

• Proposal for the •

Preparation of an Environmental Impact Report for

Development of the Greilich Ranch Subdivision

— and —

49er Village RV Resort Expansion Project

Prepared for:



Prepared by:

Kimley»Horn



Development of the Greilich Ranch Subdivision — and — 49er Village RV Resort Expansion Project

Cover Letter

November 19, 2021

Erin Ventura, Planning Director
City of Plymouth
PO Box 429
Plymouth, CA 95669

555 Capitol Mall,
Suite 300
Sacramento, CA 95814
TEL 916.571.1029

RE: Response to RFP Regarding Preparation of an Environmental Impacts Report for Development of the Greilich Ranch Subdivision and 49er Village RV Resort Expansion Project in the City of Plymouth

Dear Ms. Ventura and Members of the Selection Committee:

With its rolling hills, oak woodlands, and grasslands, Plymouth is the gateway to Shenandoah Valley and the vineyards of Amador County that are famous throughout the region. The Greilich Ranch Subdivision and 49er Village RV Resort Expansion represents one of the largest projects within the City of Plymouth within recent years. The project will involve significant private and public investment and represent significant growth within the City.

The City of Plymouth will benefit from teaming with **Kimley-Horn** to help City Staff process this development application and navigate the environmental and entitlement process. The Kimley-Horn Team can help City staff by leveraging our extensive experience working on large scale projects, and projects that are controversial. By selecting the Kimley-Horn Team, the City engages a Project Manager who seeks to serve as City Staff's trusted advisor and long-term partner by providing comprehensive service to process the application from kick-off meeting to presenting to the City Council for a decision.

The City further benefits from selecting Kimley-Horn because Kimley-Horn provides value added services of being the City's one-stop consultant. Our environmental team is backed by numerous other land development services that are ready and available to serve the City. Access to in-house services such as traffic, roadway design and Caltrans coordination, water and sewer infrastructure design is critical for a development like what is proposed for Greilich Ranch and 49er Village RV Resort. As issues regarding the design and its effect on the environment and existing infrastructure, the Kimley-Horn team will have the expertise needed to assist City Staff across multiple disciplines.



Kimley-Horn is well positioned to provide City Staff what is needed most for this project: A project manager with the expertise and resources to function as an extension of staff to process this application. The Kimley-Horn team will function independently under the direction of the Planning Director to allow the Planning Department to continue to serve the residents of Plymouth without significant disruption.

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We believe Kimley-Horn is the best choice firm for this project given our workload sharing methods and the following:

- **Our environmental and engineering professionals have extensive experience preparing documents to comply with the California Environmental Quality Act (CEQA).** This team includes a broad range of environmental personnel with experience in air quality, greenhouse gas, land use, and energy analysis, noise, transportation planning, water quality, water supply, utility planning, and landscape architects with specialties in visual quality analysis. Our planning and environmental personnel are complemented by our engineering staff that includes roadway engineers, civil engineers, hydrologists, and construction phase staff who provide insight to projects that we view as invaluable. Kimley-Horn routinely uses this in-house staff to benefit our client and set us apart as it makes us uniquely positioned to aid clients with a broad range of services, foresee roadblocks, and present solutions.
- **Our “castahead” resource sharing helps us consistently serve our clients by enhancing our efficiency.** This strategy may be particularly valuable for development projects such as the Greilich Ranch Subdivision and 49er Village RV Resort Expansion Project, since it may require a number of diverse resources that we can provide. While our proposal focuses on CEQA compliance, our in-house engineering and other technical planning staff can evaluate other technical facets of this project and help us respond to the City’s need as they are needed.
- **Our analysis within the EIR and technical appendices will consider the whole of the proposed actions that would occur under the Greilich Ranch Subdivision and 49er Village RV Resort Expansion Project.** Our team’s experience will ensure EIR conformance to the requirements of the California Environmental Quality Act (CEQA), commencing with Section 21000 of the California Public Resources Code (PRC) as well as all Title 18 and other applicable codes within the City of Plymouth Municipal Code. Our approach will be to thoroughly discuss the existing conditions as they exist on the ground at the time the CEQA Notice of Preparation (NOP) is circulated. We will then evaluate the changes that would occur as part of the Project and disclose impacts to meet legal requirements to create a complete, legally defensible, and unbiased document. Within our findings, we will cover direct, indirect, and cumulative impacts, and also recommend strategies to mitigate based on the evidence of the impact. Kimley-Horn will analyze the environmental resource areas based on these thresholds as listed in Appendix G of the CEQA Guidelines.
- **We bring forth the best team, with partnerships that strengthen the breadth of support we offer the City.** Kimley-Horn will partner with **Paleowest** for Cultural Services, **Marcus Bole & Associates** for Bio Services and Phase I Hazards, **Tully & Young** for Water Supply, and **Crawford & Associates** for Geotech/Design/Construction services. Kimley-Horn has worked on numerous occasions with all the listed firms and their primary staff. We have found the work from these firms to be exceptional and timely and are looking forward to continuing our relationship with them, as well as extending the benefits of their knowledge to the City of Plymouth.

We believe our approach and experience maximize efficiency and that we have a high probability of successfully taking the project from CEQA review to approval. Our proposed team is ready and available to begin work on this project upon award, and we’re eager to begin partnering with the City. Brad Stoneman, Project Manager, will be the main point of contact for the City of Plymouth. Should you have any questions, please don’t hesitate to reach out via email at brad.stoneman@kimley-horn.com or directly at 916.571.1029.

