



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt resolution authorizing the City Manager to execute a Professional Services Agreement with Wagstaff and Associates for the preparation of an Environmental Impact Report for Redevelopment Project No. 1.

MEETING DATE: September 19, 2001

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the Council authorize the City Manager to execute a professional services agreement with Wagstaff and Associates.

BACKGROUND INFORMATION: In August, 1999, the City Council retained Seifel Associates for redevelopment plan preparation. Part of the Seifel proposal included the firm of Wagstaff and Associates for the preparation of the appropriate environmental documents. Since that time, our redevelopment counsel, McDonough, Holland & Allen have recommended that the City contract with the environmental consultant directly instead of as a sub consultant to Seifel. It is their advice that in order to keep as much impartiality as possible, the environmental firm should work directly with the City.

Other than that change, everything else remains the same. The original budget for Seifel will be reduced in the amount of the Wagstaff proposal. The team will still work together with a different reporting mechanism.

FUNDING: \$73,490
(This represents the Wagstaff and Associates proposal. The funds have already been encumbered)

Funding Available: *Vicky McAthie*
Vicky McAthie
Finance Director

Konradt Bartlam
Community Development Director

APPROVED: *Janet Kester*
H. Dixon Flynn -- City Manager

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I. PROJECT UNDERSTANDING AND APPROACH

A. PROJECT OVERVIEW

The City of Lodi is initiating a program to establish a redevelopment agency, create a redevelopment project area, and adopt an associated redevelopment plan. The proposed approximately 1,000-acre project area encompasses the following four contiguous subareas of the city:

- the downtown,
- the industrial rail corridor,
- the old Highway 99 business district, and
- an older residential area dating back to the early part of this century.

The intent of the redevelopment proposal is to provide a means of overcoming adverse physical and economic conditions and facilitate revitalization in these areas. To achieve the program's economic and physical revitalization objectives, the proposed plan would be expected to provide for a combination of redevelopment activities including public infrastructure improvements, economic development programs, property rehabilitation assistance, and affordable housing efforts.

Under state redevelopment law, implementation of the redevelopment plan will require the Lodi Redevelopment Agency to prepare and adopt a series of five documents: (1) a Preliminary Plan, (2) a Preliminary Report, (3) the Redevelopment Plan, (4) an Environmental Impact Report, and (5) a Final Report to the City Council and Redevelopment Agency. This proposal for services by Wagstaff and Associates describes a recommended work scope, time schedule, and cost estimate for the preparation, processing, and certification of the **environmental impact report (EIR)** component in compliance with CEQA and California Community Redevelopment Law (California Health and Safety Code section 33333.3). The EIR will be formulated to provide a broad "program" level assessment of the potential beneficial and adverse environmental effects of the proposed redevelopment plan.

B. EIR PREPARATION APPROACH AND OBJECTIVES

1. Approach

a. Program EIR Format. The EIR for the new Lodi Redevelopment Plan will be prepared as a "program level" environmental impact assessment under the authority of CEQA Guidelines

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Section 15168; i.e., it will address the cumulative environmental consequences of the series of related actions that can be characterized as one large project or "program." The program EIR will address the cumulative environmental consequences of the various anticipated redevelopment actions that will constitute the project.

As set forth under CEQA, the scope of the program EIR will be limited to a description of those plan-related impacts and mitigation measures that can be identified at this time, without being highly speculative. For example, the more detailed impacts of specific, individual, redevelopment-facilitated developments that may occur in the project area at some future time, such as construction of specific roadway or streetscape improvements, storm drainage improvements, park improvements, sewer improvements, or specific commercial or housing improvement projects, will not be assessed in this program EIR; rather, the report will explain that such individual, project-specific environmental reviews ("subsequent projects" under CEQA) would be undertaken at an appropriate later time when the specific details of such projects are known.

b. Use of Existing Data. In preparing the program EIR, Wagstaff and Associates will rely on information contained in existing land use, demographic, planning, infrastructure, and other data readily available from the City of Lodi, the San Joaquin County Council of Governments, and other agencies to the maximum extent possible. These documents are expected to include the city's 1991 General Plan and associated General Plan EIR, Growth Management Program, traffic impact fee program, infrastructure master plans, and various recent project-specific EIRs, as well as possible data from the San Joaquin County Council of Governments (ABAG-contracted demographic projections), the San Joaquin County Department of Environmental Health, the Regional Water Quality Control Board, etc.

c. Impact Assessment Assumptions. The purpose of the environmental analysis will be to evaluate the likely environmental consequences of full realization of the redevelopment plan goal to stimulate blight elimination and economic development in the proposed project area and its four subareas. As required by state law, any redevelopment-program-facilitated development within the project subareas must conform to local development policies established in the adopted Lodi General Plan and any associated area plans. The proposed redevelopment plan ("the project") will be treated as a key general plan implementation tool. The various impact analyses in the environmental assessment (land use; visual factors; population, housing, and employment; transportation; infrastructure and public services and infrastructure; public health and safety; etc.) will include a description of the related existing conditions and anticipated future conditions based on the redevelopment project-facilitated, residential, commercial and industrial growth increments.

