

original PSA

Bill Heartman

From: Bill Heartman
Sent: Tuesday, November 25, 2003 4:37 PM
To: 'Andrew Bayne'
Subject: Islands of Riverlake EIR

Andrew,

I am just fixing (427-2175) thru the signature page that authorized your organization to proceed on Task 1 only per our conversation, not to exceed \$11,300 without additional written authorization.

Thanks for your help

Bill Heartman
Senior Vice President
SARES REGIS Group of Northern California
REGIS HOMES of Northern California, Inc
1155 River Park Drive, Suite 115
Sacramento, California 95815
(916) 929-3193 Ext 18
(916) 929-6738 Ext 18

2 pages

Per Bill Heartman 11/25/03

Riverlake Land Associates, LLC *owner of property*

Regis Homes of Northern Calif, Inc.
managing member

PROFESSIONAL SERVICES AGREEMENT

c/o
1435

CLIENT: Riverlake Land Associates, LLC
Mr. Bill Hartman

Regis Homes of Northern California, Inc., Manager

1425 River Park Drive, Suite 530 # 415
Sacramento, CA 95815
Phone: 916/929-3193 ext. 18
Fax: 916/929-6738

CONSULTANT: Sycamore Environmental Consultants, Inc. 916/427-0703

CONTACT: Jeff Little or Andrew Bayno

PROJECT NAME: Islands at Riverlake Administrative Draft Environmental Impact Report

TERMS: In accordance with Attachment A.

SCOPE OF SERVICES, DELIVERABLES, and BUDGET: In accordance with Attachment B.

PAYMENT: In accordance with Attachment A. Invoices will be submitted monthly.

PERIOD OF PERFORMANCE: Upon receipt of a signed authorization, Sycamore Environmental will commence services. A project schedule is in Attachment B.

ACCEPTANCE: All parties hereto represent that they have full right, power, and authority to execute this Agreement. A faxed signature will be considered equal to an original signature.

AUTHORIZATIONS:

The foregoing is acceptable to us, as governed by the laws of the State of California.

CONSULTANT:

CLIENT:

Jeffery Little
Signature

Authorize TASK 1, NTS #11,300

[Signature]
Signature

Jeffery Little
Printed Name

Andrew Bayno
Printed Name

Vice President
Title

Manager
Title

20 November 2003
Date

11-25-03
Date



SYCAMORE ENVIRONMENTAL CONSULTANTS, INC.

6355 Riverside Blvd., Suite C, Sacramento, CA 95831
916/ 427-0703 FAX 916. 427-2175
Biology@SycamoreEnv.com

20 November 2003

Mr. Bill Heartman
Regis Homes of Northern California, Inc.
1425 River Park Drive, Suite 530
Sacramento, CA 95815
Fax: 916/ 929-6738

FAXED
11/20/3 WBS
1529 8'33"

**SUBJECT: Professional Services Agreement for Environmental Services:
Islands at Riverlake Administrative Draft Environmental Impact Report.**

Dear Bill:

Enclosed is one copy of our Professional Services Agreement (PSA) to prepare an Administrative Draft Environmental Impact Report (ADEIR) for this project. Our scope, qualifications, references and fee schedule are attached. The scope was developed in coordination with Ms. Sabrina Teller of Remy, Thomas, Moose, and Manley, LLP. The City of Sacramento reviewed the draft scope and requested several changes. Ms. Teller and her managing partner reviewed the City's comments and indicated that we should incorporate the changes. If this PSA meets with your approval, please sign and fax it back to us.

Because there is an accelerated schedule to deliver the ADEIR to the City, it is important that we receive the site plans for the project alternatives as soon as possible. The drawings need to show lot coverage, density, circulation, setbacks, and building heights.

We appreciate the opportunity of providing this scope of services and look forward to working with you on the project.

Yours truly,


Jeffery Little
Vice President

Attachments

c: Ms. Sabrina Teller; Remy, Thomas (scope only)
Ms. Ellie Buford; City of Sacramento (scope only)

FAXED
11/20/3 WBS
1558 1'48"

FAXED
11/20/3 WBS
1602 1'41"

PROFESSIONAL SERVICES AGREEMENT

CLIENT:

Mr. Bill Heartman
Regis Homes of Northern California, Inc.
1425 River Park Drive, Suite 530
Sacramento, CA 95815
Phone: 916/ 929-3193 ext. 18
Fax: 916/ 929-6738

CONSULTANT: Sycamore Environmental Consultants, Inc. 916/ 427-0703

CONTACT: Jeff Little or Andrew Bayne

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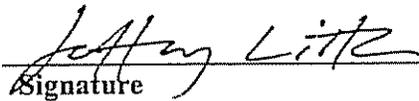
ACCEPTANCE: All parties hereto represent that they have full right, power, and authority to execute this Agreement. A faxed signature will be considered equal to an original signature.