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Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Stoneman
Project Manager



*Matthew Weir, P.E., T.E., PTOE, RSP₁
Vice President/Traffic

**Matthew Weir is authorized to bind Kimley-Horn and legally execute agreements and amendments on behalf of the firm. Per the RFP requirements, this proposal is bound valid for a period of 60 days.*

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Project Team

Firm Background

Kimley-Horn and Associates, Inc. (Kimley-Horn) was founded in 1967 in Raleigh, North Carolina. Kimley-Horn is and has been firmly committed to quality performance and exceeding client expectations since the firm began over 50 years ago. Today, Kimley-Horn is a privately held, full-service multidisciplinary consulting firm composed of civil engineers, structural engineers, environmental professionals, electrical engineers, roadway engineers, landscape architects, transportation planners, and construction phase specialists. With over 5,500 employees, Kimley-Horn serves public and private clients from more than 96 offices nationwide, including 11 offices in the California region. Kimley-Horn’s environmental documents are supported by in-house professionals and sub-consultants with experience in civil engineering, land development, air quality, hydrology, water quality, water and wastewater, traffic analysis, transportation planning, service and utility capacity analysis, landscape architecture, and GIS. This staff enables us to focus on our principal areas of practice and can be invaluable resources to understanding the many facets of a project. Those area directly applicable to the project include:

Transportation Planning and Operations	CEQA Documentation and Environmental Analysis	Local Roadway Design
Hydrology and Hydraulics	Stormwater Quality and SWPPP Development	Highway, Interchange and Corridor PSRs, PR/Eds, and PS&E
Water and Wastewater	Urban Planning Structural Engineering	Landscape Architecture

Kimley-Horn is uniquely situated to provide the City with staff experienced in providing air quality, greenhouse gas, and energy analysis, noise, transportation, and water quality and water supply. Our team includes professionally licensed engineers, planners, and design professionals who can troubleshoot and proactively solve issues. Our team will also partner with:

Marcus Bole & Associates for biological resources (peer review) and Phase I analysis, **Tully & Young** for water supply evaluations, and **Crawford & Associates** (geotechnical evaluation). We’ve provided more information below, here:



Marcus Bole & Associates is a professional environmental consulting firm that specializes in property characterization and assessment. Marcus H. Bole, M.S., Senior Environmental Scientist, has over 40 years of experience with environmental project management. Project assessments have ranged from undeveloped oak woodlands to intercity parcels. The Browns Valley Irrigation District’s Sicard Flat Pipeline project involved a Phase I Environmental Site Assessment, Biological Assessment and the development of an Initial Study, Mitigated Negative Declaration for the encasement of 9.6 miles of open irrigation ditch within 600-acres of undeveloped grazing land and oak woodlands. Recommendations for avoidance and minimization measures resulted in no significant impacts to sensitive wildlife habitat. Since 1993, Marcus has provided private and public clients individualized project management services that have resulted in finding cost effective solutions to resolve potential environmental impacts during project design and construction phases.



Tully & Young is a niche strategic water management and planning firm offering customized water consulting services to meet the needs of their clients. They are acknowledged leaders in water resources

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management consulting with a comprehensive approach to addressing the legal, economic, technical, and political aspects of water planning. They offer an unparalleled skill set to their clients by combining water resources engineering, water law and water policy in a single consulting firm. Tully & Young's staff, located in Sacramento, CA, possess highly technical, yet practical knowledge of the following items: comprehensive water management planning, water rights and water contracts, water transfers and exchanges, system infrastructure and modeling, statewide water conveyance, water diversion and water use analyses, water conservation and water recycling, and California's urban, environmental, and agricultural water needs. Since the firm's inception in 2004, they have served numerous clients through hundreds of projects throughout California and the Pacific Southwest. These clients span all levels of government, private business, and NGOs. That experience has also allowed them to build trust relationships with influential decision-makers in each area.



Crawford & Associates, Inc. (Crawford) was established in 2012 and is a registered Small Business Geotechnical Engineering firm (Certification ID: 1744908) that specializes in large-scale public works projects. In 2016, Crawford merged with Taber Consultants, one of the

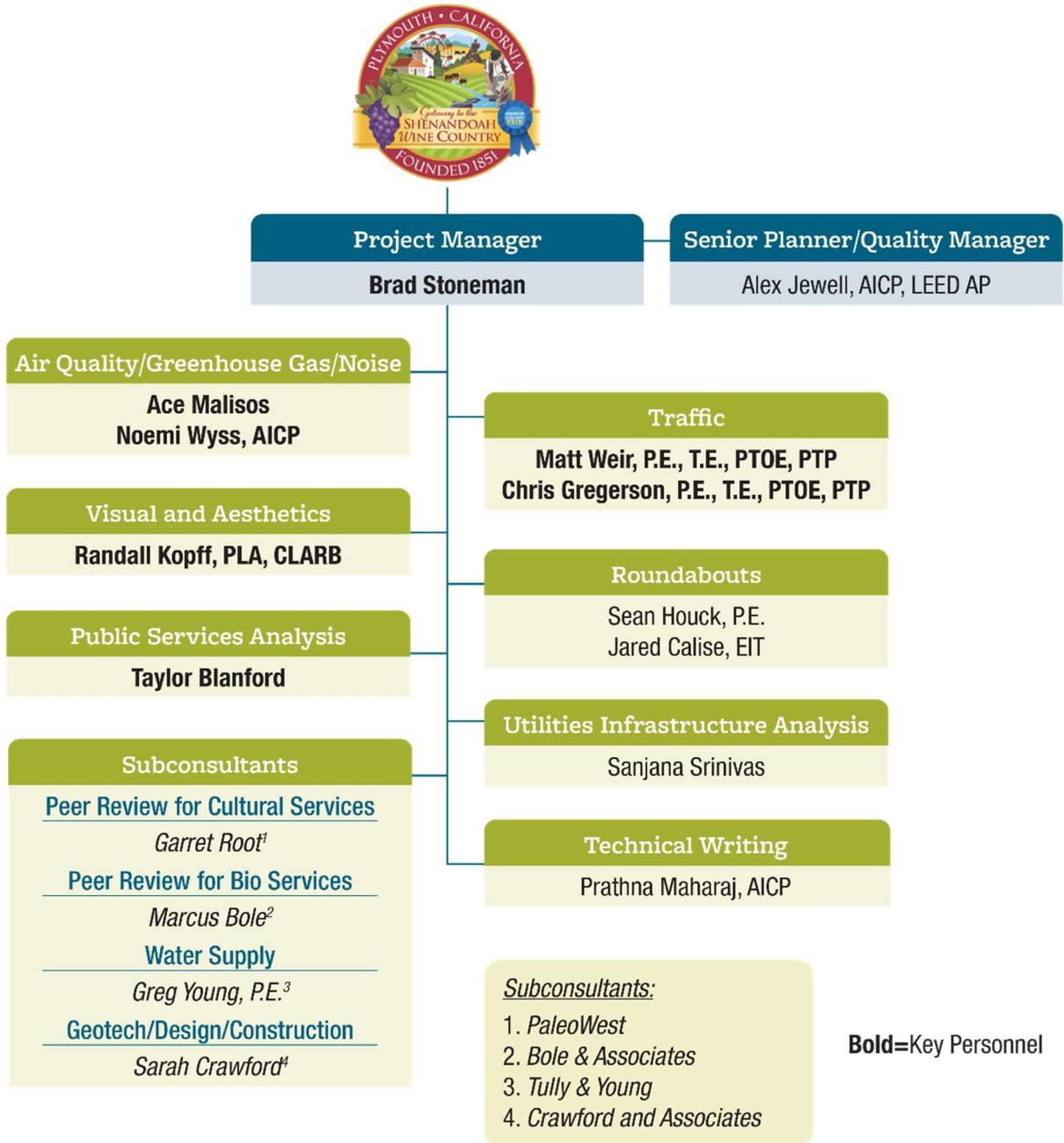
nation's oldest Geotechnical Engineering companies. The principals of both firms bring significant Geotechnical Engineering experience on a wide variety of projects throughout Northern California. Crawford has experience working with various oversight agencies including Counties, Cities, Caltrans, AREMA, Regional Transit, Building Departments, Regional Water Quality Control Boards, FEMA, FHWA, Cal OES, DWR, Army Corp, DSA, UPRR, CA Fish and Wildlife, Water and Irrigation Districts, Utilities and Environmental Health Departments. Over the past 40+ years, staff at Crawford have provided services in Geotechnical Engineering, Design and Construction Services on many project types.

