur with up to 6 CONSULTANT staff.

TASK 15 – PROJECT MANAGEMENT

15.1 Management of the Administrative File

This task provides for the assembly, management, and maintenance of the Administrative File for the EIS/RMPA. The Administrative File provides a digital catalog and electronic and paper copy of all information used in developing the methodology, analysis, and the decision-making process for the EIS/RMPA. The information contained in this file may have to be included in the Administrative Record. This file serves as a centrally located, organized library for use by the project staff.

This Task represents the continuation of Task 9.2 from Phase Two(A). For clarity, Task 9.2 shall remain in effect through the end of Clark County's Fiscal Year 2026 (*i.e.*, June 30, 2026). Task 15.1 will commence at the beginning of Clark County's Fiscal Year 2027 (*i.e.*, July 1, 2026).

15.2 Project Management Responsibilities

The CONSULTANT will provide monthly invoices to the JLA and COUNTY for approval and processing. As part of the monthly invoice, the CONSULTANT will provide the JLA and COUNTY, and others as required, with monthly Disadvantaged Business Enterprise (DBE) and Women Owned Business (WBE)⁵ participation reports.

⁵ This is not considered a diversity, equity or inclusion program.

Additionally, the CONSULTANT will provide JLA and COUNTY with a bullet point summary of the progress or status on the project schedule, upcoming milestones, budget, and completion of tasks.

The project schedule initially developed in Task 1 will be refined throughout the EIS/RMPA process as needed and will include meetings, task completion dates, major milestones, etc. The refined schedule will clearly indicate decision points beyond which work will not proceed without JLA review and approval. Items anticipating JLA review and approval include technical papers, draft chapters of the EIS/RMPA, notices, presentations, and other items noted within this work plan.

This Task represents the continuation of Task 9.3 from Phase (A). For clarity, Task 9.3 shall remain in effect through the end of Clark County's Fiscal Year 2026 (*i.e.*, June 30, 2026). Task 15.2 will commence at the beginning of Clark County's Fiscal Year 2027 (*i.e.*, July 1, 2026).

Draft Task 15 Deliverables

The following deliverables are anticipated for Task 15. The CONSULTANT will:

- Maintain the administrative file.
- Submit monthly project invoices and progress reports.
- Prepare updates to the project schedule as needed through the EIS/RMPA process.
- Prepare an updated Scope of Work for Phase Three
- Prepare a Cost Estimate Spreadsheet and Cost Estimate for Phase Three

Task 15 Meetings

The following meetings and participation are anticipated for Task 15.

- Participate in as-needed project coordination meetings. It is assumed that up to 26 meetings will occur with up to 6 CONSULTANT staff attending the meetings.

TASK 16 – PUBLIC COORDINATION

16.1 EIS/RMPA Website

The CONSULTANT will maintain the following project website for 12 months: <http://snvairportels.com/>, compliant with the Americans with Disabilities Act (ADA), to provide information to the public about the EIS/RMPA. Upon approval from the JLA, the CONSULTANT will upload collateral materials to the project website as well as project documents and information regarding scoping, the release of the Draft EIS/RMPA, public workshops, and the ways that the public can participate and comment. Upon direction from the JLA, the CONSULTANT will create content, update, and provide information on the website including notification of meetings, EIS/RMPA project updates, public information materials, and electronic copies of EIS/RMPA documents throughout the EIS/RMPA process. This will serve as a resource for people interested in attending a public meeting or hearing, following progress, reviewing documents, and submitting comments. The design of this website will be consistent with the project branding.

This Task represents the continuation of Task 3.4 from Phase Two(A). For clarity, Task 3.4 shall remain in effect through the end of Clark County's Fiscal Year 2026 (*i.e.*, June 30, 2026). Task 16.1 will commence at the beginning of Clark County's Fiscal Year 2027 (*i.e.*, July 1, 2026).

16.2 Stakeholder Meetings

The CONSULTANT will coordinate with JLA to prepare and give presentations on the project elements and environmental issues associated with the COUNTY'S Proposed Project and alternatives to governmental

agencies and stakeholder groups at key milestones in the project. It is assumed that up to 5 presentations will be prepared. It is assumed up to 5 CONSULTANT staff would be present at each presentation.