AUTHORIZATIONS:

The foregoing is acceptable to us, as governed by the laws of the State of California.

CONSULTANT:

CLIENT:


Signature

Signature

Jeffery Little
Printed Name

Printed Name

Vice President
Title

Title

20 November 2003
Date

Date

ATTACHMENT A.
PROFESSIONAL SERVICES AGREEMENT
TERMS

I. SCOPE OF SERVICES: Sycamore Environmental Consultants, Inc. ("Consultant") shall perform the services described Attachment B.

II. PERIOD OF PERFORMANCE: Consultant shall commence service immediately upon written authorization by Client, provided the conditions to effectiveness of this Agreement set forth above have been satisfied.

III. COMPENSATION AND PAYMENT: In consideration for the services provided, Consultant shall submit monthly invoices (original and one copy) to Client based on work performed. All invoices are due upon receipt. Interest at a rate of 1.5% per month will be added to any unpaid balance over **30 days**. This is an annual percentage rate (APR) of 19.6%.

IV. OUT-OF-SCOPE-SERVICES: Consultant shall notify Client promptly of any services considered to be out-of-scope of this Agreement before proceeding with such services, so as to obtain an addendum in writing signed by all parties before such services are performed. Any such addendum must specify the additional services to be performed and compensation to be paid by Client for such service.

V. TAXES AND CONTRIBUTIONS: Consultant shall have full liability for the payment of any and all taxes and contributions for all state and federal employment taxes.

VI. STANDARD OF PERFORMANCE: Services performed pursuant to this Agreement shall be rendered in accordance with the standards customarily provided by an experienced and competent organization rendering the same or similar services.

VII. INDEMNIFICATION: The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of his or her subconsultants or anyone for whom the Consultant is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold the Consultant harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by the Client's negligent acts, errors or omissions and those of his or her contractors, subcontractors, subconsultants or anyone for whom the Client is legally liable and arising from the project that is the subject of this Agreement.

VIII. CANCELLATION: At any time after the acceptance of this Agreement, Client shall have the right to cancel this Agreement in whole or in part, and shall make payment to the Consultant for all services rendered and expenses which Consultant has incurred in connection with work performed hereunder prior to date of notice of cancellation. Consultant shall also have the right to cancel this contract upon written notification to Client and Client shall pay Consultant for services rendered through the effective date of cancellation.

IX. ENTIRE AGREEMENT: This Agreement comprises the entire integrated understanding between Consultant, Client concerning the work to be performed for this project and supersedes all prior negotiations, representations or agreements.

X. INTERPRETATION OF AGREEMENT: The interpretation, validity, and enforcement of this Agreement shall be governed by and construed under the laws of the State of California. This Agreement does not limit any other rights or remedies available to the Consultant or Client. Any action brought to enforce terms or provisions of this Agreement shall have venue in the County of Sacramento, State of California.

X. SIGNATURE: A faxed signature on this Agreement shall be the same as an original signature.

ATTACHMENT B. Scope of Services

Islands at Riverlake Administrative Draft Environmental Impact Report

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APPENDIX A. 2003 Fee Schedule.

SCOPE OF SERVICES

Islands at Riverlake Administrative Draft Environmental Impact Report

I. INTRODUCTION

Sycamore Environmental prepared an Initial Study and Mitigated Negative Declaration for the City of Sacramento's California Environmental Quality Act (CEQA) evaluation of the Islands at Riverlake project. The City Council approved the project and certified the CEQA findings on 27 May 2003. In July 2003, the Pocket Protectors filed a petition for a peremptory writ of mandamus to require the City to set aside approval of the project. The writ, if successful, would compel the City to prepare an environmental impact report (EIR) before the project could be approved in accordance with CEQA.

Ms. Sabrina Teller of Remy, Thomas, Moose, and Manley, LLP, contacted us regarding the Pocket Protectors' petition. She indicated that Regis Homes would like to prepare an EIR for the City in the event that the petition is successful. Ms. Teller faxed the Pocket Protectors' opening brief in support of the petition. We reviewed it and discussed the potential issues with her. This scope is for the preparation of an administrative draft EIR (ADEIR). The ADEIR will specifically address the topics identified in the Pocket Protectors' brief. The hearing before the Superior Court is scheduled for 19 December 2003. We understand that you would like to have the ADEIR ready for City staff to review shortly after the hearing in the event that the judge rules from the bench in favor of the Pocket Protectors.

