Item No. 11

Supplemental Material

For

City of Sacramento

City Council
Housing Authority
Redevelopment Agency
Economic Development Commission
Sacramento City Financing Authority

Agenda Packet

Submitted: **January 23, 2007**

For the Meeting of: January 23, 2007

■ Additional Material

☐ Revised Material

Subject: Natomas Joint Vision City-County Memorandum of Understanding (MOU): Cost Sharing - Open Space Program and Environmental Impact Report

Attachment 3 – Resolution, Exhibit A – MOU for EIR has minor formatting changes and the County has included Attachments A & B as part of the signed MOU.

Contact Information: Scot Mende, New Growth Manager (916) 808-4756

Please include this supplemental material in your agenda packet. This material will also be published to the City=s Intranet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604 B (916) 808-7200.

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SACRAMENTO AND THE COUNTY OF SACRAMENTO REGARDING THE PAYMENT OF CONSULTANT COSTS FOR THE PREPARATION OF THE CITY OF SACRAMENTO'S SPHERE OF INFLUENCE AMENDMENT ENVIRONMENTAL IMPACT REPORT

This Memorandum of Understanding ("MOU") is made and entered into on _____ by and between the County Of Sacramento, a political subdivision of the State of California, hereinafter referred to as "County", and the City of Sacramento, a charter municipal corporation, hereinafter referred to as "City".

RECITALS

Whereas, City and County entered into an MOU (Joint Vision MOU) on December 10, 2002, agreeing to principles of urbanization, open space preservation and revenue sharing for unincorporated Natomas; and,

Whereas, on November 21, 2006, the City Council authorized execution of a professional services agreement with RBF Consulting in an amount not to exceed $570,000 for preparation of the Sphere of Influence Amendment EIR and Municipal Services Review (RBF Consulting EIR Agreement). As the responsible agency, County may rely upon the EIR to adequately address the environmental issues associated with a County General Plan Text Amendment and the Open Space Program (OSP) ; and,

Whereas, City and County are similarly interested in the preparation of the EIR, City and County desire to share the costs of the RBF Consulting EIR Agreement and desire to establish a procedure for City to be reimbursed by County for up to $174,000 of this cost.

AGREEMENT

Now therefore, City and County agree as follows:

1. **Cost of the Consultant Contract**

   County shall pay one-third of the cost of the Consultant Contract for the preparation of the EIR, up to a maximum of $174,000. City shall pay the remainder of the RBF Consulting EIR Agreement.

2. **Staff Support and Responsibilities**

Payment will occur in three installments:

1. $58,000 for Phase I upon approval of this MOU
2. $58,000 for Phase II upon completion of final public scoping meeting
3. $58,000 for Phase III upon completion of an Administrative Draft EIR

5. **Amendments**

This MOU may only be amended in writing, signed by both parties.

6. **Additional Work or Changes in Work**

This MOU shall apply to all additional work or changes in work that are necessary to complete the EIR. Prior to executing any supplemental agreement or other agreement that will increase the costs associated with the preparation of the EIR, City and County shall confer regarding the necessity of the proposed supplemental agreement or other agreement.

7. **Notices**

Any notice or other correspondence to a party to this MOU shall be deemed given on the date it is placed in the United States mail, first class, postage prepaid, and addressed to the party at the following address:

Notices to the City of Sacramento:

Carol Shearly, Director of Planning
Planning Department
New City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814

Notices to Sacramento County:

Robert Sherry
Planning Director
827 7th Street, Room 230
Sacramento, CA 95814

8. **Effective Date of this MOU**

IN WITNESS WHEREOF, the parties hereby execute this Memorandum of Understanding as of the date and the year written above.

