



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



8

June 27, 1989

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Professional Services Contract for Preparation of
Environmental Impact Report for Richards Boulevard
Implementation Strategy


SUMMARY

The attached report is submitted to you for review and
recommendation prior to consideration by the Redevelopment
Agency of the City of Sacramento.

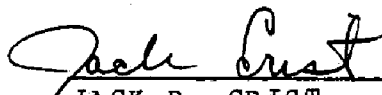
RECOMMENDATION

The staff recommends approval of the attached resolution
approving the contract.

Respectfully submitted,


ANDREW J. PLESCIA
Acting Executive Director

TRANSMITTAL TO COMMITTEE:



JACK R. CRIST
Deputy City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



8

June 27, 1989

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

**SUBJECT: Professional Services Contract for Preparation of
Environmental Impact Report for Richards Boulevard
Implementation Strategy**

SUMMARY

The attached resolution authorizes the Acting Executive Director to enter into a contract with Nichols-Berman for professional services in order to prepare a Constraints Analysis and Environmental Impact Report for the Richards Boulevard Implementation Strategy. The amount of the contract is \$50,000 and the term is one year. Staff recommends that you adopt the attached resolution.

BACKGROUND

On April 11, 1989, the Redevelopment Agency of the City of Sacramento adopted Resolution No. RA 89-029, which authorized the Sacramento Housing and Redevelopment Agency to issue a Request for Proposal (RFP) for a consultant for the preparation of an Implementation Strategy for the proposed Richards Boulevard Redevelopment Project Area. Subsequently, proposals were received and evaluated by the Richards Boulevard selection committee. On June 6, 1989 the committee selected MUNDIE & ASSOCIATES INC. as the prime consultant to carry out the various land use and economic analyses for the redevelopment of the area. MUNDIE will be assisted in this effort by the design firm of ELS, Elbasani and Logan, Architects, the engineering firm of NOLTE AND ASSOCIATES and the planning and transportation firm of OMNI-MEANS.

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Simultaneously, Agency staff has been reviewing several options as to the structure of the environmental process. It has been concluded that the most efficient and timely method is to bring the environmental consultant on board early in the planning process in order to determine the environmental setting (i.e. obtain and analyze information on constraints and opportunities for evaluation). The strategy consultant team will then develop the plan with this information at its disposal and transmit the Implementation Strategy to the environmental consultant who will complete the EIR. This proposed procedure has been discussed with both consultants and agreement has been reached that this is a creative and efficient approach to a lengthy process.

The scope of services calls for the Implementation Strategy to be completed by November 1989 and the Draft Environmental Impact Report to be completed by January 1990. Execution of this contract should permit this schedule to be met.

Nichols-Berman was one of six firms solicited from the Agency's Professional Services List of Qualified Consultants, to submit a proposal for preparation of an EIR for the Richards Boulevard Implementation Strategy (see Attachment A). The selection was based on staff review and evaluations of these proposals. At this time, staff recommends that the Agency enter into a contract with the firm of Nichols-Berman to prepare an EIR for this project.

FINANCIAL DATA

The Nichols-Berman contract is for \$50,000. These funds are budgeted in the 1989 Operating Budget Organization 2455 and Organization 2410. A budget transfer will be processed to transfer the funds to the Richards Boulevard project.

ENVIRONMENTAL REVIEW

The contract with Nichols-Berman is for the preparation of a Constraints Analysis and Environmental Impact Report (EIR) for the Richards Boulevard Implementation Strategy.

CEQA: Not a project per Section 15378(b)(3).
NEPA: Not applicable - no federal funding involved.

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POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy, and there are no policy changes being recommended.

MBE/WBE EFFORTS

Nichols-Berman is a partnership and is certified by the City of Sacramento Housing and Redevelopment Agency as a Women's Business Enterprise (WBE-040C).