Kimley-Horn's history has been focused on approaching projects to provide a high standard of services to bring value to our clients. Our history includes use of thorough quality control/quality assurance (QC/QA) guidelines followed by our teams. These established patterns of work effort and companywide strategies ensure we evaluate projects and then develop efficient approaches to issues. We believe the City recognizes our thoughtful approach to this project as you review the subsequent Scope of Services, project understanding, plans to visit the project site, and proposed background materials.

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Organizational Chart

We have organized a core team of practiced professionals to provide a high level of responsiveness to the City, both in terms of exceptional local interaction and support, and extensive technical experience in the disciplines you require. Our proposed personnel and their responsibilities associated with this project are outlined below. **Brad Stoneman** will lead the overall project team and work directly with each of the personnel listed for each task. He will be the City’s primary contract throughout the project and will direct and integrate the work of the proposed subconsultants.



Resumes

Brad Stoneman



Project Manager

Brad has 10 years of experience with environmental compliance and specializes in environmental planning and the preparation of CEQA documents including environmental impact reports (EIRs), mitigated negative declarations (MNDs), negative declarations (ND), EIR addendums, and supplemental EIRs, CEQA exemptions, etc. His experience

Professional Credentials

- Bachelor of Science, Environmental Studies – Utah State University

includes CEQA evaluations for development applications and processing, specific plans, general plan and zoning updates, changes to Spheres of Influence (SOI), annexation, transportation, as well as management of restoration projects. In addition to preparation of CEQA documents. Brad brings a diverse knowledge and enjoys working with applicants and lead agencies to determine the most efficient methodology that will ensure compliance with the CEQA process.

Relevant Experience

- **County of Nevada Local Agency Formation Commission (LAFCo), City of Nevada City Sphere of Influence Update EIR, Nevada County, CA – Project Manager**
- **County of Nevada Local Agency Formation Commission (LAFCo), Western Wastewater Providers Sphere of Influence Update MND, Nevada County, CA – Project Manager**
- **City of Rio Vista, On-call contract for reuse projects in the Rio Vista Airport, Rio Vista, CA – Project Manager.**
- **PURA Vineyards, Pura Vineyards Cannabis Cultivation project – Project Manager**
- **City of Sunnyvale Heritage Park Museum Expansion Project, Sunnyvale, CA – Project Manager**
- **City of Sunnyvale SMART Station EIR Addendum, Sunnyvale, CA – Project Manager.**
- **City of Vallejo, Fairview at Northgate EIR, City of Vallejo, CA – Assistant Project Manager**
- **Tierra Robles, Planned Development EIR, Shasta County, CA – Environmental Analyst**
- **Port of Los Angeles, Cabrillo Marina EIR, Port of Los Angeles, CA – Project Manager**
- **County of Placer, Placer County Retirement Residence EIR, City of Roseville, CA – Environmental Analysis**
- **Rosedale Ranch, Master Planned Community EIR, Bakersfield, CA – Environmental Analyst**
- **Old River Ranch, Master Planned Community EIR, Bakersfield, CA – Environmental Analysis**
- **Gosford Village, EIR, Bakersfield, CA – Environmental Analyst**
- **EVGO, Electrical Vehicle Charging Station, City of San Francisco, CA – Project Manager**
- **Mendocino College, North State Street at Hensley Signalization Project, Ukiah, CA – Project Manager.**
- **City of Vallejo – Greater Vallejo Recreation District – Parks Improvement Project, City of Vallejo, CA – Project Manager**
- **Kern County, Cannabis Land Use Ordinance Project EIR, Kern County, CA – Environmental Analyst**
- **City of Sunnyvale, Mary Avenue Overcrossing EIR, Sunnyvale, CA – Environmental Analyst**
- **City of Rialto, Addendum to the Rialto Commerce Center Final EIR, Rialto, CA – Environmental Analyst**
- **City of Glendale, EIR for Oakmont Phase V Development, Glendale, CA – Environmental Analyst**
- **City of Tracy, Avenues Specific Plan IS/MND, Tracy, CA – Environmental Analyst**
- **Google, Caribbean Campus EIR, City of Sunnyvale, CA – Environmental Analyst**

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Alex Jewell, AICP, LEED AP



Senior Planner/Quality Manager

Alex has 26 years of experience in the management, preparation, and review of environmental documents for a wide variety of public and private development projects throughout California, including residential developments, transportation projects, and public infrastructure improvements. His responsibilities include the management of multidisciplinary teams, CEQA strategy development, and preparation and review of environmental documents, as well as coordinating reviews of technical studies and planning reviews of development applications.