Our scope provides for the preparation of the draft EIR (DEIR) for public review. It also covers the preparation of the final EIR (FEIR). The FEIR will include a response to public comments section, an errata section, and a mitigation monitoring plan (MMP).

The respondents' briefs are due on 24 November 2003. Our experience and understanding of the project, its history, design, and environmental review, gives us the unique opportunity of providing assistance to Remy, Thomas' effort. Our scope also includes providing assistance to Remy, Thomas with the preparation of the response brief.

II. ASSUMPTIONS

- The City will prepare a new IS if the City determines that one is needed. This scope assumes that a ruling in favor of the Pocket Protectors would identify the potentially significant project impacts.
- The ADEIR will focus on the four substantive issues raised in the petitioner's brief.
- Sycamore Environmental will consult with Client and Client's legal and design teams to obtain data and to coordinate on questions.
- Design team will provide map exhibits for the project alternatives. Map exhibits will show tentative subdivisions, circulation patterns, and set backs at sufficient detail to complete environmental evaluations.
- The City of Sacramento will provide the project file for the Riverlake Park Homes Project (P93-089), which was approved in 1993. The Riverlake Park Homes Project will be analyzed as a project alternative.
- The City of Sacramento will provide its traffic survey data.

- The City of Sacramento will prepare the Notice of Preparation, Notice of Completion, Notice of Determination, subsequent staff reports, presentations, recommendations, and findings for the Planning Commission and City Council.
- Client will review documents (ADEIR, DEIR, FEIR) following submittal to the City.
- This scope assumes one round of City review will be required to complete the ADEIR.
- This scope assumes one round of City review will be needed to complete the DEIR for public review.
- Meetings and public hearings will be attended on a time-and-materials basis.

III. SERVICES

Task 1. Administrative Draft Environmental Impact Report

Sycamore Environmental will prepare an ADEIR using the City's EIR format. The ADEIR will be prepared in accordance with the CEQA Guidelines. The issues identified in the Pocket Protectors' opening brief will be addressed in the ADEIR, as well as any directed by the judge. The general approach to the analysis will include defining the standards of significance, determining the significance of potential impacts, and identifying mitigation measures to reduce the significance of the impact. Pursuant to the CEQA Guidelines, the ADEIR will address cumulative impacts, growth inducing impacts, and irreversible environmental effects. Due to the project's controversy, an analysis of four project alternatives will be provided under this scope.

Scope

- Request an EIR template from the City of Sacramento Planning and Building Department.
- Review available documents and information.
 - City of Sacramento General Plan Update Draft EIR (SGPU EIR certified January 1988)
 - Pocket Area Community Plan (PACP certified 1979; updated 1989)
 - South Pocket Specific Plan (SPSP certified March 1976)
 - The Sacramento City Code (SCC)
 - Staff reports for the Islands at Riverlake project and the Riverlake Park Homes Project (P93-089).
 - Initial Study and Mitigated Negative Declaration for the Islands at Riverlake (P01-133), City of Sacramento (Sycamore Environmental June 2002)
 - Islands at Riverlake (P01-133) Response to Comments, City of Sacramento (Sycamore Environmental August 2002)
- Consult as needed with the Client, Client's legal and design teams, and City planning staff to obtain data and to coordinate on questions.
- The following topics will be addressed:
 - Consistency with City Land Use Policies and Regulations
 - Aesthetic Impacts
 - Traffic and Parking Impacts
 - Biological Resources Impacts

- Determine potential project impacts, cumulative impacts, growth inducing impacts, and significant environmental effects.
- Determine significance of impacts.
- Identify mitigation measures to reduce the significance of impacts.
- Identify project alternatives. We assume that the project design team will provide design for the project alternatives in sufficient detail to complete an impact analysis. Each alternative will be compared with all the other alternatives in a Project Impact Summary Table. The ADEIR will address the following alternatives discussed with Ms. Teller:
 - No Project;
 - Proposed Project;
 - Pocket Protectors Project;
 - R-1 Zone Project, if facially feasible; and
 - Riverlake Park Homes Project (project approved in 1993).
- Prepare Screencheck draft ADEIR and submit to the City for review.
- Incorporate City's comments and submit ADEIR to the City. Send the ADEIR to Client following submittal to the City.