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of June 19, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached contract. The votes were as follows:

AYES: Moose, Simon, Simpson, Strong, Wooley, Yew, Wiggins

NOES: None

NOT PRESENT TO VOTE: Sheldon

ABSENT: Amundson, Pernell

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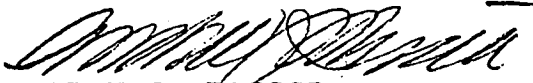
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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RECOMMENDATION

The staff recommends approval of the contract with Nichols-Berman in the amount of \$50,000 for the preparation of an Environmental Impact Report (EIR) for the Richards Boulevard Implementation Strategy.

Respectfully submitted,



ANDREW J. PLESCIA
Acting Executive Director

AJP/BK/tja

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: Betty Kosman, Program Manager,
Downtown Development, 440-1399, ext. 408

2450k

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RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

EXECUTION OF AN AGREEMENT FOR ENVIRONMENTAL REVIEW SERVICES FOR RICHARDS BOULEVARD PLAN ADOPTION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Acting Executive Director is hereby authorized to enter into an agreement for environmental services including a constraints analysis and environmental with the firm of NICHOLS-BERMAN in connection with the Richards Boulevard Plan adoption process.

Section 2: The Acting Executive Director is hereby authorized to amend the 1989 Operating Budget.

CHAIR

ATTEST:

ASSISTANT SECRETARY

1100WPP356

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

142 Minna Street
San Francisco, California
94102

415 · 957 · 1900

**RICHARDS BOULEVARD
REDEVELOPMENT PLAN**

**PROPOSAL TO THE
SACRAMENTO HOUSING AND
REDEVELOPMENT AGENCY
TO PREPARE
AN ENVIRONMENTAL
IMPACT REPORT**

June 14, 1989

UNDERSTANDING OF THE PROJECT

The Redevelopment Agency of the City of Sacramento is in the process of preparing a Redevelopment Plan for the Richards Boulevard Industrial area. The Richards Boulevard area has been recognized as an area within Sacramento with good potential for industrial development. The Agency has recognized several potential programs that could be a part of a Redevelopment Plan. These programs include the following:

- Improvement of Infrastructure
- Improvement of Land Use
- Consolidate Social Service Facilities
- Remove and Replace Substandard Housing
- Beautification of Entrances to the City

In order to prepare the Redevelopment Plan the Agency has started the process to prepare an Implementation Strategy. Among other things, the Implementation Strategy will list out proposed activities and include a time schedule for implementation. To assist in the preparation of the Implementation Strategy the Agency has hired the firm of Mundie & Associates. Mundie & Associates proposes to complete nine tasks as part of its work. These tasks are as follows:

- Meet to Initiate Study and Clarify Goals
- Reconnaissance
- Identify Actions
- Formulate Strategy Alternatives
- Meet to Review Alternative Strategies
- Define Boundaries
- Project Tax Increments
- Refine Actions and Strategies
- Prepare Final Implementation Program

ENVIRONMENTAL REVIEW

With the Implementation Strategy program now underway the Agency proposes to begin the preparation of a Program EIR for the Redevelopment Plan. According to State law "all public and private activities or undertakings pursuant to or in furtherance of a redevelopment plan shall be deemed a single project", therefore, by definition all EIRs prepared on Redevelopment Plans are Program EIRs. As part of the preparation of the Program EIR the Agency has decided to prepare a Constraints Analysis. The findings of the Constraints Analysis will be incorporated into Mundie & Associates' work tasks and will help define the alternative strategies to be studied. The findings of the Constraints Analysis will also be presented in the EIR as the "environmental setting" sections.

With inclusion of the Constraints Analysis we see three major steps in the preparation of the Richards Boulevard Redevelopment Area Program EIR. These three steps are:

- Prepare Constraints Analysis
- Evaluate Alternatives
- Prepare Program EIR

These steps are described in more detail below:

PREPARE CONSTRAINTS ANALYSIS

The preparation of the Constraints Analysis will be coordinated with Mundie & Associates' Task 2 - Reconnaissance. Mundie & Associates proposes to "gather data from a variety of sources that will enable us to characterize the existing conditions in the study area and the potential for change assuming that existing obstacles to change could be removed". Mundie & Associates will focus on the areas of economics, land use, transportation/circulation, utilities, and social services. We propose to expand on Mundie & Associates' Task 2 work to identify existing and potential opportunities and constraints in the Richards Boulevard area. Our team members will conduct separate studies of the environmental conditions which will influence the types, densities, or locations of land uses considered in the Richards Boulevard area in the future. In this step for example we will examine records of hazardous material use in the Richards Boulevard area, conduct an inventory of public facilities which exist in the area, and evaluate the existing transportation system.