Professional Credentials

- Bachelor of Arts, Environmental Studies, University of California, Santa Barbara
- American Institute of Certified Planners (AICP), 116000
- Leadership in Energy and Environmental Design Accredited Professional (LEED AP)
- Certificate, Urban Planning and Development, University of California, San Diego

Relevant Experience

- **County of Kern, 99/Houghton Industrial Park Project EIR, Kern County, CA** – Project Manager
- **County of Kern, Azalea Solar EIR, Kern County, CA** – Project Manager
- **County of Kern, Rosamond South Solar EIR, Kern County, CA** – Project Manager
- **County of Kern, Synagro EIR for the South Kern Industrial Center Composting Facility, Kern County, CA** – Project Manager
- **County of Kern, Boron Commercial Development Project EIR, Kern County, CA** – Project Manager
- **Renaissance Specific Plan Amendment Subsequent EIR, Rialto, CA** – Task Manager
- **Nevada County Housing Element Rezone EIR, Nevada County, CA** – Project Manager

Ace Malisos



Air Quality/Greenhouse Gas/Noise

Ace provides technical analysis for Air Quality, Greenhouse Gas, and Noise as part of environmental documents for private development and public improvement projects. He has experience in research, preparation, and analysis consistent with CEQA for environmental planning projects involving redevelopment, infrastructure, residential, mixed use, institutional, and commercial uses. He is experienced in applying a full analysis methodology per EPA, CARB, Air Pollution Control District/Air Quality Management District, and Caltrans/FHWA guidelines

Professional Credentials

- Bachelor of Science, Environmental Studies – Utah State University

Relevant Experience

- **Loma Rica Ranch Specific Plan EIR, Grass Valley, CA** – Air/Noise Analyst
- **Osborne Hill Residential Development, Nevada County, CA** – Air/Noise Analyst
- **Salt Creek Residential Development, Redding, CA** – Air/Noise Analyst
- **Albright Way Development Project, Los Gatos, CA** – Air/GHG/Noise Analyst
- **Butterfield Specific Plan, Banning, CA** – Air/Noise Analyst
- **San Fernando Parking Lots Project, San Fernando, CA** – Air/GHG Analyst

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Noemi Wyss, AICP



Air Quality/Greenhouse Gas/Noise

Noemi has five years of experience in prepared numerous environmental documents in accordance with the California Environmental Quality Act (CEQA). She provides technical analysis for Air Quality, Greenhouse Gas, Health Risk Assessments, Noise, and Energy as part of

environmental documents for private and public improvement projects. Her expertise in Air Quality/Greenhouse Gas Assessments includes technical modeling experience using various state and federally approved programs including the California Emissions Estimator Model (CalEEMod), AERMOD, and EMFAC. She also provides a full range of noise impact analyses for public and private sector clients, in accordance with local, State, and federal impact assessment criteria. Noemi also has experience in Geographic Information Systems (GIS) and Illustrator/InDesign.

Professional Credentials

- Master of Science in Urban and Regional Planning, University of California Irvine
- Bachelor of Arts, International Relations, Boston University
- American Institute of Certified Planners, No. 31863
- Member, American Planning Association

Relevant Experience

- **425 South Winchester, Initial Study, San José, CA** – Environmental Analyst
- **Rio Vista Manufacturing, Initial Study, Rio Vista, CA** – Environmental Analyst
- **Westside Ranch, Environmental Impact Report, Tracy, CA** – Environmental Analyst
- **Sanchez Mesa Apartments, Initial Study, Hollister, CA** – Environmental Analyst
- **Tracy Hills Specific Plan Phase 1B/1C, Initial Study, Tracy, CA** – Environmental Analyst
- **Cordes Ranch Building 10 and 19, Initial Study, Tracy, CA** – Environmental Analyst

Matthew Weir, P.E., T.E., PTOE, RSP₁



Traffic

Matt has more than 20 years of experience in traffic impact studies, traffic signal design, intersection and roadway design, traffic simulation, corridor studies, and ITS planning and design. A Traffic Engineer in California and Professional Traffic Operations Engineer, he specializes in traffic operations, including

intersection and corridor studies, and traffic signal timing and design. He is an experienced user of Synchro, SimTraffic, and Highway Capacity Software traffic operations computer programs. As one of the first consultants to use SACOG's next generation activity-based travel demand model, he has also developed a deep understanding of SACSIM and its applications.

Professional Credentials

- Master of Science, Civil Engineering, Georgia Institute of Technology
- Bachelor of Science, Civil Engineering, Clemson University
- Professional Engineer, California, C72016
- Traffic Engineer, California, TR2424
- Professional Traffic Operations Engineer (PTOE), 2827

Relevant Experience

- **Travel Demand Model Needs Assessment, El Dorado County, CA** – QC/QA Reviewer
- **Dixon Ranch EIR Traffic Analysis, El Dorado Hills, CA** – Project Manager
- **The Crossings at El Dorado Traffic Impact Analysis, Placerville, CA** – Project Manager
- **Placer Oaks Residential Development Traffic Impact Analysis, El Dorado Hills, CA** – Project Manager

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Chris Gregerson, P.E., T.E., PTOE, PTP



Traffic

Chris is a professional civil and traffic engineer with more than eight years of experience in developing traffic impact analyses for both new developments and the expansion of existing developments. Chris has direct experience in running travel demand models in both the

standard and activity-based approaches as well as calibrating mode choice models for metropolitan regions. He has assisted with the development of SB 743 thresholds and policies for multiple northern and central California jurisdictions. In addition, he has assisted with completing multiple complex VMT/SB 743 analyses for clients throughout California covering a broad range of land use types. Chris is also skilled in GIS and has experience managing and interpreting data for special analysis and graphics creation.