Task 2. Draft Environmental Impact Report

Sycamore Environmental will incorporate City's comments and prepare a DEIR for the City to circulate. A time and cost estimate will be provided for this task following receipt of the City's comments.

Scope

- Incorporate City's comments on the ADEIR and submit Screencheck draft DEIR to City for review.
- Incorporate City's comments and submit the DEIR to the City for public circulation. Send the DEIR to Client following submittal to the City.

Task 3. Final Environmental Impact Report

Sycamore Environmental will prepare an FEIR for the City of Sacramento's consideration in the certification process. The FEIR will consist of three parts 1) response to public comments, 2) errata, and 3) mitigation monitoring plan (MMP). A time and cost estimate will be provided for this task following receipt of public comments.

Scope

- City will provide comments received during public review of the DEIR.
- Prepare a response to comments on the environmental impacts analysis (CEQA does not require responses to comments on the merits of the project).
- Prepare errata section, if necessary.
- Prepare an MMP in the City's format. Components of the MMP will describe the mitigation measures and the party responsible for ensuring and/or verifying compliance.
- Submit Screencheck draft FEIR to City for review.

- Incorporate City's comments and submit FEIR to City. Send the FEIR to Client following submittal to the City.

Task 4. Consultation and Coordination

- Sycamore Environmental will respond to questions from Remy, Thomas. In addition to telephone conferences, responses may include written responses transmitted via email, fax, and mail.
- Sycamore Environmental will attend meetings and hearings at the Client's request.

IV. DELIVERABLES

Task 1. Administrative Draft Environmental Impact Report (draft and final).

- One unbound copy of the Screencheck draft ADEIR will be submitted to City.
- Ten bound copies of the ADEIR will be submitted to City and two bound copies will be submitted to Client. (Additional copies will be provided on a time-and-materials basis with Client's authorization.)
- One camera ready copy and one electronic copy of the ADEIR will be submitted to the City.

Task 2: Draft Environmental Impact Report (draft and final).

- One unbound copy of the Screencheck draft DEIR will be submitted to City.
- Fifty bound copies of the public review DEIR will be submitted to City. Two bound copies will be submitted to Client. (Additional copies will be provided on a time-and-materials basis with Client's authorization).
- One camera ready copy and one electronic copy of the DEIR will be submitted to the City.

Task 3. Final Environmental Impact Report (draft and final).

- One unbound copy of the Screencheck draft FEIR (including MMP) will be submitted to City.
- The City will determine the number of copies it will need to certify the EIR and adopt the project. Two bound copies of the FEIR will be submitted to Client.
- One camera ready copy and one electronic copy of the FEIR will be submitted to the City.

V. SCHEDULE

Proposed schedule: The respondents' brief is due 24 November 2003. The California Superior Court hearing is set for 19 December 2003. Sycamore Environmental will commence preparation of the ADEIR upon receipt of written authorization. We anticipate completing the draft document for City's review by 22 December 2003. Note: this expedited timeline is contingent on the receipt of design exhibits for the project alternatives from the Client's design team.

Additional preparation time may be needed if the judge directs us to address topics not identified in this scope.

VI. BUDGET

Task 1.	Time-and-materials not to exceed \$11,300 without prior authorization.
Task 2.	To be determined.
Task 2.	To be determined.
Task 2.	Time-and-materials

VII. PERSONNEL ASSIGNED TO THE PROJECT

The following personnel have assigned to this project.

Sycamore Environmental	Assignment
R. John Little, Ph.D.	Consulting – Senior Technical Lead; agency consultation; document preparation and review
Jeffery Little	Supervising –Project Manager; agency consultation; document preparation and review
Chuck Hughes, M.S.	Scientist II. – Botanist and biologist; document preparation
Andrew Bayne	Associate II. – Environmental Planner; agency consultation; document preparation
Todd Wong	Associate I. – Wildlife biologist; document preparation assistance
Jared Birdsall	Associate I. – Biologist and AutoCAD operator; map preparation
Stephen Stringer	Associate I. – Biologist; document preparation assistance
Cynthia Little	Senior Editor; document editing and quality control
Jamie Carvalho Leslie Powell	Project support

VIII. QUALIFICATIONS OF KEY PERSONNEL

R. John Little, Ph.D. President.

Dr. Little has over 25 years experience conducting biological studies as an environmental consultant. He has managed and prepared numerous CEQA (EIR and Initial Study) and NEPA (EIS, EA, Biological Assessments) documents, including the biological sections of many General Plan and Regional planning efforts such as the City of Santa Rosa Long-Term Subregional Wastewater Project EIS/EIR (50,000 acres); the City of Pleasanton General Plan Update EIR (48,000 acres); the City of Merced General Plan Update EIR Update (30,500 acres); the Hanford General Plan and EIR (30,000 acres); and the River Highlands Community Plan and EIR (22,000 acres).