COUNTY OF SACRAMENTO

By: _____
County Executive

Date: _____

APPROVED AS TO FORM

By: _____
County Counsel

CITY OF SACRAMENTO

By: _____
City Manager

Date: _____

APPROVED AS TO FORM

By: _____
City Attorney

ATTEST

By: _____
City Clerk

Attachments

A. RBF Consulting EIR Scope of Work
B. Natomas Joint Vision Coordination Flow Chart

Attachment A

RBF Consulting EIR Scope of Work

PROJECT FRAMEWORK REPORT

Framework Report

RBF Consulting (RBF) will work collaboratively with City of Sacramento (City), County of Sacramento (County), Local Agency Formation Commission (LAFCO) staff, and the City's consultant (The Dangermond Group) for the Natomas Joint Vision Open Space Program to further define the proposed Sphere of Influence (SOI) Amendment. Prior to commencing preparation of the Natomas Joint Vision Municipal Services Review (MSR), the RBF Team will prepare a Project Framework Report using an opportunities and constraints analysis approach. RBF will develop the criteria for the opportunities and constraints analysis in coordination with the City, County, LAFCO and The Dangermond Group, which will include but are not limited to issues related to the Natomas Basin Habitat Conservation Plan (NBHCP), preservation of open space and the extension of infrastructure to serve future development within the planning area. The Project Framework Report will evaluate SOI Amendment alternatives and result in the recommendation of a "preferred" alternative that will studied in the Environmental Impact Report (EIR) for the proposed SOI Amendment and associated City and County General Plan Amendments. Other alternatives identified in the Project Framework Report will be studied in the EIR but to a lesser degree in the Alternatives Chapter pursuant to the California Environmental Quality Act (CEQA).

As with the opportunities and constraints analysis criteria, RBF will work with City, County, LAFCO and The Dangermond Group to develop the alternatives to be evaluated in the Project Framework Report. The baseline for the alternatives development will be the conceptual SOI Amendment boundaries shown in Exhibit "A" dated November 1, 2006, which includes the "Boot" study area.

CH2M HILL will assist RBF in the development of appropriate opportunities and constraints criteria and alternatives as well as a defensible approach for ranking and weighting the criteria to develop the "preferred" alternative for evaluation in accordance with CEQA. CH2M HILL will participate in meetings to facilitate consideration of biological

- **Communication with City, County and/or LAFCO staff and coordination with project team members. The RBF Project Manager will be the liaison between the project team and staff for communication of issues, project status and reports, transmittal of comments, input evaluation, financial management (e.g., invoices), and other project management coordination matters.**

- **Coordination with LAFCO staff regarding the SOI Amendment.**

- **Communication and coordination with The Dangermond Group to ensure consistency of the MSR with the Natomas Joint Vision Open Space Program. CH2M HILL will provide assistance and review of the Natomas Joint Visions Open Space Program and deliverable in consideration of biological resources in open space planning.**

- **Attendance at project coordination meetings with City, County and/or LAFCO staff. The proposed Scope of Work includes attendance at up to 12 meetings. Other meetings may be attended on a time-and-materials basis with prior authorization. Public hearings specific to the EIR are included in Task 13.**

Products

- **Attendance at up to 12 project meetings by the Project Manager and appropriate team members.**

Task 2 — MSR Initiation

Purpose

The purpose of the MSR Initiation phase is to begin work on the MSR by coordinating with City, County and LAFCO staff. The RBF Project Manager will organize the RBF Team and assign work to the team members. The RBF Project Manager will be the day-to-day point of contact with the City, and will provide the City with a contact list of all team members and their work assignments.

2.1 Start-Up Meeting

The project start-up meeting will include key City, County and LAFCO staff, the RBF Project Manager and other appropriate RBF team members to review the proposed Scope of Work, gather sources of additional information, review the methodologies for engineering and finance studies, and agree upon the proposed document production schedule.

Department of Utilities and the Sacramento Regional Solid Waste Authority (SWA), a joint powers authority of Sacramento County and the cities of Sacramento and Citrus Heights, to determine residential and commercial waste management and recycling services.