Professional Credentials

- Master of Science, Transportation Engineering, University of Illinois at Urbana-Champaign
- Bachelor of Science, Industrial Engineering, Virginia Polytechnic Inst. & State University
- Professional Engineer in California, No. 86812
- Professional Traffic Engineer in CA, No. 2860
- Professional Traffic Operations Engineer, No. 4588
- Professional Transportation Planner, No. 657

Relevant Experience

- **425 South Winchester, Initial Study, San José, CA** – Project Engineer
- **Rio Vista Manufacturing, Initial Study, Rio Vista, CA** – Project Engineer
- **Westside Ranch, Environmental Impact Report, Tracy, CA** – Project Engineer
- **Sanchez Mesa Apartments, Initial Study, Hollister, CA** – Project Engineer
- **Tracy Hills Specific Plan Phase 1B/1C, Initial Study, Tracy, CA** – Project Engineer
- **Cordes Ranch Building 10 and 19, Initial Study, Tracy, CA** – Project Engineer

Randall Kopff, PLA, CLARB



Visual and Aesthetics

With more than 20 years of professional experience, Randall's skills have encompassed a wide variety of landscape architectural, planning, and graphic services on parks and recreation projects throughout the U.S. His skills include site inventory/analysis, master planning, design

development, graphic presentations, 3D modeling, project management, and detailed technical drawings. Randall utilizes his diverse project background to work closely with individual clients to interpret public input and ensure that the proper vision has been achieved throughout the planning and design implementation processes.

Professional Credentials

- Bachelor of Science, Landscape Architecture, Ohio State University
- Professional Landscape Architect in California (#6633), Arizona (#62750), Nevada (#1014), and Oregon (#LA0916)
- The Council of Landscape Architectural Registration
- Boards, Member #40708
- California Park and Recreation Society, Member

Relevant Experience

- **City of Moreno Valley Bark Park, Moreno Valley, CA** – Project Manager
- **City of El Centro, Plank Park, El Centro, CA** – Project Manager
- **City of Chula Vista, Millennia Park, Chula Vista, CA** – Landscape Architect
- **City of El Centro, El Centro Aquatic Center, El Centro, CA** – Project Manager

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Sean Houck, P.E.



Roundabouts

Sean is a roundabout specialist with over 25 years of success in the development and delivery of transportation projects for state and local agencies throughout California. His experience includes the preparation of feasibility studies, intersection control

evaluations, project initiation documents, project assessment and environmental documents, construction documents, and construction administration and support. In addition to traditional civil roadway design, Sean has experience in the planning and design of over 200 mini-, single-lane, and multi-lane roundabouts.

Professional Credentials

- Master of Science, Civil Engineering, California State University, Long Beach,
- Bachelor of Science, Civil Engineering, California State University, Long Beach
- Professional Engineer in California #C59500
- American Society of Civil Engineers (ASCE), Member
- Institute of Transportation Engineers (ITE), Member

Relevant Experience

- **City of Rocklin, Rocklin Road/Pacific Street Roundabout Design and Right-of-Way Services, Rocklin, CA** – Project Manager
- **City of Folsom, PA&ED and Engineering Services for US Highway 50 at Empire Ranch Road Interchange Project, Folsom, CA** – Project Engineer
- **City of Roseville, Washington Boulevard at All America City Boulevard Roundabout Project, Roseville, CA** – Project Engineer
- **City of Burlingame, California Drive Roundabout Project, Burlingame, CA** – Project Engineer
- **Town of Moraga, PS&E and Environmental for St. Mary’s Rd Double Roundabouts, Moraga, CA** – Project Engineer

Jared Calise, EIT



Roundabouts

Jared is a civil analyst with experience providing engineering support for public works efforts, including intersection control evaluations (ICE), roadway widening, and intersection improvement projects in California and Nevada. He has previous experience

working as a land surveyor and for general contractors specialized in site grading and heavy civil projects. Jared is experienced in MicroStation, AutoCAD, Sidra, and IHSDM.

Professional Credentials

- Bachelor of Science, California Polytechnic State University, San Luis Obispo, Civil and Environmental Engineering
- Engineer in Training (EIT) in CA #167626

Relevant Experience

- **Eagle Office Properties, Folsom WEB ICES, Folsom, CA** – Analyst
- **Green Valley Road Benefits, Generations ICE and RSSA, El Dorado, CA** – Analyst
- **City of San Diego, Mira Mesa Future Conditions, San Diego, CA** – Analyst
- **City of Henderson, Greenway Road/Heather Drive Complete Streets and Roundabouts, Henderson, CA** – Analyst
- **City of Lincoln, Engineering Design Services on the East Joiner Parkway Widening Project, Lincoln, CA** – Analyst
- **City of Roseville, Washington Blvd at All America City Blvd Widening Project, Roseville, CA** – Analyst

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Taylor Blanford



Public Services Analysis

Taylor is a planning analyst with public and private sector planning experience. She specializes in environmental analysis and has worked on a range of residential, commercial, and infrastructure projects. Taylor’s background is in environmental science and environmental engineering. She

Professional Credentials

- Master of Science in Environmental Engineering, Purdue University
- Bachelor of Science in Natural Resources, Purdue University

developed a strong understanding of environmental science in the Purdue University Natural Resources and Environmental Science undergraduate program and focused on adapting that knowledge to urban places with an emphasis on environmental policy in the Purdue University Environmental and Ecological Engineering master’s program. She has strong written and verbal communication skills, experience with Geographic Information Systems, and has provided support for a range of planning efforts.

Relevant Experience

- **City of San Jose, CEQA documents for industrial development, San Jose, CA** – Environmental Analyst
- **City of Tracy, CEQA documents for industrial and residential development, Tracy, CA** – Environmental Analyst
- **City of Scotts Valley, CEQA documents for residential and commercial development, Scotts Valley, CA** – Environmental Analyst
- **County of Sonoma, CEQA documents for transportation projects, Sonoma, CA** – Environmental Analyst

Sanjana Srinivas



Utilities Infrastructure Analysis

Sanjana is an Analyst with a passion for land development for large and small site commercial, industrial, and multi-family housing projects. Her experience working with Kimley-Horn’s commercial National Clients such as Raising Cane’s and Target

Professional Credentials

- Bachelor of Science in Civil Engineering, University of California, Davis

Corporation has allowed her to gain expertise in preliminary and final site design, due diligence, permit expediting, and construction documents. She has experience with/exposure to water quality design, hydraulic design, fire water design, opinions of probable cost, ADA compliance, and site planning.

