

PROPOSAL TO PREPARE AN ENVIRONMENTAL IMPACT REPORT  
AND ASSOCIATED PERMITTING DOCUMENTS FOR  
GREILICH TRUST (GT) & SUN COMMUNITIES, INC. (SUN)  
TO SUBDIVIDE AND DEVELOP A 167-ACRE PARCEL  
IN THE CITY OF PLYMOUTH, AMADOR COUNTY, CALIFORNIA

Prepared by Baracco and Associates and MPE, Inc.

REVISED May 19, 2020

REVISED March 25, 2021

REVISED April 16, 2021

### Project Overview

Greilich Trust and SUN Communities, Inc., the Project Proponents (Applicant) are preparing a Joint Application to file with the City of Plymouth (City), Amador County, to amend the City's General Plan and Zoning Regulations, along with a Tentative Subdivision Map, Conditional Use Permit, and Development Agreement, which would allow the Applicant to subdivide and develop a 161.4 acre parcel currently contiguous to the City boundaries. An Application Package is anticipated to be filed with the City in late March 2021.

The subject property is currently designated as Suburban Residential (SR), Auto Urban Residential (AUR), and Suburban Commercial (SC) in the City of Plymouth General Plan. The property is currently zoned Rural Residential (RR), Standard Residential (SR), and Suburban Commercial (SC).

The entire Greilich Trust property comprises rolling hills and gently sloping topography. Grading of the property will be accomplished by utilizing cut and fill to assist in mitigating slopes present on the property. It is anticipated that the western portion of the project will be lower than grades along the proposed north-south Greilich Parkway, where the roadway rises from the valley floor and traverses north to Old Sacramento Road. An approximate 26-foot wide fenced path and trail area is proposed along the eastern edge of the Parkway. Areas within the project are anticipated to be below grade along portions of Greilich Parkway.

The proposed project consists of two parts: the Greilich Ranch Subdivision and the 49er Village RV Resort Expansion.

### Greilich Ranch Subdivision

The subdivision consists of 116.5 acres and will carry the following General Plan Land Use Designations: Auto Urban Residential (AUR) - 92.5 acres; Open Space (OS) - 18.7 acres; and Public/Institutional (P/I) - 5.5 acres. These same acreages will apply to project rezoning as follows: Standard Residential with Planned Development Overlay (SR-PD) - 92.5 acres; Open Space with Planned Development Overlay (OS-PD) - 18.7 acres; and Public/Institutional with Planned Development Overlay (P-PD) - 5.3 acres.

The subdivision consists of 234 single-family residential lots, with 156 of those lots 60-feet by 110-feet, and 77 lots 80-feet by 110-feet. The overall density is one lot per half acre. In addition to the residential lots, within the subdivision are: three open space parcels; a 5.2 acre park site; two stormwater retention basins; and landscaped corridors, greenways, and common areas. (Refer to the Tentative Subdivision Map for details) There will be 10 lots served by access easements from standard City streets. Access to the subdivision will be provided by the existing Zinfandel Parkway, and a new collector street called Greilich Parkway that extends in a north-south direction from Zinfandel Parkway to Old Sacramento Road. It is anticipated that the subdivision will be developed in phases through the filing of multiple Final Subdivision Maps.

### 49er Resort RV Park Expansion

The RV Park Expansion consists of 44.9 acres and is proposed to carry a Land Use Designation of Suburban Residential (RS) and be Rezoned to Rural Residential (RR).

The primary access to the RV Park property will continue to be from State Highway 49 (SR49). Sun Communities is working to develop a new entry concept that would provide guests with an enhanced arrival sequence, and would mitigate any stacking of RV traffic on the highway. The revised entry concept and proposed roadway revisions within the existing park are planned to provide two points of connection to the expansion parcel. One emergency exit point is planned for the southwesterly portion of the property onto Greilich Parkway. In addition, a second emergency exit is contemplated as development occurs by Greilich Trust on the western border of the expansion property.

According to SUN, the existing RV Park, originally developed in the 1970's, offers 326 sites comprised of RV and Vacation Rental spaces, including small individual cabins. Access to the existing park is from SR49. Included in the existing park are numerous amenities including swimming pools, volleyball area, an Amphitheatre and meeting structures to serve guests.

SUN wishes to expand the existing park and to develop approximately 214 new RV and vacation sites on approximately 44.9 acres of the Greilich Trust property, which is west and south of the existing park. Included in the expansion of the park, SUN is proposing to design and to construct additional amenities to serve the vacation guests. The proposed amenities shown in the Site Plan include a Clubhouse Facility of approximately 4,900 square feet, guest pool area, patio gathering spaces, meeting areas, showers and restrooms. Architecture of these proposed amenities is envisioned to maintain the character and feel of the existing park while providing a new and fresh look for the 'west side' of the park.