Flood Control: **Issues related to existing levee protection and future improvements will include coordination with City of Sacramento Department of Utilities, SAFCA, RD-1000, FEMA and the U.S. Army Corps of Engineers.**

Transportation Facilities: **Includes Caltrans, Federal Highway Administration, City of Sacramento Department of Transportation, County of Sacramento Department of Transportation, and Regional Transit. The evaluation will include the need for roadway service within the project area (local streets, collectors and arterials); the capacity of existing City and County roadways, State highways and Federal highways; and estimated impacts to existing facilities. Also included will be plans for Light Rail extension and Regional Transit bus service, as well as bicycle facilities.**

Electric and Gas: **Includes coordination with Sacramento Municipal Utilities District (SMUD) for electricity and PG&E for gas service. Issues will include extension of existing systems and need for new facilities to serve the project area.**

Other Private Utilities: **Review provision of telephone, cable television and intranet services, such as WiFi, by private utility and service providers.**

Municipal Services: **Other municipal services to be evaluated may include Police, Fire, Code Enforcement, Animal Control, libraries, and parks and recreation.**

Schools: **Estimated need for new school facilities and coordination with Natomas Unified School District.**

3.1 Infrastructure Needs and Deficiencies

This section will address the infrastructure needs and deficiencies in terms of capacity, condition, availability, quality and relationship to operational, capital improvement and finance planning. The determination will include baseline data, such as existing population demand for services and projected demand for service; condition of

3.5	Opportunities for Rate Restructuring	The MSR will review agency rates and consider rate setting methodology, potential impact of future conditions on existing ratepayers, variances in rates, fees, taxes, and charges within the City and region. The determination will also include a comparison of rates with other similar service providers; history of rates; projected rate increases; impact of projected growth on rates; financial impacts of infrastructure needs related to new development on existing customers; and impact of capital improvement for replacement facilities on rates.
3.6	Opportunities for Shared Facilities	The MSR will identify the City's opportunities for shared facilities. The determination will address existing and potential shared facilities, infrastructure and staff; existing and potential joint use planning; existing and/or potential duplication with existing or planned facilities or services with other agencies; availability of any excess capacity to serve customers of other agencies; and identifying gaps in existing or planned facilities with other service providers.
3.7	Government Structure Options	Government structure options will be examined, including the potential upside and downside of changes. The determination will address merging, expanding or contracting service areas to improve the delivery of services, eliminate service gaps or duplication, or reduce costs; existing or new government options to provide for logical service boundaries in the local and regional context; opportunities to eliminate service islands, peninsulas, and other irregular service areas; identify government options that would facilitate construction financing in order to share resources and eliminate the need for new duplicative facilities; cost benefit of restructuring service providers based on reducing overhead, board of directors, administrative staff, and capital outlay; changes and/or modification in boundaries in order to promote planned orderly and efficient patterns of urban development; opportunities to improve the quality and level of service through changes in government structure; and opportunities to improve service delivery system by standardizing service levels and costs through consolidation or reorganization.
3.8	Evaluation of Management Efficiencies	The City's internal organization will be reviewed to determine if it provides efficient, quality public service. The determination will include consistency with community

information directed by the City. Revisions will be prepared in conformance with the Scope of Work.

- Incorporate final City comments/revisions and publish the Draft MSR for submittal to the City staff for its distribution to the affected agencies (this Scope of Work assumes that substantive changes or new technical analysis is not required at this time).

Products

- Fifteen copies of the Draft MSR and one reproducible hard copy. All submitted documents will be provided in electronic and PDF format for use by the City of Sacramento.

Task 5 — Preparation of Final MSR

Purpose

This task includes preparation of a Final MSR.

Approach

In preparation of the Final MSR, the RBF Project Manager will coordinate with City staff regarding comments on, and suggested revisions to, the Draft MSR. One set of unified comments will be provided to RBF.

RBF will coordinate with City staff to ensure that copies of the Final MSR are available for review and submitted to those public agencies that commented on the Draft MSR.

Products

- Fifty copies of the Final MSR and one reproducible hard copy

ENVIRONMENTAL IMPACT REPORT

Environmental Impact Report

RBF will prepare a program-level Environmental Impact Report (EIR) for the proposed SOI Amendment and associated City and County General Plan Amendments. An Administrative Draft EIR, Draft EIR, Final EIR and related work products will be prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000 *et seq.*), the CEQA Guidelines (California Code of Regulations §15000 *et seq.*), and the regulations, requirements and procedures of the City, County and LAFCO, who are co-lead agencies under CEQA, and any

impact assessments for the EIR. The information to be provided will include (at a minimum) the General Plan Amendment objectives, land use data, narrative program description, related processes and documentation, permits and approvals required, areas of controversy, and graphic renderings sufficient to depict the planning area boundaries and land use locations.