In this analysis, therefore, we will describe:

- Existing conditions
- Future conditions
- Opportunities and constraints constituting planning considerations.

The purpose of this analysis will be to describe in text and graphics the following areas in the Richards Boulevard area:

- Areas of the Richards Boulevard area where there are no constraints to development, thus clearly suitable for development.
- Areas of the Richards Boulevard area where there are conditions which would affect development but where future use or development could occur if planned to account for or mitigate the constraints.
- Areas of the Richards Boulevard area which should not be considered for future development due to significant adverse conditions which would constitute unmitigatable constraints.

Some of the environmental factors to be assessed initially in this step, and analyzed further in the EIR are discussed below:

Traffic and Circulation

Traffic and circulation issues are among the most critical aspects of development in the Richards Boulevard area. Existing, planned, and future traffic and circulation conditions represent some of the most potentially troublesome constraints to development in the Richards Boulevard area. The traffic and circulation analysis will be prepared as follows:

Analysis Period: AM and PM Peak Hour

Scenarios to be assessed for the EIR:

- Existing Traffic
- Existing Traffic plus project
- General Plan buildout with project (as per the Richards Boulevard Connector EIR)
- General Plan buildout with project

Future General Plan traffic conditions will be derived from the Richards Boulevard EIR prepared by Omni-Means. Project specific traffic will be manually assigned to that base.

Traffic impacts will be assessed at the following locations:

- Richards Boulevard/I-5
- I Street/J Street
- I Street/5th Street
- I Street/7th Street
- J Street/5th Street
- J Street/7th Street
- Richards Boulevard/12th and 16th Street
- North B Street/12 Street
- North B Street/16th Street

Public Utilities and Services

This portion of our study will evaluate the public services and drainage facilities in the study area.

In the Constraints Analysis the location, capacity, and conditions of sewer and water mains currently serving the study area in addition to existing service laterals and all other appurtenances will be identified. Existing storm drainage facilities will be located and any existing drainage problems will be addressed.

The existence of any constraints which may impact future service capacity or which will require the implementation of unusual or expensive solutions will be discussed at this stage.

In order to assess the impacts of the Redevelopment Plan, assuming that the ultimate buildout development potential is available, Nolte and Associates will prepare preliminary planning level master sewer, water, and storm drainage studies. Alternative plans will also be provided utilizing different design criteria. Any design requirements having a significant impact on the service capacity for future developments will be addressed. The extent to which existing facilities may be utilized will also be determined.

Based on the recommendations of the Implementation Strategy the impact on existing facilities and the need for new sewer, water, and storm drainage facilities will be assessed. Ultimate capacities and a phasing plan that will coincide with the ultimate buildout will be provided.

Public Health

The Richards Boulevard area contains a mix of land uses, some of which may have resulted in the deposition of chemical compounds in the surface or subsurface soils. The ramifications of chemical compounds in the soils (and/or groundwater) include potential land use constraints requiring special considerations regarding future land uses. The possibility of the surface or subsurface for containing chemicals would affect decisions to plan for land uses such as residential areas or day care facilities without special grading and/or construction provisions, or remediation.

In order to identify those portions of the study area which could affect the public health of future land users or require remediation to comply with regulatory requirements, we will conduct a site reconnaissance to ascertain the existing land uses, and contact local, state, and federal files and staff to review past activities in the area. On the basis of the data obtained through site reconnaissance and file searches, we will identify those portions of the area which could potentially constitute a constraint from a public health standpoint. The mitigation measures for such constraints typically include interviews with past land owners to further identify the specific nature of past land uses, soil sampling activities to confirm the quality of the surface and subsurface materials, and/or requirements for site safety plans and workers training prior to construction activities for the protection of the health and welfare of construction workers.