He conducts jurisdictional wetland delineations and surveys; conducts field work and technical analyses for threatened and endangered plant and wildlife species; prepares permit applications for Section 404 permit applications and Fish and Game 1601/1603 Streambed Alteration Agreements, and consults with Federal and State agencies on endangered species issues. He has prepared numerous wetland mitigation and monitoring plans and revegetation and erosion control plans.

He has facilitated numerous formal section 7 consultations with U.S. Fish and Wildlife Service and the Corps of Engineers on infrastructure and other projects. Dr. Little has prepared numerous wetland and wildlife mitigation plans and has prepared revegetation and erosion control plans and bid specifications for riparian and wetland revegetation projects. He has completed 99 bridge and highway projects in the last ten years including over 46 Caltrans Natural Environment Study Reports.

Dr. Little is a trained wetland delineator, a Certified Arborist (WE-1057A), holds a Fish and Wildlife Service recovery permit for vernal pool crustaceans (TE799564-1), and holds a DFG Scientific Collecting Permit (#801046-03), and DFG Rare, Threatened and Endangered Plant Voucher Collecting Permit #05061. He has co-authored two books and has published papers in peer reviewed scientific journals. He is the past-President of the California Botanical Society (1997-2000). In addition to CA, Dr. Little has conducted biological studies and agency consultations in NV, OR, AZ, CO, NM, WA, MT, and AK. He is experienced in diverse ecological habitats such as chaparral and coastal sage scrub, native and nonnative grasslands, Sonoran and Mojave deserts, coniferous forests, coastal salt marsh and dunes, and others.

Jeffery Little. Vice President

Mr. Little has over ten years experience as an environmental consultant in preparing CEQA/NEPA documents. He has conducted biological field surveys and wetland delineations and has prepared revegetation and erosion control plans, Biological Assessments, and mitigation plans for wetlands and wildlife in conjunction with NES reports. He has prepared NES documents, consulted on Corps 404 permit issues, and DFG Streambed Alteration Agreements. Mr. Little's project experience involves coordinating with county public works and transportation departments and project engineers to obtain data for impact analyses and mitigation suggestions. He has served as the assistant project manager for 90 bridge and highway projects including over 40 Caltrans Natural Environment Study Reports.

Mr. Little is the CAD/ GIS Manager responsible for data collection, map creation, impact analyses, and report preparation. He supervises biological and cultural monitors and conducts environmental analysis for route selection. Mr. Jeff Little consults with the Corps to obtain Section 404 Nationwide permits, with Fish and Wildlife Service for both formal and informal section 7 Consultations, with the Department of Fish and Game to obtain 1601-03 Streambed Alteration Agreements, and with the Regional Water Quality Control Board to obtain Water Quality certifications.

Mr. Little completed U.S. Army Corps of Engineers approved training for conducting jurisdictional wetland delineations and holds a DFG Scientific Collecting Permit (#801046-02) and a DFG Rare, Threatened and Endangered Plant Voucher Collecting Permit #05060. He has conducted field surveys for special-status species including Valley elderberry longhorn beetle, giant garter snake, California red-legged frog, and Swainson's hawk. He uses a GPS to collect data for wetland delineations, wetland creation and mitigation monitoring, and for special-status species surveys.

Chuck Hughes, M.S. Botanist/Biologist

As a botanist/biologist with Sycamore Environmental, Mr. Hughes conducts plant and wildlife surveys, prepares and edits reports, serves as assistant project manager, and conducts informal consultations with regulatory agency personnel. His background experience includes working one year as an Environmental Inspector during construction of fiber optic routes from Sacramento to the Oregon border. Duties as an Environmental Inspector included surveying, staking, and flagging of special-status flora and fauna, wetlands, and known cultural resources.

Mr. Hughes has conducted botanical surveys for The Nature Conservancy for three years. As a Michigan State University Research Assistant, he managed field plots, supervised undergraduate employees, and taught biology and ecology labs.

Andrew Bayne, Environmental Planner

Mr. Bayne has over four years experience assisting with the preparation of regulatory compliance documents and environmental permit applications. He analyzes technical studies, conducts informal consultations with regulatory agency personnel, and prepares CEQA/NEPA documents. He prepares federal- and state-aid applications for public infrastructure projects. Responsibilities also include conducting preliminary records and maps research for wetland delineations and botanical and wildlife field surveys. He has assisted with the writing and editing of over 50 documents including biological resource studies, wetland delineation reports, Biological Assessment reports, and Caltrans NES reports.