6.3	Identification of Approvals and Permits	RBF will identify and confirm with City staff the necessary future approvals, permits or other entitlements associated with adoption of the SOI and General Plan Amendments. Regulatory and other government agencies that may have jurisdiction over certain aspects of the project include, but are not limited to, City of Sacramento, California Department of Transportation (Caltrans), United States Army Corps of Engineers (Corps), United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), Regional Water Quality Control District (RWQCB), Sacramento County Regional Sanitation District (SCRSD), Sacramento Metropolitan Air Quality Management District (SMAQMD) and Sacramento Regional Transit District. Coordination will also be required with Sacramento Municipal Utility District (SMUD), Pacific Gas & Electric (PG&E), AT&T Broadband and Pacific Bell.
6.4	Refine Scope and Schedule	The EIR scope and schedule will be refined based upon information discussed at the EIR start-up meeting (as appropriate or as necessary).
6.5	EIR Team Coordination	The RBF Project Manager will initiate and coordinate the work efforts by all team members by holding an initial team meeting with all project environmental and engineering staff, including our subconsultants.
	Products	• One EIR start-up meeting with co-lead agency staff • Refined EIR scope and revised schedule

Task 7 — Public Scoping

7.1	Initial Study	The City of Sacramento will prepare a Notice of Preparation (NOP) to be distributed to the State Clearinghouse and responsible agencies. Distribution of the NOP will be conducted by the City.

public participation, questions and comments. Written comment forms will be provided, and these comments, along with verbal comments, will become a part of the administrative record.

At the conclusion of the Public Scoping meeting process, RBF will work with City staff to determine if project modifications or adjustments can be made early in the process to address community issues, and/or to promote features desired by the local community.

Products

- One Public Scoping meeting
- Up to two presentation size graphics for the Public Scoping meeting

7.3 Field Reconnaissance

As part of the early scoping of the proposed project, the RBF Team will conduct a field survey of the planning area, review existing land use and environmental conditions and conduct a detailed photographic recording of the planning area and surrounding areas. RBF team members will review the MSR and other background data and will conduct a walking and "windshield" survey of the planning area to gather data on existing conditions. It would be our preference to conduct this field reconnaissance with City staff and The Dangermond Group to take advantage (to the extent feasible) of your knowledge of specific site conditions, concerns and issues.

Task 8 — Preparation of Administrative Draft EIR

Purpose

This phase will include the activities necessary to prepare a comprehensive and legally defensible EIR that evaluates the potential environmental impacts associated with the potential adoption of the SOI and General Plan Amendments.

8.1 Project Description

RBF will incorporate the project description developed for the proposed SOI and General Plan Amendments based on information provided by City staff, and supporting

into future development projects (or related cumulative projects, as appropriate) to reduce or avoid significant impacts. Mitigation measures will be developed with the intent of being subsequently adopted as Conditions of Approval for future development projects.

- If there are no feasible mitigation measures that can be applied or incorporated to reduce an impact to a less than significant level, the impact will be identified as significant and unavoidable.

8.4 Topical Areas to be Addressed

Specific topical areas to be addressed in the EIR and the general approach and methodology to be used will be verified with City staff. Prior to initiating work on this subtask, RBF will prepare and submit a preliminary Introduction and Table of Contents to the City staff for approval. At a minimum, the Scope of Work for specific topical issues will include analysis of the following subjects:

8.4.1 Aesthetics

This section of the EIR will characterize the existing aesthetic environment and visual resources of the planning area. Qualitative analysis of visual and aesthetic impacts consistent with a program-level EIR will be discussed, including a discussion of views within the planning area and views from surrounding areas to the area, particularly from publicly accessible areas.

RBF will also address potential impacts generated by the introduction of light and glare associated with future development of the planning area. This analysis will include a light and glare impact discussion on neighboring sensitive uses from streetlights, vehicle headlights, building lights, nighttime building illumination and security lighting, and other relevant sources. RBF will review and incorporate existing City policies and guidelines regarding light and glare in the EIR. RBF will recommend mitigation measures to reduce potential aesthetic and light and glare impacts to a less than significant level.