EVALUATE ALTERNATIVES

In Task 3 and Task 4 Mundie & Associates proposes to identify individual actions and develop number of alternative strategies for the study area. We propose to conduct a preliminary analysis of the environmental consequences of the alternative strategies under consideration. With this analysis the Agency will be able to weigh and compare the relative environmental merits of the alternative strategies and provide information that can be used in Mundie & Associates' Task 5 - Meet to Review Alternative Strategies. The findings of this work will also be presented in the EIR as the "alternatives" section.

PREPARE PROGRAM EIR

In this step we will prepare the Program EIR. In the Constraints Analysis we will identify the issues of environmental concern to be addressed in the EIR and the level of detail which will be appropriate in analyzing each topic.

It is understood that the Implementation Strategy will include a prioritized list of actions, a target schedule for implementation of those actions, and identification of funding mechanisms that can be used for implementation. It is unclear, however, whether or not recommended zoning changes and a land use plan will be prepared as part of the Implementation Strategy. In order to consider the impacts of cumulative development it will be necessary for the Agency to provide information regarding the ultimate buildout development potential of the Richards Boulevard area. This development potential should be based upon zoning and General Plan designations. The EIR prepared for the City of Sacramento General Plan estimated gross acres of existing vacant land for residential uses, employment generating uses, and other uses for each community plan area. It is suggested that this information be used as the basis to develop the development potential of the Richards Boulevard area. If the Implementation Strategy recommends specific rezonings in the Richards Boulevard area it will be necessary to recalculate the development potential based on the proposed rezoning. We will request that the Agency staff assist us in this calculation.

In considering the question of cumulative development another area of concern is the ultimate buildout of the Southern Pacific railyard. It is understood that the railyard has numerous possibilities for development, including business park, hotel, recreational, and mixed-use development. There are, of course, significant implications for the buildout of the Richards Boulevard area depending on the ultimate use of the railyard. A decision will need to be made early in our study as to what assumptions should be made regarding the railyard.

In considering the ultimate buildout of the Richards Boulevard area the main areas of concern will be in the following areas:

- Traffic and Circulation
- Air quality and noise
- Impact on public services
- Population, Employment, and Housing

The content of the EIR will be as follows:

Section A - Introduction

Section B - Project Description

Section C - Summary of Findings

Summary of Project Description and Alternatives

Growth Inducing Impacts

Cumulative Impacts

Significant Adverse Impacts

Effects of No Significance

The Relationship Between Local Short-Term Uses of the Environment and Long-Term Productivity

Irreversible Environmental Changes

Section D -- Environmental Assessment

1. Land Use, Zoning, and Adopted Plans
2. Population, Housing, and Employment Considerations
3. Public Service Considerations
4. Traffic and Circulation Considerations
5. Noise Considerations
6. Air Quality Considerations
7. Soils, Geology, Hydrology, and Biology Considerations

Section E -- Appendices

WORK PROGRAM

The main steps that we will complete as a part of our work will consist of the following sequential and overlapping study components:

Step 1 -- Constraints and Opportunities Analysis

- 1.1 Hold kick-off meeting and field visit Agency Staff, Agency consultants (Mundie & Associates), and study team members.
- 1.2 Revise scope of work, as appropriate.
- 1.3 Collect and review existing data from Agency.
- 1.4 Initiate background studies (collect additional information from other sources, begin making contacts with other public agencies, as needed, etc.).
- 1.5 Describe and map findings to identify areas in the Richards Boulevard area:
 - With no constraints to development, thus clearly suitable for development.
 - With some conditions which would affect development but where future use or development could occur if planned to account for or mitigate the constraints.
 - Which should not be considered for future development due to significant adverse conditions which would constitute unmitigatable constraints.
- 1.6 Meet with Agency staff and Mundie & Associates to review findings of Constraints Analysis.