Todd Wong, B.S. Wildlife Biologist

Mr. Wong has over one year experience as an environmental consultant. As a wildlife biologist with Sycamore Environmental, he conducts plant and wildlife surveys, prepares and edits reports and documents, queries the California Natural Diversity Data Base program, and researches special-status species for projects. His background experience includes three years of field experience in creel surveying and screw trap monitoring, collecting data on projects studying chinook salmon, steelhead trout, kokanee salmon, and black bass populations. Monitoring experience included participating in DFG rare and endangered fish conservation projects in California rivers. He applied different tagging techniques for fish identification and used multiple catch and release techniques for population surveys.

Jared Birdsall, B.S. Biologist/CAD Technician

As a biologist and CAD Technician with Sycamore Environmental, Mr. Birdsall assists with plant and wildlife surveys, jurisdictional delineations, prepares CAD/ GIS and ArcView® maps, and queries the California Natural Diversity Data Base program. With Sycamore Environmental, Mr. Birdsall has assisted with arborist surveys, general biological resources surveys, jurisdictional delineations, and surveys for Valley elderberry longhorn beetle, fairy shrimp, California red-legged frog surveys, and Swainson's hawk. He has collected and identified various grasses, trees, and shrubs for evaluation. Mr. Birdsall collects data with Trimble® GPS. He uses AutoCAD functions to map and calculate sizes of biological resources and jurisdictional features.

Stephen Stringer, B.S. Biologist

As a biologist with Sycamore Environmental, Mr. Stringer conducts wildlife and botanical surveys, prepares and edits reports and documents, queries the California Natural Diversity Data Base program, and researches special-status species for projects. His background experience includes two years of field experience with the Department of Fish and Game conducting freshwater fish surveys of Northern CA lakes for Chinook salmon, kokanee salmon, and black bass populations. He conducted a research project analyzing the productivity of two reservoirs for rearing kokanee salmon. He applied mark and recapture techniques for population surveys, tested water quality, analyzed data, and supervised volunteers. As a biological technician for the CSU Foundation he conducted vegetation surveys for potential road construction projects and mapped vernal pools for mitigation using a Trimble GPS unit.

IX. STATEMENT OF EXPERIENCE AND QUALIFICATIONS

Sycamore Environmental Consultants, Inc., founded in 1991, provides specialized environmental consulting services statewide. Headquartered in Sacramento, we provide biological, wetland, and other environmental consulting services to the public and private sectors through all stages of project development. We provide biological, wetland, and permitting support for bridge and highway projects, linear features projects such as transmission lines and pipelines, and general and specific plan projects for local and regional governments and private developers.

R. John Little, Ph.D., founder and President of the company, has over 25 years of consulting experience. Dr. Little has managed and prepared numerous CEQA and NEPA documents. He leads a team of biologists and planners with diverse specialties including botany, wildlife biology, wetland delineation, AutoCAD mapping, and GIS/GPS analysis. Our biologists have extensive experience in the western states including California's diverse habitats in the Central Valley and Sacramento Valley, scrub, foothill, alpine, desert, coastal, and vernal pools, seasonal wetlands, and other wetlands communities. We conduct jurisdictional delineations, field surveys and impact analyses for special-status plant and wildlife species, and consult with federal and state agencies on threatened and endangered species issues. We design and implement mitigation plans, revegetation and erosion control plans, habitat management plans, and wetland mitigation plans. We coordinate with the U.S. Fish and Wildlife Service and NOAA Fisheries to help facilitate section 7 and 10(a) consultations.

Sycamore Environmental's regulatory compliance program includes the preparation of federal- and state- permit applications, preconstruction surveys, and construction monitoring. Services include the preparation of U.S. Army Corps of Engineers Section 404 Nationwide and Individual permit applications, Department of Fish and Game 1601/1603 Streambed Alteration Agreement applications, and Regional Water Quality Control Board Section 401 Water Quality Certification applications. Our environmental planners provide environmental management support through the preparation of Initial Studies, Mitigated Negative Declarations, and EIRs for CEQA projects and Environmental Assessments for NEPA projects. Sycamore Environmental works as a liaison between clients and regulatory agencies to assist project approval.