8.4.2 Agriculture

RBF will evaluate the impacts that would result from conversion of agricultural land to urban uses. This will include: (1) a determination whether any part of the planning area is designated as Farmland by the California Department of Conservation Farmland Mapping and

compared to SMAQMD thresholds and mitigation measures will be recommended to reduce the significance of emissions, where feasible.

Long-Term Emissions. **RBF will quantify vehicular and area source emissions then compare to the SMAQMD thresholds to determine significance utilizing EMFAC2002 and URBEMIS2002. Project consistency with regional air quality plans, including the Air Quality Management Plan (AQMP), will also be evaluated in the EIR section. The proposed project is anticipated to result in significant impacts related to consistency with the AQMP and future growth within Sacramento County. Analysis of such impacts would require additional consultation with the County and SMAQMD.**

CALINE 4 Analysis. **RBF will perform a screening-level analysis to verify exemption of regional and local CO emissions quantitative analysis utilizing the methodology as prescribed by the UC Davis Institute of Transportation Studies and the SMAQMD. This scope includes an analysis evaluating the "Future with Project" and "Future without Project" conditions. Data contained in the Traffic Study will be utilized. Factors such as idle times, vehicle speeds, trip length averages, acceleration/deceleration times and other traffic-related input factors required will be developed.**

Mitigation measures will be recommended, including a discussion of future project design features that may reduce air quality impacts, mitigation for construction-related air quality impacts, and mitigation for operational air quality impacts. The effectiveness of mitigation measures will be assessed pursuant to the SMAQMD thresholds of significance.

8.4.4 Biological Resources

CH2M HILL will assist the RBF Team by preparing the affected environment section and conduct the environmental analysis for the Biological Resources section of the EIR. The affected environment will rely on information developed for previous documents, including the *Natomas Basin Habitat Conservation Plan* (NBHCP), the *NBHCP Environmental Impact Statement/Environmental Impact Report*, the *Greenbriar Development Project Draft EIR* (including Appendix P, *Analysis of Effects on the Natomas Basin Habitat Conservation Plan Report*), the *Natomas Joint Vision Opens Space Program*, and other relevant available published

report will constitute the baseline conditions against which project impacts will be assessed.

The Cultural Resources section of the EIR will: (1) provide a brief overview of the cultural setting of the planning area; (2) provide a summary of the City of Sacramento's and state cultural resource regulations; (3) identify potentially significant impacts to cultural resources that may result from adoption of the SOI and General Plan Amendments; and (4) provide mitigation recommendations to avoid, reduce, or minimize, when possible, significant impacts to cultural resources. Pursuant to CEQA, the EIR will outline appropriate procedures to be undertaken if buried archaeological materials are encountered during construction.

This Scope of Work assumes that the Natomas Joint Vision Area will not require compliance with Section 106 of the National Historic Preservation Act, although such a requirement could arise if a Section 404 permit is required by the Army Corps of Engineers (Corps). If compliance with Section 106 is necessary, it will be important to coordinate with the Corps to develop an Area of Potential Effects (APE) map.

8.4.6 Hazards and Hazardous Materials

Given the historic use of the project area for agricultural purposes, impacts associated with hazards and hazardous materials will be evaluated in the EIR. An planning area-specific Environmental Data Resources (EDR) Report, readily available documentation and plans, and phone interviews with public agency representatives will provide the basis for preparation of the Hazards and Hazardous Materials section of the EIR. This section will identify potential impacts and recommend mitigation measures to reduce impacts to less than significant levels.

In addition, RBF will address hazardous issues associated with operation of/proximity to the Sacramento International Airport consistent with the Airport Land Use Handbook published by the Department of Transportation, Division of Aeronautics.

8.4.7 Hydrology, Drainage and Water

The EIR will address the project's potential impacts on the existing local drainage system and hydrology of the area, as well as potential flooding, and surface and groundwater

- Regional Transportation Plan
- Other applicable environmental or resource management plans

The discussion of land use and planning will be provided in a separate stand-alone chapter. Policies will be discussed in select topical sections of the EIR where applicable policies relate to physical elements and are intended to address physical environmental issues.