Step 2 -- Alternatives

- 2.1 Review alternative strategies for redevelopment of the study area prepared by Mundie & Associates.
- 2.2 Complete preliminary analysis of environmental effects of the alternative strategies.
- 2.3 Meet with Agency staff and Mundie & Associates to review findings of alternatives analysis.

Step 3 -- EIR

- 3.1 Review responses to the Agency's Notice of Preparation (NOP) to ensure that the scope of work adequately addresses significant concerns identified.
- 3.2 Assess effects of implementing Implementation Strategy and recommend measures to mitigate any significant adverse impacts identified.

- 3.3 Produce a complete ADEIR containing all the sections mandated by CEQA and the Agency's EIR guidelines, and submit 10 copies of the ADEIR to the Agency for staff review and comment.
- 3.4 Meet with the staff to collect the Agency's comments, and discuss specific issues of concern, if any, for our responses.
- 3.5 Respond to comments, making necessary corrections or revisions, and produce the DEIR for public distribution. Print and deliver one "camera ready" copy of the DEIR to the Agency.
- 3.6 Prepare for the public hearings to be held on the DEIR, including coordination with staff members about issues of specific concern to be addressed in a presentation and anticipated to require responses at the hearing.
- 3.7 Attend the Sacramento Housing and Redevelopment Commission's and City Planning Commission's public hearings on the DEIR in order to answer questions and respond to comments made by Redevelopment and Planning Commissioners and the public.
- 3.8 At the close of the formal public review/public hearing period when all comments have been received from the Agency, the City, other interested agencies, and the public, meet with the Agency staff to collect written comments. Review comments and discuss any specific emphasis desired by the Agency in responding to those comments.
- 3.9 Respond to specific comments and prepare a "Comments and Responses Addendum", which together with the DEIR will constitute the Final EIR (FEIR), and submit 10 copies to the Agency for review.
- 3.10 Respond to any final comments received from the Agency on the Comments and Responses Addendum, make any necessary revisions and deliver one "camera ready" copy of the FEIR to the Agency.
- 3.11 Prepare written responses to comments received by the Agency on the FEIR after the close of the review period for the FEIR.
- 3.12 Prepare for and attend public hearings held by the City Planning Commission and City Council to review the FEIR and to determine the adequacy of the FEIR for certification.
- 3.13 When the FEIR has been certified as complete, we will provide the Agency with any background information we have developed during the course of the study which may be useful for the Agency to keep and/or have available for future developers or interested public.

SCHEDULE AND BUDGET TO COMPLETE THE EIR

SCHEDULE

We will coordinate our schedule with the Agency's schedule for preparation of the Implementation Strategy. We understand that Mundie & Associates will complete Task 2 - Reconnaissance 11 weeks after authorization to proceed, Task 4 -- Formulate Alternative Strategies 15 weeks after authorization to proceed and Task 9 -- Prepare Final Implementation Plan 26 weeks after authorization to proceed.

If authorized to proceed by July 1, we propose to complete the Constraints Analysis two weeks after Mundie & Associates complete the Reconnaissance task.

We propose to complete the Alternatives Analysis two weeks after Mundie & Associates complete the Alternative Strategies task.

Preparation of the EIR can begin as soon as the Agency can present us with the Implementation Strategy. Once the Implementation Strategy is presented our schedule for the EIR is as follows:

- Prepare ADEIR 10 weeks
- Staff Review of ADEIR 2 weeks
- Prepare DEIR 2 weeks
- Public Review 7 weeks
- Prepare Administrative Final EIR (AFEIR) 3 weeks
- Staff Review of AFEIR 1 week
- Prepare Final EIR 2 weeks

It is recognized that our schedule will cause a change in the schedule for preparation of the Implementation Strategy. Acceptance of our schedule will add two weeks to Mundie & Associates schedule to complete Task 3 - Identify Actions and two weeks to complete Task 5 - Meet to Review Alternative Strategies. We believe this additional time is necessary in order to incorporate the environmental analysis into the preparation of the Implementation Strategy. If the Agency does not believe it will be possible to revise Mundie & Associates' schedule we will be happy to discuss steps we may undertake to make our schedule consistent with the schedule to prepare the Implementation Strategy.