At this preliminary point, it is anticipated that the growth increment assumptions used in the environmental analysis will be based on forecasts of future project area population, household, and employment growth developed in work session with City staff, based on some combination of opportunity area identification and evaluation, plus consideration of associated

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City Growth Management Program and San Joaquin COG (ABAG-contracted) year 2020 demographic projection data.

2. Environmental Assessment Objectives

The assessment program set forth in this proposal has been specifically designed to prepare a "program EIR" that does the following:

- a. Meets the latest CEQA requirements for program environmental impact assessment;
- b. Fully informs City of Lodi and Lodi Redevelopment Agency decision makers, other affected taxing agencies, and the public, of the proposed redevelopment plan and the environmental consequences if its blight elimination and economic development objectives are achieved;
- c. Is internally consistent with other relevant Lodi Redevelopment Plan documents (e.g., the Preliminary Plan, Preliminary Report, etc.);
- d. To the extent possible, makes efficient use of existing data developed for the other local land use, transportation, and infrastructure planning efforts involving the project subareas;
- e. Provides a comprehensive and clear **project description**, including overall redevelopment plan blight elimination and economic development objectives, anticipated redevelopment actions (e.g., possible infrastructure improvements, anticipated commercial, industrial and housing improvement programs, economic assistance programs, site assembly efforts, groundwater remediation assistance, etc.) required jurisdictional approvals, and anticipated implementation timing;
- f. Describes a reasonable future redevelopment-facilitated **growth scenario** for the project area, based on City staff work session identification of specific opportunity areas, and consideration of associated City growth management program data and San Joaquin COG demographic projections data;
- g. Describes appropriate **impact significance criteria** for each impact section, based on Appendix G of the CEQA Guidelines, pertinent City policies, and common practice;
- h. Describes the impacts of the project-facilitated future development scenario on existing **land use and visual** characteristics in the four redevelopment subareas;
- i. Outlines the potential effects of the redevelopment plan actions and associated development activity on **population, housing and employment** characteristics in the project area (to provide a statistical basis for related impact evaluations);

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- j. Describes the anticipated general impacts of the project-facilitated development scenario, plus anticipated cumulative development in Lodi, on the future **transportation and parking** conditions in the four project subareas, including peak-period road system volumes, associated roadway operational and safety conditions; pedestrian, bicyclist, and transit needs; and parking adequacy;
- k. Describes project impacts on existing and future **infrastructure and public services** provisions and needs in the project area, including schools, police and fire protection, sewer and water, parks and recreation, and solid waste;
- l. Describes the **drainage and water quality** implications of the project improvement actions and project-facilitated development, including impacts on internal (project area) and downstream drainage system capacities, flooding conditions, and water quality;
- m. Describes the **noise** implications of project-facilitated development, including the impacts of projected vehicular traffic and point source noise increases on ambient and cumulative future noise levels in the project subareas and along the principal travel routes serving the areas;
- n. Describes the local and regional **air quality** impacts associated with project-facilitated development, based on the impact assessment guidelines and modeling requirements of the Regional Air Quality Management District;
- o. Describes the potential **vegetation and wildlife** impacts of the project-facilitated changes, particularly on any significant riparian, wetland, or other habitat values known to exist in the four project subareas, and on any potential rare, endangered, or threatened species;
- p. Describes the impacts of project-facilitated development on any identified or potential **cultural or historical resources** in the four subareas;
- q. Describes potentials for **hazardous materials** exposure impacts and the associated remediation implications of the project (i.e., possible construction period or long-term exposure to soil and groundwater contamination from past activities, possible remediation benefits, etc.);
- r. Describes the relationship of the proposed redevelopment plan to relevant adopted **local and regional plans**, including the Lodi General Plan, Lodi Growth Management Program, and any associated area plans;
- s. Under each environment topic heading recommends a set of **realistic mitigation measures** as warranted to reduce or avoid all identified adverse impacts;
- t. Includes a consistent system of impact and mitigation **"coding"** in the EIR document for easy use by the EIR team, Redevelopment Agency staff, and redevelopment legal counsel in