We provide mapping expertise using leading mapping technologies. Sycamore Environmental uses AutoDesk's AutoCAD LDD 2002i, AutoCAD 2002/Map 5 and AutoCAD Overlay 2002i, ESRI's ArcCAD R14, and ArcView/GIS 3.2a software for spatial data analysis and mapping. We use a Trimble Pro XR GPS and a Laser Atlanta Laser Rangefinder for sub-meter accuracy data collection. Sycamore Environmental maintains a large reference library of technical and regulatory publications, and uses computer on-line search services. We subscribe to the California Department of Fish and Game CNDDDB/ RareFind and California Native Plant Society's Electronic Inventory of Rare and Endangered Vascular Plants. Our laboratory facility includes stereozoom and standard lab microscopes, soil and water pH measurement instruments, and soil temperature and moisture probes. Our herbarium collection consists of over 7,000 reference specimens including wetland and vernal pool species.

We are certified a Small Business Enterprise by the State of California (REF# 0012096) and a Small Business Enterprise by the City of Sacramento (# SYE5025000A).

BIOLOGICAL SERVICES AND MITIGATION PLANNING

- BOTANICAL SURVEYS AND ASSESSMENTS
- WILDLIFE SURVEYS AND ASSESSMENTS
- PROTOCOL SPECIAL-STATUS WILDLIFE SURVEYS
 - VERNAL POOL CRUSTACEANS (FAIRY SHRIMP)
 - VALLEY ELDERBERRY LONGHORN BEETLE
 - CALIFORNIA CLAPPER RAIL
 - CALIFORNIA RED-LEGGED FROG
 - CALIFORNIA YELLOW-LEGGED FROG
 - CALIFORNIA TIGER SALAMANDER
 - SAN JOAQUIN KIT FOX
 - SWAINSON'S HAWK
 - WESTERN BURROWING OWL
- SMALL MAMMAL TRAPPING
- MITIGATION AND RESTORATION PLANS
- EXPERT WITNESS TESTIMONY

PLANNING PROJECTS

- NEPA/ CEQA DOCUMENTATION
- GENERAL AND SPECIFIC PLAN EIR SUPPORT
- BIOLOGICAL RESOURCE REGIONAL PLANNING
- CONSTRAINTS AND ALTERNATIVES ANALYSES
- PHASED DEVELOPMENT MASTER PLANS

BRIDGE AND HIGHWAY PROJECTS

- CALTRANS NATURAL ENVIRONMENT STUDY REPORTS
- CALTRANS PRELIMINARY ENVIRONMENT SURVEYS
- CALTRANS BRIEF BIOLOGICAL EVALUATIONS
- REVEGETATION AND EROSION CONTROL PLANS
- FHWA, USFWS, AND DFG CONSULTATIONS

ARBORIST

- CERTIFIED ARBORIST SURVEYS AND REPORTS
- DETERMINATIONS OF HEALTH, VIGOR, AND HAZARDOUS TREES
- TREE INVENTORIES AND MAPPING

REGULATORY COMPLIANCE AND PERMITTING PROGRAMS

- CORPS INDIVIDUAL & NATIONWIDE PERMITS
- DFG STREAMBED ALTERATION AGREEMENTS
- SECTION 401 WATER QUALITY CERTIFICATION
- FEDERAL/ STATE GRANTS AND LICENSING APPLICATIONS
- CEQA INITIAL STUDIES/ MITIGATED NEGATIVE DECLARATIONS
- MITIGATION MONITORING AND REPORTING PLANS
- PRE-CONSTRUCTION MONITORING
- BIOLOGICAL CONSTRUCTION MONITORING
- AS-BUILT PLANS AND ANNUAL MONITORING

WETLANDS AND MITIGATION PLANNING

- WETLAND SURVEYS AND JURISDICTIONAL DELINEATIONS
- WETLAND MITIGATION AND MONITORING PLANS
- WETLAND PERMIT APPLICATIONS
- RIPARIAN RESTORATION PLANS
- WETLAND DESIGN, CONSTRUCTION, MONITORING

LINEAR FACILITY ROUTING

- FACILITY SITING STUDIES
- CORRIDOR ROUTING STUDIES
- FERC APPLICATION SUPPORT

GPS/ GIS/ AUTOCAD

- MAPPING AND DIGITIZATION SERVICES
- ENVIRONMENTAL RESOURCE QUANTIFICATION AND IMPACT ANALYSES
- AERIAL PHOTOGRAPH ANALYSIS
- AUTOCAD LDD 2002I, AUTOCAD 2002/MAP 5, AND AUTOCAD OVERLAY 2002I,
- ESRI'S ARCVIEW/GIS 3.2A
- SUB-METER ACCURATE TRIMBLE PRO XR GPS WITH LASER ATLANTA LASER RANGEFINDER
- FULL COLOR A-E SIZE PLOTTING
- GIS ANALYSIS

Representative CEQA Projects.