Relevant Experience

- **Raising Cane’s, Multiple Locations, CA** – Analyst
- **Target Corporation, Multiple Locations, CA** – Analyst/Permit Expeditor
- **42 Real Estate/Confidential Client, Redding, CA** – Analyst
- **The Dunes at Monterey Bay, Marina, CA** – Analyst
- **Confidential Client, Project Sunset, Madera, CA** – Analyst
- **Confidential Client, Project Garlic, Gilroy, CA** – Analyst

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Prathna Maharaj, AICP



Technical Writing

Prathna is a planning analyst with three years of experience in public and private sector planning. Prathna specializes in environmental analysis and has worked on a range of residential, commercial, industrial, and infrastructure projects. She has experience with annexation projects requiring public service and utility demand forecasting and inter-agency coordination of service provision. Prathna has worked on program level environmental documents for specific plans, general plan updates, and infrastructure plans. Additionally, she has provided planning department support for substantial conformance review of specific plans. Prathna developed a strong understanding of land use and housing policy in the UC Irvine Master of Urban and Regional Planning program where she focused on sustainable community development. She has strong written and verbal communication skills, experience with GIS, and has provided support for a range of planning efforts.

Professional Credentials

- Master of Science in Urban and Regional Planning, University of California Irvine
- Bachelor of Arts, International Relations, Boston University
- American Institute of Certified Planners, No. 31863
- Member, American Planning Association

Relevant Experience

- **City of Tracy, Tracy Hills Specific Plan, CEQA 15183 Consistency Analysis, Tracy, CA – Analyst**
- **Cordes Ranch, Specific Plan CEQA 15183 Consistency Analysis, Tracy, CA – Analyst**
- **City of Tracy, Infrastructure Master Plan Update CEQA Roadmap, Tracy, CA – Analyst**
- **High Valley Ranch Property Management Plan and ISMND, Lake County, CA – Analyst**
- **Pura Vineyards Property Management Plan and ISMND, Kelseyville, CA – Analyst**
- **Rancho Los Amigos, South Campus Specific Plan EIR, Downey, CA – Analyst**
- **University of California Irvine, Irvine Complex Medical Center EIR, Irvine, CA – Analyst**

Marcus Bole



Peer Review for Bio Services

Marcus H. Bole, Senior Environmental Scientist, has over 40 years of experience with environmental project management. Marcus pioneered the integration of biology, hydrology, engineering, architecture, and subsurface interface radar to become a leader in innovative site resource evaluation and restoration. As a Senior Environmental Scientist, Marcus provides expert Environmental Site Assessments in accordance with current ASTM Standards, Biological Assessments and Wetland Determinations, in accordance with the latest United States Army Corps of Engineers, United States Fish & Wildlife Service, California Department of Fish and Wildlife, and CEQA Guidelines.

Professional Credentials

- M.S., Environmental Science, North Dakota State University, Fargo
- B.S., Biology & Geography, California State University, Sacramento

Relevant Experience

- **Associated Right of Way Services, Phase I Environmental Site Assessment South Corridor Study, Corcoran, Tulare CA – Reviewer**
- **MHM Engineering, Ross Ranch Subdivision, Plumas Lake, Yuba County, CA – Reviewer**
- **Browns Valley Irrigation District, Sicard Flat Pipeline Encasement Project, Browns Valley, Yuba County, CA – Reviewer**

Greg Young, P.E.



Water Supply

Greg Young is a registered civil engineer with 30 years of extensive experience in strategic water resource management and planning. Greg helps clients develop workable solutions that meet their fundamental water planning objectives, with experience and skill gained from his work throughout California and other western

states. Greg provides expertise to local agricultural and urban water purveyors, public agencies, non-profits and private interests on matters ranging from SGMA compliance, to water asset management and water rights reporting, to aiding clients with the purchase or sale of water assets, to drafting legally supportable documents for use in CEQA and NEPA compliance efforts. Through all of this work, Greg focuses on providing objective-based facts that help his clients make informed decisions regarding the reliable management of their vital water resources.

Professional Credentials

- B.S., Agricultural Engineering, California Polytechnic State University, San Luis Obispo

Relevant Experience

- **El Dorado Irrigation District, 2020 and 2015 UWMP, Water Transfer Strategic Services, SB610 Water Supply Assessments, On Call Services, Placerville, CA** – Water Supply Assessments
- **City of Benicia, 2020 and 2015 UWMP, SWP Contract Analysis, Strategic Water Planning and Management Services, Benicia, CA** – Water Supply Assessments

Ben Crawford, P.E., G.E.



Geotech/Design/Construction

Ben Crawford is the Founder and President of Crawford & Associates, Inc. He has managed complex projects throughout Northern California, including bridges, roadways, pavement rehabilitation, and transportation projects. Ben's experience includes providing geotechnical

recommendations for water, wastewater, storm drainage, and pipeline projects, including associated ancillary structures, foundations, and pavement/flatwork. Ben specializes in pavement rehabilitation projects and has stayed involved in the development and implementation of alternative pavement rehabilitation strategies.

Professional Credentials

- B.S. Civil Engineering, California Polytechnic State University, San Luis Obispo
- Civil Engineer, CA C68457;
- Geotechnical Engineer, CA GE2861

Relevant Experience

- **State Route 88 Pine Grove Corridor Improvements Project: Phase A Geometrics, Pine Grove, Amador County, CA** – Principal Geotechnical Engineer
- **Camanche Road Pavement Rehabilitation, Amador County, CA** – Principal Geotechnical Engineer
- **River Bluff Regional Park: Phase 1, Ceres, Stanislaus County, CA** – Principal Geotechnical Engineer
- **Memorial Park ADA Upgrades Project, West Sacramento, Yolo County, CA** – Principal-in-Charge

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Project Understanding, Approach, & Schedule

Project Understanding

After reviewing planning documents and photos of the site, our team has gained a better understanding of the area, past development, and expectations for future development. This knowledge has guided our approach, which will be outlined in detail below.

Prior to initiation of major work efforts, Kimley-Horn’s technical staff and subconsultants will conduct a field survey of the project site. During this time, our team 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 site reconnaissance jointly with City staff and, as appropriate, with the applicant to take advantage of the City and applicant’s knowledge of specific site conditions, concerns, and issues. In anticipation of this activity, our team will review materials that discuss the existing on-site and surrounding land uses, that define pertinent environmental conditions, and speak with staff from agencies, to develop a plan to ensure gather all the information we need to proceed with the project review.