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clearly linking the key EIR findings with subsequent staff reports, Mitigation Monitoring Program, and Statement of Findings (see example EIR document submitted with this proposal);

u. Identifies and evaluates a set of four or five reasonable **project alternatives** to be identified in consultation with Agency staff and its redevelopment legal counsel, possibly including modified project area boundaries, and/or modified combinations of redevelopment actions;

v. Includes an easy-to-use impact and mitigation **summary table** on colored paper stock, *linked with coding* to the main environmental assessment text and follow-up Mitigation Monitoring Checklist; and

w. Provides for Agency compliance with state **mitigation monitoring** requirements (CEQA section 21081.6), including a concise, coded checklist indicating monitoring responsibility, monitoring schedule, and implementation verification needs.

3. EIR Preparation Tasks and Schedule

Our recommended work program could produce a Administrative Draft EIR (ADEIR) in ten (10) weeks following Agency authorization to proceed and receipt of all relevant background information, or if the Agency wishes, 21 days following Agency approval of the Preliminary Report (see more detailed scheduling information in section IV of this proposal). The EIR preparation work program would consist of the following tasks (detailed descriptions of each task are provided in the next section, RECOMMENDED WORK SCOPE):

TASK I. PROJECT DESCRIPTION AND INITIAL SURVEYS

- A. Initial Staff/Team Meeting
- B. Project Description
- C. Data Gathering and Evaluation
- D. Field Survey
- E. Clarification of Key Issues and Concerns
- F. Completion of Initial Study Checklist/Notice of Preparation

TASK II. DESCRIPTION OF SETTING, IMPACTS, AND MITIGATIONS

- A. Land Use and Visual Factors
- B. Population, Housing, and Employment
- C. Transportation and Parking
- D. Infrastructure and Public Services
- E. Drainage and Water Quality
- F. Noise
- G. Air Quality
- H. Vegetation and Wildlife

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- I. Cultural and Historic Resources
- J. Hazardous Materials

TASK III. RELATIONSHIP TO LOCAL AND REGIONAL PLANS

- A. Lodi General Plan
- B. Lodi Growth Management Program
- C. Other Pertinent Local Plans
- D. Pertinent Regional Plans

TASK IV. CEQA-REQUIRED ASSESSMENT CONSIDERATIONS

- A. Growth-Inducing Effects
- B. Unavoidable Significant Adverse Effects
- C. Irreversible Environmental Changes
- D. Cumulative Impacts
- E. Effects Found Not to be Significant

TASK V. ALTERNATIVES TO THE PROPOSED ACTION

- A. No Project
- B. Modified Redevelopment Plan Activities
- C. Modified Redevelopment Project Area Boundaries
- D. Mitigated Redevelopment Alternative
- E. Alternative Sites

TASK VI. PREPARATION OF THE DRAFT EIR

- A. Administrative Draft EIR
- B. Screen Draft EIR
- C. Draft EIR/Notice of Completion

TASK VII. PREPARATION OF THE FINAL EIR ADDENDUM (Response-to-Comments and Errata)

- A. Administrative Final EIR Addendum
- B. Final EIR Addendum
- C. Notice of Determination/Findings

TASK VIII. MITIGATION MONITORING CHECKLIST

TASK IX. MEETINGS AND HEARINGS

RESOLUTION NO. 2001-222

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH WAGSTAFF AND ASSOCIATES, FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR REDEVELOPMENT PROJECT NO. 1

WHEREAS, in August 1999, the City Council retained Seifel Associates for Redevelopment Plan preparation; and

WHEREAS, part of the Seifel proposal included the firm of Wagstaff and Associates for the preparation of the appropriate environmental documents; and

WHEREAS, since that time, the Redevelopment Counsel has advised and recommended that the City contract with the environmental consultant directly instead of as a subconsultant to Seifel, in order to keep as much impartiality as possible.

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby authorize the City Manager to execute a professional services agreement with Wagstaff and Associates, for the preparation of an Environmental Impact Report for Redevelopment Project No. 1, in the amount of \$73,490.00, which amount shall be deducted from the original budget for Seifel Associates.

Dated: September 19, 2001

I hereby certify that Resolution No. 2001-222 was passed and adopted by the Lodi City Council in a special meeting held September 19, 2001 by the following vote:

- AYES: COUNCIL MEMBERS – Howard, Land, Pennino and Mayor Nakanishi
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – Hitchcock


 SUSAN J. BLACKSTON
 City Clerk