BUDGET

We have estimated the total costs to conduct the work involved in undertaking the constraints analysis, alternatives analysis, and preparing the Program EIR, plus coordinating with Agency staff, consultants, and attending meetings and hearings related to the Richards Boulevard Redevelopment Plan. The budget for professional labor, attendance at public hearings, and direct costs is \$50,000. The latter costs include travel, reproduction, telephone, postage, laboratory costs, and production of reports, as follows:

- One reproducible copy of Constraints Analysis.
- Delivery of 10 copies of the Administrative Draft EIR.
- One reproducible copy of the Draft EIR.
- Delivery of 10 copies of the Administrative Final EIR.
- One reproducible copy of the Final EIR.

Our budget includes attendance at four public meetings by a representative of Nichols • Berman. Attendance at more than four public meetings, or attendance by additional EIR study team members will be billed at our standard rates.

We have broken down the labor costs as follows:

Professional Labor

Nichols • Berman	\$21,380
Omni-Means	\$10,000
Nolte and Associates	\$7,000
Baseline	\$5,000
Ballanti	\$2,400
Illingworth & Rodkin	\$2,720
Labor Subtotal	\$48,500
Direct Costs	\$1,500
<u>Total Budget</u>	<u>\$50,000</u>

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STUDY TEAM AND ORGANIZATION

This section of our proposal introduces our study team members for this project and summarizes our qualifications to complete all aspects of the required work.

The Nichols • Berman study team has all the technical capabilities necessary to produce an objective and truly usable EIR. We also have the skills and experience needed to work productively with all the persons who will have an interest in the proposed project and this EIR - Agency and City staff and officials and the interested public.

NICHOLS • BERMAN

Nichols • Berman specializes in preparing environmental impact documents to identify projects' effects on the natural and man-made environment and to recommend practical, realistic measures to mitigate adverse impacts from these actions. During the past seven years we have prepared more than 30 environmental assessments, impacts reports, and impact statements -- EAs, EIRs, and EISs -- required by State and Federal law. From these assignments, we are experienced in:

- Coordinating successfully with clients, applicants, and other government agency representatives, and the public, including on complex and/or highly controversial projects.
- Managing interdisciplinary study teams which we assemble specifically to address the issues of individual projects, including coordinating technical consultant input and maintaining our overall schedules and budgets.
- Responding to the public's and our clients' informational needs and legal requirements in preparing thorough, factual analyses and presenting our findings in an objective and understandable manner.

We have examined projects proposed in urban, suburban, and rural environments; we have assessed preliminary, conceptual plans or alternatives and detailed development plans; and we have analyzed a wide range of proposed development types from public facilities to major private single- and mixed-used projects.

Nichols • Berman has assisted the City of Sacramento, including the Sacramento Housing and Redevelopment Agency, in meeting its CEQA requirements since preparing the Delta Shores Village EIR in 1982 and subsequently have undertaken 12 additional EIRs, EAs, and specialized planning and environmental studies for City agencies and local public service districts. Whatever the subject of our assignments, we are known for:

- Preparing informative, understandable analyses which address environmental issues in proportion to their severity and/or public concerns.
- Producing legally complete reports equally usable for subsequent public planning decisions and by applicants in designing and refining their projects.

- Adhering to our agreed upon schedules and budgets, thus completing our assignments on time and within budget.