Greilich Ranch Subdivision

The Greilich Ranch Subdivision portion of the Project would take access via two entry points, one from Hwy 49 on the south and one via Old Sacramento Road on the north. Based on initial evaluation, anticipated traffic patterns volumes, and surrounding and regional uses, the majority of vehicle would be anticipated to use the southerly entrance. Based on past communication between the city and Caltrans, it appears this intersection would meet signal warrants (e.g., increased traffic volumes that could necessitate the installation of a traffic signal). While Kimley-Horn understands this and is very familiar with the requirements, we would strongly encourage the City consider for the use of a round-a-bout instead of a signal. Kimley-Horn believes this would be in keeping with the feel of the community, preserve the feel of Hwy 49, better maintain traffic flow while preserving safety and be consistent with the existing round-a-bout on Main Street and Hwy 49 as well as interior project traffic controls.

Because the Project is located on SR 49 and appears to meet signal warrants, Kimley-Horn believes that an Intersection Control Evaluation (ICE) would be required. An ICE is used as part of the transportation planning process to evaluate in a balanced way to determine what access strategies and concepts should be used when contemplating the expansion or full control of major intersections.

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49er Village RV Resort

We understand the 49er Village RV Resort expansion would include 214 new RV and vacation sites, and that to account for additional guests the 49er Village would be improved by modifying the check-in area to avoid queuing onto SR 49. Ingress to the proposed entry kiosk will include three lanes for inbound vehicles and 2 lanes for outbound vehicles and the check-in procedures may be updated. Two emergency exits also would be. The EIR also will consider the ongoing and continued operation of the 49er Village RV Resort



and account for staff and associated vehicle trips, hours of operation, long-term versus short-term guests, and continued use for special events and activities.

In addition, Kimley-Horn understands that the 49er Village RV Resort expansion area has been designed to avoid sensitive existing resources including wetlands. According to the site plans we reviewed there are existing wetlands that would be protected by a 50-foot buffer. Kimley-Horn will be certain to consider these and other areas within the analysis of the EIR as we understand these types of resources can be heavily scrutinized.

Project Approach

Based on our understanding of the project, existing resources, and elements and thresholds on the CEQA checklist, Kimley-Horn believes that this will require a more focused consideration. One function driving this need is that the Project would result in the generation, at build-out, would result in the generation of numerous new residents in relation to the existing population and result in an increased demand for services. In addition, the Project is located adjacent to SR 49, which is identified by Caltrans as an Eligible State Scenic Highway). The additional residential units, RV sites, and increased vehicle trips and development of the sites may require some additional consideration, and Thus, Kimley-Horn will pay close attention to ensure the associated resources elements including Aesthetics, Air Quality and Greenhouse Gasses, Biological Resources, Land Use and Planning, Population and Housing, Public Services, Utilities, and Transportation, are thoughtfully considered and required disclosures are made.

Our analysis of the Project also will be informed and prepared in consideration of other pertinent land use and planning documents such as the City General Plan, City Zoning Code, Amador Water Agency documents such as the Urban Water Management Plan and Consumer Confidence Report, the Regional Housing Need Allocation (RHNA), etc. Upon review of the project Kimley-Horn also anticipates coordination with resource agencies will be required. While this would be fulfilled through the CEQA noticing procedures, Kimley-Horn is prepared to work with agencies, which we have done in the past, to help ensure a smooth permitting process. These agencies include Regional Water Quality Control Board (RWQCB), California Air Resources Board (CARB), California Department of Fish and Game (CDFG), United States Army Corps of Engineers (USACE), California Department of Transportation (Caltrans), and others.

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Key Project Issues

Based on our review of the RFP, knowledge of the project area, and experience with similar projects, we have identified the following topics as key issue areas for the project.

Aesthetics

The Project site is undeveloped and has historically been used for grazing, is adjacent to State Route 49 (SR 49), which is designated by Caltrans as eligible for listing as a California State Scenic Highway and is in an area designated by the City as a Highway Scenic Corridor (HSC) Overlay District. City municipal Code note the purpose of the HSC is to preserve and enhance the visual qualities of SR 49 and retain the City's historic rural image along this scenic State highway corridor. It should be noted that the City Municipal Code states uses allowed in the underlying zones are permitted but that all developments in this district are subject to design review. The EIR will consider these elements as well as the overall visual changes that would occur and evaluate project conformance with design guidelines, streetscape guidelines, signage guidelines, lighting guidelines, and entry pallets. If upon further evaluations, it is determined representative visual simulation would be valuate, Kimley-Horn is prepared to complete this task. This has been included as an optional task to this scope of work.

Air Quality

The project is within the Mountain Counties Air Basin (MCAB) that includes s Amador, Calaveras, Mariposa, Nevada, Plumas, Sierra, and Tuolumne Counties, as well as portions of El Dorado and Placer Counties. Locally, air quality is managed by the Amador County Air Pollution Control District (ACAPCD), The County generally has good air quality, but is in moderate attainment for 8-Hour Ozone (2015), and is located adjacent to Plymouth Elementary School, a sensitive receptor. Although the school would be located adjacent to an area designated as open space, it would be within 0.25 miles of areas that would undergo grading and construction activities. Potential effects of this and other air quality will be discussed in the EIR.

Biological Resources

While the approach to biological resources is anticipated to be typical of a project of this nature, Kimley-Horn does understand that there are mapped wetlands within a portion of the area proposed for the 49er Village RV Resort expansion and a roadway crossing of the drainage on the northerly portion of the site near Old Sacramento Road would be needed. In discussion with the biologist who prepared the technical study, we also understand the project will have to consider the presence of pond turtles. Because the site is undeveloped and has not been substantially disturbed, other biological resources such as nesting birds and use by raptors may be pertinent. This, and other biological resources issues will be discussed in the EIR.