Client	Project	Period Of Performance	IS/EIR Technical Section	CE/EA Technical Section	Calaveras PES/NES/BBE	Wildlife/ Plants	California Endangered Species Act - 2081 HMP	Federal Endangered Species Act - Section 7(A)	Migratory Bird Treaty Act	Wetlands	Section 404 CWA Nationwide Permit	Section 404 CWA Individual Permit	Section 401 CWA Water Quality Certification	1601 Streambed Alteration Agreement	Mitigation Monitoring
Calaveras Public Utilities District	Railroad Flat Water Pipeline and Storage Tank IS/MND	1999-00	•	•		•	•	•		•	•		•	•	•
Calaveras Public Utilities District	Railroad Flat Water Pipeline Extension IS/MND	2001-02	•	•		•		•		•					
City of Angels	City of Angels Wastewater Treatment Plant Improvements Phase II IS/MND	2002-03	•	•		•		•	•	•	•		•	•	
City of Angels	City of Angels Water Treatment Plant IS/MND	2000-01	•	•		•		•		•	•		•	•	•
City of Merced	City of Merced General Plan Update	1994-95	•			•				•					
City of Modesto	Orville Wright Neighborhood Park	2001	•			•			•	•					
City of Pleasanton	Happy Valley Specific Plan EIR	1997	•			•			•	•					
City of Sacramento	West El Camino Rd Bridge Repair Project	2000-02	•			•		•	•	•	•		•	•	•
City of Sacramento	Sump 159 Reconstruction Project	2000-01	•			•		•	•	•	•		•	•	•
City of Sacramento	SRWWTP Basin 68 - Union House Detention Basin	1999-00	•			•		•	•	•	•				•
City of Sacramento	Captain's Table Biological Section of EIR	1998	•			•		•	•	•					
City of Sacramento	Parker Homes - Street Improvements IS/MND	2000	•			•				•					
City of Sacramento	Parkview IS/MND	2000-01	•			•			•	•					
City of Sacramento	Sump 151 Channel Lining Project	2001-03	•	•		•		•	•	•	•		•	•	•
City of Sacramento	Corporate Way Tentative Map IS/MND	2001-02	•			•									
City of Sacramento	Sun Meadow Retirement Community IS/MND	2001-02	•			•		•	•	•	•		•	•	•
City of Sacramento	Southgate Road North & South Detention Basins	2001	•			•		•		•	•		•	•	•
City of Sacramento	Copart Auto Storage and Auction Yard IS/MND	2001-02	•	•		•		•	•	•	•		•	•	•
City of Sacramento	SCUSD Education Center IS/MND	2001	•			•		•		•					
City of Sacramento	Gateway West Office Park IS/MND	2001-03	•			•		•		•					
City of Sacramento	Islands at Riverlake IS/MND	2002-03	•			•		•		•					
Stanislaus County	Albers Road NES and IS/MND	1998-01	•	•	•	•		•	•	•					
U S. Army Corps of Engineers	Lower Cache Creek EIS/EIR Botanical Survey	2001	•	•		•									
Yolo County	County Road 92 Bridge at Bretona Creek NES and IS/MND	2001-03	•	•	•	•		•	•	•	•		•	•	•
Yolo County	County Rd 95 Bridge at S Fork Willow Slough NES and IS/MND	2001-03	•	•	•	•		•	•	•	•		•	•	•
Union Public Utilities District	UPUD Water Treatment Plant Water Storage Tank IS/MND	2003-ongoing	•	•		•		•	•	•	•		•	•	•

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Appendix A.
Sycamore Environmental Fee Schedule

2003 Rates

Consulting	R. John Little, Ph.D President	\$150.00
Supervising	Jeffery Little Vice President	\$95.00
Scientist II	Chuck Hughes, M.S. Botanist/Biologist	\$65.00
Associate II	Andrew Bayne Environmental Planner	\$55.00
Associate I	Todd Wong Wildlife Biologist	\$50.00
Associate I	Jared Birdsall Biologist/AutoCAD	\$45.00
Associate I	Steven Stringer Biologist	\$45.00
Administrative/ Quality Control/ Editor	Cynthia L. Little Senior Editor	\$58.00
Administrative/ Word Proc./ Support	Jamie Carvalho Leslie Powell	\$37.00