We have analyzed proposed redevelopment projects previously for the Sacramento Housing and Redevelopment Agency. Short job descriptions for these two assignments are provided below:

Alkali Flat Redevelopment Plan

This EIR analyzed a Redevelopment Plan for a 24-square block neighbor in downtown Sacramento. The Alkali Flat Redevelopment area is immediately adjacent to the Richards Boulevard area. Alkali Flat had been one of the City's original residential areas but had declined and deteriorated badly following encroachment by commercial, office, and light industrial development. It currently is a transitional, low-income neighborhood, highly vulnerable to conversions of historic structures to professional offices. This EIR examined rezonings proposed to preserve both the historic buildings within Alkali Flat and the area's housing supply, together with housing rehabilitation and development programs designed to maintain the residential character of the community while upgrading and improving housing opportunities. Other major issues assessed in the EIR included the use of Alkali Flat by through traffic and for parking by workers and visitors to nearby governmental buildings and revitalization of the 12th Street commercial corridor.

Oak Park Redevelopment Plan

We prepared this EIR on the Redevelopment Plan for the 1,305-acre Oak Park community located south of downtown Sacramento. The two main concerns addressed by this plan focused on commercial revitalization and residential rehabilitation. We evaluated a proposed reduction in commercially zone area -- intended to confine and concentrate these uses where a high rate of abandonment had been experienced. We also assessed the potential for housing development and refurbishing programs to improve the area's image to outsiders as a place to live. The programs we assessed in this EIR essentially were designed to channel public redevelopment efforts in the most visible ways possible in order to stimulate private interest and investment in the community.

One of our firm's partners, Bob Berman or Louise Nichols, personally supervises each project, serving as project manager. Bob Berman will be project manager for this study, responsible for:

- Managing the day-to-day technical input, the schedules, and budgets of all study team members.
- Coordinating with Agency staff members and providing necessary liaison with other public agencies, as appropriate.
- Representing the study team in (and with the) public and assisting Agency personnel at public meetings and hearings held on the EIR.

requirements and the Agency's (and public's) informational needs and expectations in the EIR.

Bob Berman is highly experienced in managing the preparation of EIRs, and his responsibilities on previous assignments especially suit him for this project. As project manager for this EIR Bob will be the person dealing regularly with Agency staff on managerial as well as substantive technical aspects of the study.

The following individuals will be responsible for assisting Bob Berman in conducting the technical evaluations required for this EIR.

- Louise Nichols is an environmental planner with 16 years of experience in environmental legislation, planning, and impact analysis. She specializes in evaluating legal, procedural, and institutional aspects of proposed projects and in conducting analyses to determine conformance with local plans and policies. Other recent assignments have included the Price Club EIR, the Madera del Presidio and Marincrest Master Plan EIRs. She has participated in the preparation of more than 20 environmental documents during the past years, including management of studies investigating impacts on the natural, social, and economic environment, as well as on the character of affected communities.
- Michael Reardon is trained as an architect and specializes in conducting visual and aesthetic analyses for planning, design, and environmental impact documents. His experience includes examinations of urban design guidelines, conceptual and detailed designs of specific projects in relation to established architectural and urban design guidelines, architectural illustration and other graphic techniques to display the outcome of proposed projects, and recommending mitigation measures focusing on how a desired visual quality can be achieved and/or maintained.

Nichols • Berman is certified by the City of Sacramento Housing and Redevelopment Agency as a Women's Business Enterprise (WBE-040C).

Our firm's approach to each project is to organize a team of highly technical experts specifically tailored to the particular needs of our clients or the issues for evaluation in individual studies.

The subconsultants with whom we affiliate on a project-by-project basis have collaborated with us for more than six years on a wide variety of often demanding and unusual assignments. As a result of these longstanding professional relationships, the individuals who augment our in-house expertise are familiar with our expectations of their work, the requirements of the EIR process, and how to contribute productively to the teamwork on any one project. This practice also ensures that our clients have the best technically qualified specialists available working on their projects in the most cost effective way -- that is, not having to pay the overhead for personnel not relevant to a specific job.