This Task represents the continuation of Task 3.3 from Phase Two(A). For clarity, Task 3.3 shall remain in effect through the end of Clark County's Fiscal Year 2026 (i.e., June 30, 2026). Task 16.2 will commence at the beginning of Clark County's Fiscal Year 2027 (i.e., July 1, 2026).

Draft Task 16 Deliverables

The following deliverables are anticipated for Task 16. The CONSULTANT will:

- Provide an initial draft and three revised drafts of the Public Coordination Plan to the JLA for review.
- Provide two revised versions of the Public Coordination Plan per JLA disposition of COUNTY comments for JLA review.
- Maintain a stakeholder mailing list and EIS/RMPA website.

Draft Task 16 Meetings

The following meetings and participation are anticipated for Task 16.

- Plan, coordinate and facilitate public meetings. It is assumed that five meetings will be held in Las Vegas and attended by up to five CONSULTANT staff.

TASK 17 – ADDITIONAL AFFECTED ENVIRONMENT ANALYSIS

The CONSULTANT will conduct appropriate field investigations (including resource surveys), to evaluate potential impacts in areas outside of the NCA, as it relates to construction/modification of electrical power transmission lines and associated infrastructure on BLM managed lands to support the COUNTY's Proposed Project. This task will supplement work completed under Task 7 described above.

Draft Task 17 Deliverables

The following deliverables are anticipated for Task 17. The CONSULTANT will:

- Provide update to the COUNTY'S Proposed Project description and corresponding mapping to include the additional elements and areas
- Provide updates the study areas and APE maps to include area added to the COUNTY'S Proposed Project
- Provide updates, as necessary, to the biological reports for field investigations conducted in the area added to the COUNTY'S Proposed Project
- Provide updates, as necessary, to drafts of the cultural resource technical reports and associated resource documentation to include the area added to the COUNTY'S Proposed Project
- Provide updates, as necessary, to materials for coordination with resource agencies
- Provide updates, as necessary, to preliminary Draft Affected Environment sections to include the additional area added to the COUNTY'S Proposed Project

Draft Task 17 Meetings

The following meetings and participation are anticipated for Task 17.

- Participate in, as needed, conference calls with the JLA, the County and Cooperating and Participating Agencies, and Tribes for resource specific coordination related to the area added to the COUNTY'S Proposed Project.

END OF PHASE TWO (B)

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Non-Profit Organization	<input type="checkbox"/> Other
Business Designation Group (Please select all that apply)						
<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input type="checkbox"/> VET	<input type="checkbox"/> DVET	<input type="checkbox"/> ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
Number of Clark County Nevada Residents Employed: 0						
Corporate/Business Entity Name: Landrum & Brown, Incorporated						
(Include d.b.a., if applicable)						
Street Address:		4445 Lake Forest Drive		Website: www.landrumbrown.com		
City, State and Zip Code:		Cincinnati, OH 45242		POC Name: Rob Adams Email: rob.adams@landrumbrown.com		
Telephone No:		513.530.5333		Fax No: 513.530.1278		
Nevada Local Street Address: <small>(If different from above)</small>		4050 Dean Martin drive		Website: www.landrumbrown.com		
City, State and Zip Code:		Las Vegas, NV 89109		Local Fax No: 702.522.1705		
Local Telephone No:		702.522.1700		Local POC Name: Nelson Stone Email: Nelson.stone@tylin.com		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned <small>(Not required for Publicly Traded Corporations/Non-profit organizations)</small>
TY Lin International Group LTD	Shareholder	100%

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation? Yes No

- Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
 Yes No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)
- Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
 Yes No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.

Rob Adams

Rob Adams
Signature

President
Title

Rob Adams
Print Name

2/25/2026
Date

DISCLOSURE OF RELATIONSHIP

List any disclosures below:
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT
n/a	n/a	n/a	n/a

* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

For County Use Only:

If any Disclosure of Relationship is noted above, please complete the following:

Yes No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?

Yes No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

Notes/Comments:

Signature

Print Name
Authorized Department Representative