8.4.10 Mineral Resources

This section will examine the historic and current mineral extraction activities that occurred within the planning area. The potential impact of the SOI and General Plan Amendments to mineral resources will be examined, including consistency with state and local policies and regulations. Mitigation measures will be recommended as appropriate to reduce these impacts to a less than significant level.

8.4.11 Noise

For the noise section of the EIR, RBF will extract relevant information from sources including the City's General Plan Noise Element. RBF will rely upon the traffic consultant to provide average daily traffic volume data (ADT) for relevant segments of all study roadways for "Existing," "Future without Project," and "Future with Project" conditions.

RBF will evaluate potential noise impacts of the proposed project, focusing on short-term construction noise, long-term changes in noise levels in the project area due to traffic changes along area roadways, on-site stationary noise sources, and changes in ambient noise levels associated with increased human activity. The analysis will address existing conditions, future, future plan project conditions, and cumulative conditions based upon data provided to RBF as set forth in the Traffic Study. RBF will conduct the following analyses for the project:

Existing Zoning Conditions. RBF will identify relevant existing conditions, including a review of applicable planning documents such as the City General Plan, Zoning Code, and Noise Ordinance. Up to ten short-term measurements (each approximately 15 to 30 minutes in duration) will be performed in the project vicinity to sample existing noise levels. Where appropriate, traffic counts will be performed

of the amount and type of growth anticipated with adoption of the General Plan and SOI Amendments with the growth projected in the City's General Plan, and the policies addressing growth in the City's planning documents. In addition, the analysis will consider consistency with the goals and policies of the Housing Elements of the General Plans and how the Natomas Joint Vision addresses the City and County's jobs/housing ratio. This section of the EIR will also address how the project meets the City and County's affordable housing requirements.

8.4.13 Public Services and Utilities

RBF will contact potentially affected public service and utility providers in coordination with the MSR process and analysis to identify relevant existing conditions, project impacts and recommended mitigation measures. The discussion will examine the potential alteration of existing facilities and equipment, staffing impacts, extension or expansion of existing facilities, and increased demand on services based on the MSR analysis. The analysis will also consider whether utility extensions would cause off-site impacts. RBF will evaluate the ability of the project area and surrounding neighborhoods to receive adequate service based on City and County standards (as applicable). Estimates of response times (in seconds/minutes) will be provided for the planning area. RBF will evaluate plan impacts to energy sources and utility services, including gas and electricity, phone and cable television. In addition, key public service issues to be addressed in this section of the EIR are described below:

Police

The Police Department service review will focus on response times (emergency and non-emergency) to the planning area, available personnel and overall protection services. RBF will analyze the effect that the SOI and General Plan Amendments, in combination with the cumulative build-out of the City's area plans, would have on future staffing ratios, equipment, police services, and both emergency and non-emergency response times. Mitigation incorporated into the future project design, including lighting, signage and security hardware will be recommended in collaboration with the Police Department recommendations to reduce potential crime activity. Other mitigation measures will be recommended where appropriate.

Fire/EMT

The overall need for fire suppression and emergency medical

capacities. The MSR analysis will establish baseline projections for solid waste generation, including composting and recycling for both construction and operation of the project. Impacts to area landfills will be assessed based on permitted capacity. Compliance with the City of Sacramento's comprehensive recycling program and Assembly Bill (AB) 939 will also be addressed.

Water

The SOI and General Plan Amendments would result in an increase in the demand for potable water supplies. RBF will use the MSR data to analyze the water system capacity and proposed water distribution system to ensure that adequate supply can be provided to the project site. Any potential impacts to the water supply and distribution system will be identified and mitigation measures recommended to reduce impacts to a less than significant level. Included will be a discussion of water rights and coordination with Natomas Central Mutual Water District.

Sewer

The MSR will examine the capacity of the local and regional wastewater facilities and the projected demand from the planning area. The EIR will use this data to prepare the wastewater section of the EIR. Mitigation measures will be identified where necessary.