Operation and maintenance of the existing RV Park are conducted by the Sun Communities' staff. Staff members greet and welcome visitors to the park in addition to providing activities to enhance the guest experience. Standard SUN Regulations are utilized for all after-hours activities and events at the park. Special events at the park are managed by Sun Communities, in accordance with the City of Plymouth governing ordinances and requirements.

#### Current Studies

A preliminary wetlands delineation by Vollmar Natural Lands Consulting identified the Impact Potential for on-site wetlands, including vernal pools. An Arborist Report and Tree Inventory has been prepared by California Tree and Landscape Consulting, Inc. to evaluate on-site oak trees. A Phase 1 Environmental Site Assessment was prepared by ADR Environmental Group, Inc. The requisite documents for the General Plan Amendment and Rezoning is being prepared by Walters Land Planning under the direction of the Applicant.

#### **EIR Components and Technical Studies**

Baracco and Associates (B&A) & MPE, Inc., in association with the specified sub-consultants, is providing the following proposal to prepare the Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA), with the City acting as Lead Agency. Resource studies to be included in this proposal include Biological Resources, Cultural Resources, Air Quality/Greenhouse Gas Emissions, Transportation Impact Analysis, and low-level Visual and Aesthetics Impacts on the southern half of the property.

Baracco and Associates will work closely with MPE, Inc. Environmental Consulting (MPE) and the sub-consultants in both management and technical roles; providing a core team that would ensure more seamless transitions and support critical project communications.

On-going preliminary discussions with the City and an information meeting held with the adjacent Zinfandel Ridge (ZR) Homeowners in September 2019 have identified the following representative issues to include in the EIR:

- Aesthetics or possible effects to visual resources;
- Public perception;
- Land Use;
- Traffic and circulation; access to SR49;
- New traffic through Zinfandel Ridge development;
- Noise;
- Property values;
- Cultural resources; and
- Biotic Resources including oak tree preservation.

In accordance with CEQA, other interdisciplinary resources also will be addressed, including climate/air quality/greenhouse gas emissions, geology/paleontology, soils, water, water quality, hazardous materials, socioeconomics, public services and facilities, utilities and infrastructure, recreation, health and safety, wildfire, and environmental justice.

A Biological Assessment (BA) will be prepared by Moore Biological Consultants to assess the overall effects of the project on flora and fauna, wildlife habitat, and oak woodlands. Requisite consultations will include California Dept. of Fish & Wildlife, California Natural Diversity Database, and U.S. Fish & Wildlife Service.

Based on previous cultural resource studies prepared by Windmiller Archaeological Consulting in the immediate vicinity, a preliminary estimate of 14 archaeological resources may be impacted by the proposed development. A small fraction of those resources may be Native American sites, such as a bedrock mining station, hunting blind or camp site. Historic non-Native American sites may include historic ditch segments mines, rock fencing, small dams, trash scatters, dugout or homestead site. Requisite consultations include the Native American Heritage Commission and Native American Heritage Commission Sacred Lands File Search, and contact with local Native American tribes listed by the Commission to help identify any cultural resources of importance to Native Americans.

KD Anderson & Associates will conduct a comprehensive transportation impact analysis that is required for the project's evaluation under the California Environmental Quality Act (CEQA), including new requirements to evaluate vehicle miles traveled (VMT). This effort will also support a Caltrans encroachment permit application for any work in the State right of way.

Mitchell Air Quality Consulting (MAQC) will prepare an Air Quality and Greenhouse Gas Analysis Report for the proposed project. The air quality analysis will request guidance for preparing the air quality analysis from the neighboring El Dorado County Air Pollution Control District (ECAPCD). The Greenhouse Gas Analysis will follow the Sacramento Metropolitan Air Quality Management District (SMAQMD) for assessing greenhouse gas impacts and to determine significance. The greenhouse gas analysis would include project design features and sustainability measures that reduce direct and indirect greenhouse gas emissions from the project. MAQC will assess the project's implementation of energy efficiency measures and current California greenhouse gas emission reduction strategies; including applicable solutions in the latest state-issued documents.

Visual simulations and the CEQA EIR visual analyses will be conducted by 3DScape. 3DScape will prepare photo simulations to assess the visual impacts of the RV Park Expansion on the existing Zinfandel Ridge Subdivision, as well as the relationship to the open space areas.

