

ARTICLE 6

PRELIMINARY ENVIRONMENTAL ANALYSIS REPORT

General Guidance:

The Preliminary Environmental Analysis Report (PEAR) provides the initial environmental evaluation of a project and alternatives before it is programmed. It anticipates the environmental constraints that may affect project design, alternatives, cost, schedule, and delivery. It estimates the scope, schedule, and costs associated with the subsequent environmental compliance process and it documents the assumptions and risks used to develop those estimates. When a PEAR is required, it becomes an attachment to the Project Initiation Document (PID).

As the PSR-PDS only estimates costs through PA&ED, the PEAR for a PSR-PDS should only estimate costs through PA&ED; a PSR-PDS, including the PEAR subcomponent, cannot be used to program capital expenses for subsequent phases. The cost of environmental permits and commitments is a capital expense and is programmed along with ROW and construction costs and therefore should not be included in a PEAR for a PSR-PDS.

The level of detail in a PEAR should be commensurate with the level of detail in the PID document. The PEAR should be a concise (approximately 5 to 15 pages) report used to document the issues that are anticipated to be addressed in the NEPA or CEQA documentation and the assumptions that were used to anticipate those issues. The magnitude and complexity of the proposed project dictates the level of effort expended for the PEAR documentation, nevertheless, the PEAR is not an environmental document; it is not the equivalent of the Tier 1 NEPA document; and it is not a report of environmental analysis.

The 2009 revisions to the PEAR Handbook included a new discussion on level of effort as well as risks and assumptions. The level of effort discussion was added to provide more guidance on the types of projects that may be considered at higher risk for project delays due to environmental concerns and therefore require a higher level of effort for the PEAR.

The PEAR Handbook makes it clear that a PEAR should always include documentation of any assumptions that were made and/or any environmental risks, particular those assumptions and risks that could affect the cost, scope, and schedule of the project.

The PEAR Handbook, PEAR template, and templates for the PEAR attachments can be found at the following page: <http://www.dot.ca.gov/ser/pear.htm>