8.4.14 Recreation

RBF will provide a comprehensive analysis of potential impacts on existing regional parks. Using data from the MSR, the EIR will examine the projected increase in residents, and the subsequent increase in the demand for public recreational facilities, including neighborhood and regional parks, play areas, bike paths and pedestrian trails. This assessment will take into account the Open Space Program, as prepared by The Dangermond Group, and the full range of recreational facilities that are proposed as part of the Natomas Joint Vision, with any residual demand for public and/or neighborhood facilities being quantified and documented based on the standards for these facilities included within the City's General Plan. CH2M HILL will coordinate with The Dangermond Group during the preparation of the Open Space Program to help integrate biological resources and to review the methodology, approach and product. Mitigation measures will be provided as may be necessary to reduce impacts to a less than significant level.

The EIR will provide estimates of the population generated by adoption of the SOI and General Plan Amendments, based on the MSR data for service demand.

8.7 Alternatives

Pursuant to CEQA Guidelines Section 15126(d), RBF will provide an analysis of a "reasonable range" of alternatives, comparing environmental impacts of each alternative in each impact area to the project. The alternatives to be studied will developed as a component of the Project Framework Report described earlier in this Scope of Work. For each alternative, RBF will provide a qualitative analysis of impacts to environmental resources. One important element of the Alternatives chapter will be an impact matrix that will offer a comparison of the varying levels of impact of each alternative being analyzed. This matrix will be prepared in a format to allow decision-makers a reference that will be easily understood, while providing a calculated (where feasible), accurate comparison of each alternative.

The Alternatives chapter will conform to both recent amendments to Section 15126(d) of the CEQA Guidelines and to recent and applicable court cases. RBF will discuss, as required by the CEQA Guidelines, the advantages and disadvantages of each alternative and the reasons for rejecting or recommending the SOI and General Plan Amendments alternatives stated. The environmentally superior alternative will be identified. A summary of the various alternatives and associated impacts will be provided as part of the EIR Executive Summary.

As CEQA requires EIRs to discuss a range of reasonable alternatives to a project, which would feasibly attain most of the basic project objectives but would avoid or substantially lessen any of the significant effects of the project, the alternatives analysis will focus on an evaluation of each of the alternatives and the comparative merits of the alternatives. Thus, this section of the EIR will be prepared to satisfy these two criteria (i.e., alternatives that both attain most of the project's basic objectives and substantially lessen the project's potentially significant environmental effects of the project).

8.8 Executive Summary and Other Required

This section will contain an Executive Summary presenting the significant conclusions of the EIR in a manner that is

RBF.

- Complete revisions to the Administrative Draft EIR, pursuant to review comments and include any additional information directed by the City. Revisions will be prepared in conformance with the Scope of Work.
- Prepare and reproduce a "Screencheck" Draft EIR for final review prior to preparation of the Draft EIR.

9.2 Final Draft EIR

- Incorporate final comments/revisions into the "Screencheck" Draft EIR and publish the Draft EIR for submittal to City staff for its distribution to the public (this Scope of Work assumes that substantive changes or new technical analysis is not required at this time).

Products

- Five copies of the Screencheck Draft EIR to each co-lead agency
- Fifty copies total of the Draft EIR and one reproducible hard copy (divided among the co-lead agencies)
- Twenty-five copies of all applicable Technical Appendices (bound separately if necessary)

All submitted documents will be provided in electronic and PDF format for use by the co-lead agencies.

Task 10 — Preparation of Administrative Final EIR and Response to Comments

Purpose

This task will include preparation of an Administrative Final EIR, with written responses to comments received on the Draft EIR that raise significant environmental issues.

Approach

RBF's approach to completing the preparation of the Final EIR and preparing responses to the Draft EIR comments will include:

10.1 Responses to Comments

The City will compile and transmit to RBF all written comments on the Draft EIR. RBF will distribute comments to project team members and subconsultants for review. RBF will conduct an in-house consultation on comments in preparation of meeting with the City to discuss strategies for responses.