### **Proposed Roles and Project Tasks**

Baracco and Associates and MPE, Inc. would perform the following tasks:

- Project Management;
- Project Communications, Focusing on Client, City, Agencies, and Team Consultants' Coordination;
- Technical Writing and Editing;
- Impact Assessment;
- Project Alternatives Evaluation;
- Preparation of a Notice of Preparation;
- Mitigation and Monitoring Reporting Plan (MMRP);
- One Public Participation Meeting;
- Administrative Draft EIR for review by Lead Agency;
- Draft EIR for Agency, Public Circulation and Public Review;
- Preparation of Notice of Completion
- Responses to Comments on Draft EIR;
- Final EIR; and
- Preparation of Notice of Determination.

## Project Management

B&A and MPE work as a core team (Team) to minimize project costs, facilitate agency communications, and streamline the project team's analyses and deliverables. B&A and MPE have effectively and efficiently managed numerous and similar projects over the past 36 years with a core group of resource specialists. This "tandem" approach has worked well in the past to ensure staff support is available anytime when needed by the Applicant, Lead Agency, Responsible Agencies, and team members. We find ongoing project communications are sufficient to keep team specialists up to speed and on task.

## Project Communications

The Team believes proactive communications are not only effective but often critical to a project's success, schedule, and budget maintenance. It is anticipated agency communications will be key with the City as the Lead Agency; as well as land management, regulatory, and resource agencies such as the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW), the California Department of Transportation (Caltrans), and the U.S. Army Corps of Engineers (USACE).

One tool that the Team has used successfully in the past to facilitate communications and keep a project on task is an 'Action Item List.' One worksheet in this list identifies who is responsible for which task, the target date to be finished, the task's status, date completed, problems to date, etc. The second worksheet in this list delineates which tasks have been completed and when. This tool is particularly valuable when multiple agencies are involved, since interagency communications can sometimes be challenging.

## **Project Team**

Bruce Baracco is a senior project manager and land use planner with almost 50 years of experience managing and coordinating multidisciplinary environmental studies, mitigation plans, and monitoring programs throughout California. Additionally, Mr. Baracco has served as Staff Planner for the Cities of Lodi, Angels Camp, Sutter Creek, and Plymouth.

Mary Ann Mix is a senior project manager and environmental planner with over 35 years of experience in managing projects associated with governmental agencies, environmental permitting and planning, transportation and energy facilities throughout the western United States. Her experience includes preparing Environmental Impact Reports and Environmental Assessments for numerous agencies in accordance with NEPA and CEQA.

As a 21-year elected official, Ms. Mix brings the unique perspective of having participated from both sides of a project. Ms. Mix specializes in permitting requirements for use of or development on public and private lands, emphasizing issue resolution in coordination with the permit applicant, associated public land management agencies, and applicable regulatory agencies. She has extensive experience in both large- and small-scale permitting and monitoring projects for both spatial and linear projects.

### **Costing Assumption**

- The City of Plymouth would be the Lead Agency. There would be five California responsible agencies: CDFW, SHPO, Native American Heritage Commission, RWQCB, and Caltrans. There would be two federal cooperating agencies: U.S. Fish and Wildlife Service (USFWS) and U.S. Army Corps of Engineers (USACE). Federally identified Tribes include the Ione Band of Miwok Indians, The Buena Vista Band of Miwok Indians, and the Jackson Rancheria Band of Miwok Indians. Local agencies include: Amador County Planning Department, Amador County Transportation and Public Works Department, Amador Water Agency, and Amador County Fair Board.
- The project would require an Environmental Impact Report under CEQA.
- The City of Plymouth would contract with the proposed Environmental Project Team who will adhere to the contractual and insurance requirements of the City. The Project Team will act as an Independent Third Party Contractor.
- One Proposed Action and three Project Alternatives would be analyzed in the EIR, including the No Action Alternative.
- Data analyses would be based on existing information available from the applicable agencies, past developments, and responsible agencies; e.g., Caltrans, and other organizations.
- One agency meeting with the City would be held.
- One additional meeting would be attended by the Team to assist in responding to comments, addressing resource issues (if warranted), and/or attend a public scoping meeting.
- The Team would provide digital copies of the Draft and Final reports to the City and the State Clearinghouse.

- To support the core team approach, different billing rates would be utilized for different project roles, even if these roles are fulfilled by the same
- Work would be completed on a Time and Materials Basis not to exceed \$205,362 without prior authorization from the City. Monthly invoices will be provided by the fifth (5<sup>th</sup>) day of each month, and paid from a 'draw' account provided by the Applicant and maintained by the City.
- The work specified in this proposal shall be completed not later than May 1, 2022.
- This proposal and cost estimate are VALID until APRIL 30, 2021. Any additional resource analysis not described in this proposal but required by the Lead or Responsible Agencies would be analyzed and billed separately, as applicable.

\* \* \* \*