We have selected two subconsultants to assist us who are also a part of the Mundie & Associates team for preparation of the Richards Boulevard Implementation Strategy -- Omni-Means (Traffic and Circulation) and Nolte and Associates (public utilities and services). We believe it will

benefit the Agency to have Omni-Means and Nolte and Associates participate on the EIR study team in addition to the planning study team. Because there is some overlap on the EIR's Constraints Analysis and the Implementation Strategy's reconnaissance phase there are obvious advantages to having the same firms prepare the traffic and circulation analyses and the public utilities analyses for the two studies. There will also be benefits to the Agency relating to the schedule to complete the work and the overall budget.

We will be assisted in this study, therefore, by the following:

OMNI-MEANS

Omni-Means, traffic and transportation consultants, provides services in civil engineering, traffic, and transportation analysis and design. The firm has performed a variety of traffic and transportation studies in the County and City of Sacramento for both public and private clients. Omni-Means has participated with Nichols • Berman on several Sacramento environmental documents, including the North Natomas Freeway Improvements and the North Natomas Community Plan. In addition, Omni-Means prepared the traffic and circulation sections of the Richards Boulevard Extension EIR, the Golden State Tower/California Capitol Center R Street Corridor EIR, and the Alhambra Boulevard Corridor Study.

Kenneth Anderson, manager of the Omni-Means' Roseville office and head of the office's Traffic and Transportation Department will be responsible for the overall direction and technical content of the transportation analysis for the EIR. Assisting Mr. Anderson will be Gary Hansen and Thomas Brinkman, both transportation planners who have extensive transportation analysis experience in Sacramento.

NOLTE AND ASSOCIATES

Nolte and Associates is a professional service firm of civil engineers, planners, and surveyors. The firm serves both public and private clients throughout California and the western United States. The firm's focus is on design changes in land use and infrastructure to support expanding economies and to improve the development of local communities. Nolte and Associates participated with the Urban Land Institute in a study of Mission Partners' approximately 50 acre site in the Richards Boulevard area. Nolte and Associates has extensive experience with public facilities planning, including the preparation of public facilities plans for the West Sacramento General Plan, the Laguna Public Facilities Plan and for the City of Lincoln.

William Ishmael will be responsible for the overall direction and technical content of the public facilities and drainage analyses for the EIR. Assisting Mr. Ishmael will be Dave Anderson and Teresa Wooten. Dave Anderson has over 12 years of engineering experience, specializing in the planning and design of water, wastewater, and drainage facilities. Teresa Wooten is a Registered Civil Engineer as well as having an extensive planning background.

BASELINE ENVIRONMENTAL CONSULTING

Baseline Environmental Consulting provides environmental impact assessment services to both public and private clients, including baseline data collection and analysis in the areas of geology, biology, hydrology, water quality, and hazardous materials. Baseline's staff includes registered engineers, geologists, industrial hygienists, and computer scientists.

Baseline Environmental Consulting will assign Yane Nordhav and Marta Williams to this study. Yane Nordhav is a registered geologist in California with more than 12 years of experience in environmental analysis and hazardous waste management. Marta Williams is a hazardous materials' specialist with more than 13 years experience in environmental and hazardous materials studies.

DONALD BALLANTI

Donald Ballanti, meteorologist, who has conducted air quality analyses for our Sacramento EIRs, including the Price Club, North Natomas Community Plan, North Natomas Freeway Improvements, Delta Shores Village, and other EIRs. He also has extensive experience in preparing air quality and micro-climatic analyses for development projects in Sacramento, in addition to air quality, shadow, and wind assessments for numerous major projects in northern California.

ILLINGWORTH & RODKIN, INC.

Illingworth & Rodkin, Inc., acoustical consultants currently are participating on our North Natomas Freeway Improvements EA. Among other assignments with Nichols • Berman, Rich Illingworth conducted the noise analyses for the Delta Shores Village, North Natomas, and Price Club EIRs in Sacramento. He also was responsible for preparing the Noise Element for the City's General Plan and conducted the noise analyses for the University of California Medical Center Master Plan EIR and Alhambra/29th Street Corridor EIR.

Your are familiar with the work and qualifications of all our EIR team members, therefore, we have not attached additional information regarding each team members' capabilities and experience. If you would like additional background information on any team member do not hesitate to contact us.