RBF will confer with the co-lead agency staff to review written comments on the Draft EIR and comments from public hearings to develop a general framework and

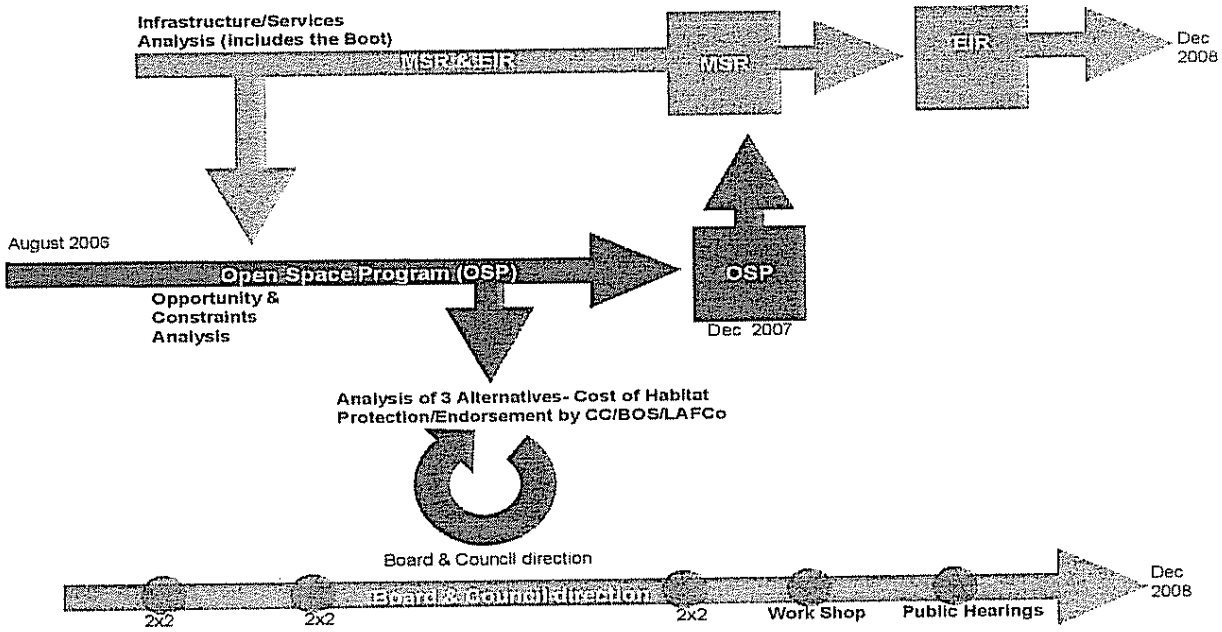
hearing scheduled to consider certification of the EIR.

Products	• Five copies of the Screencheck Final EIR to each co-lead agency • Fifty copies total of the Final EIR and one (1) reproducible hard copy (divided among the co-lead agencies). All submitted documents will be prepared in electronic and PDF format for use by the co-lead agencies.

Task 12 — Preparation of Mitigation Monitoring Program (to be included with the Final EIR)

Purpose	This task is intended to comply with Public Resources Code §21081.6, as mandated by Assembly Bill (AB) 3180 (Cortese 1988), and to prepare a Mitigation Monitoring Program (MMP) for adoption at the time of the CEQA findings.
Approach	RBF will prepare a Draft MMP concurrently with the preparation of the Final EIR and responses to comments. The MMP will be designed to ensure compliance with adopted mitigation requirements during project implementation. In coordination with City staff, RBF will prepare the MMP for mitigation measures that address significant impacts.
12.1 Draft Mitigation Monitoring Program	The program will be designed to fit into the existing City entitlement and project review process. The MMP is proposed to include the following components: Introduction and Purpose of the Program, Roles and Responsibilities (including agency, department or individual responsible for monitoring), Monitoring and Reporting Procedures (how the monitoring will be conducted, when action items will take place, criteria for determining compliance and how results will be reported and verified), and Master Mitigation Matrix. RBF will coordinate with City staff to refine the MMP content and format prior to preparing the Draft MMP.
12.2 Final Mitigation Monitoring Program	After review and comment on the Draft MMP, RBF will revise the MMP according to the comments provided and submit the Final MMP.
Products	• Twenty-five copies of the draft MMP and one reproducible hard copy. All submitted documents will be prepared in electronic and PDF format for use by the co-

Attachment B

NATOMAS JOINT VISION COORDINATION of the

Municipal Services Review, Open Space Program, & Board/Council Direction