Cultural Resources

Kimley-Horn understands that a cultural resources report was prepared, and that report covers the majority of the Project site. In speaking with the preparer of the study, a portion of the site in the 49er RV Resort expansion area may not have been covered. The existing report will be reviewed to determine if appropriate standard methods and applicable agency protocols were used to complete the study. Requirements for additional studies or analyses, if applicable, will be noted in the review. Conclusions, impact significance thresholds, recommendations, and mitigation measures will be reviewed for technical requirements and to determine if they are in conformance with CEQA guidelines. Any identified mitigation measures recommended to avoid potential impacts or reduce them to a less than significant level will be reviewed. A comment memo will be prepared for each technical review topic. The cultural resources peer review will be

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carried out by and under supervision of a Registered Professional Archaeologist (RPA) who meets the Secretary of the Interior's Professional Qualifications Standards for historic and prehistoric archaeology.

Greenhouse Gases

Effects on greenhouse gas (GHG) contributions will result from air emissions from both construction and operation of the project. The addition of the additional residences, RV spaces, and associated vehicle trips could result in an exceedance of allowable thresholds and may require mitigation s. Kimley-Horn will summarize the applicant provided land use data and inventory of the greenhouse gas (GHG) emissions (i.e., nitrous oxide, methane, and carbon dioxide) from both direct and indirect sources using the CalEEMod model. This is particularly pertinent in consideration of compliance with State Executive Orders (S-1-07, S-3-05, B-30-15, State Assembly Bill (AB 32) and Climate Change Scoping Plan, and State Senate Bills (SB 97, and 375) and the California Green Building Code Standards.

Land Use Planning

Kimley-Horn will analyze the relationship of the project to applicable City General Plan policies and the City Zoning Ordinance. As a general plan amendment is needed, Kimley-Horn will review the project for consistency with applicable goals and objectives contained in the City's General Plan. It should be noted that Policies specifically related to City actions and responsibilities may be excluded as they may not be applicable to project actions. Kimley-Horn will discuss the intensification of uses on-site and identify potential project and cumulative impacts to nearby residences and other sensitive uses. Kimley-Horn will recommend mitigation measures, if needed, to reduce potential impacts resulting from conflicts. This analysis is needed to ensure document accuracy, full disclosure, and legal defensibility of the EIR.

Population and Housing

Based on existing population estimates for the City Kimley-Horn found using state and census data sources, the project, would generate approximately 679 new residents. This is greater than 50% of the current population. Population growth itself is not typically considered an impact, however, the State CEQA Guidelines require an evaluation of directly and indirect, impacts that growth may cause. Due to the potential for a large percentage increase, this is somewhat unique for the project. Kimley-Horn understands the project would be phased in over time and this will be discussed as part of the analysis. Kimley-Horn does understand that the 2009 General Plan Proposed Development Map (Figure 6.1) shows the Greilich property designated for residential use. This and other considerations will be evaluated in the EIR.

Transportation

The project site is adjacent to and would take primary access via SR 49 on the south and Old Sacramento Road on the north. Adjacent to the Project, SR 49 is a two-lane highway, with painted lane dividers, striped shoulder, with protected turn lanes to the existing Zinfandel Parkway, Old Sacramento Road that is a narrow two-lane roadway with painted divider, no bike lanes, and dirt shoulders. The Project would generate new vehicle trips according to Office of Planning and Research (OPR) guidance, an analysis of vehicle miles travelled (VMT) would be required. In addition, Caltrans previously commented on the project and that traffic signal warrants were met for the Zinfandel Parkway intersection at SR 49. In addition, it appeared that traffic volumes from the 49er Village RV Resort expansion would meet the left-turn warrant. Other local intersections and driveways also were noted.

As noted by Caltrans, SR 49 is unlikely to be converted to a conventional highway, and they noted consideration o may be appropriate for the Project. This approach would be consistent with the feel of the existing traffic controls within the City. Kimley-Horn believes the use of a roundabout, may be a valuable consideration. Kimley-Horn has extensive experience and expertise in these types of evaluations through

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the Caltrans Intersection Control Evaluation (ICE) process. Issues related to transportation and traffic, as well as options to mitigate or avoid mitigation, will be discussed, as applicable in the EIR.

Public Services

According to the California Department of Finance (CDOF) January 2021 data, Amador County had a population of approximately 37,377 people, and the City of Plymouth had approximately 950 people. e. Other sources, such as City Data place the estimate closer to 1,076 people. A final number would be determined with the City prior to publication of the NOP. The Greilich Ranch Subdivision would include 234 new single-family residences, phased in over time, and the RV Resort addition would add 214 new RV and vacation sites. According to the Census Reporter, which is a public source that compiles Census data, the City has an average of 2.9 persons per household. Thus, the Project, over time, and at build-out, has the potential to result in substantial population growth. The increased population would increase demand for public services which is required to be considered in the EIR. Kimley-Horn will include a discussion I of the existing services operational efficiencies and if expanded facilities would be needed. The City General Plan discusses growth and has numerous goals such as those that provide funding for new services, and recommended actions such as maintenance of mutual aid agreements and payment of fees to account for increased service demands, which Kimley-Horn would discuss in the EIR. In addition, Kimley-Horn also believes it would be important to consider if the 49er Village RV Resort expansion would accommodate long-term guests, as they may be more apt to require the use public services.

The main consideration of increased demand for public services is whether new or expanded facilities, stations, or schools, and the construction of that could directly or indirectly result in impacts. Kimley-Horn would use published documents such as the Amador County LAFCo Municipal Services reviews, as applicable, to include to the discussion within the EIR

Water Supply and Utilities

Similar to the public service discussion above, the project, over time, would add new residents to the City and result in an increased demand for water and utility services. Kimley-Horn believes that water and water would be particularly pertinent in this regard. Kimley-Horn will work with **Tully & Young**, who we have partnered with on numerous occasions and is an expert in the field to perform a water supply evaluation to determine potential impacts. Kimley-Horn will use in-house staff to evaluate wastewater demands. This section of the EIR will also discuss stormwater drainage, increased demand for electricity and natural gas, and telecommunications. On our site visit we did not the electrical substation just southwest of the SR 49 and Main Street roundabout, and this will be valuable information to our analysis.

The following table demonstrates how selecting the Kimley-Horn Team helps the City find a partner that meets all of the evaluation criteria.

Evaluation Criteria	Kimley-Horn’s Qualifications
Adequate technical resources for performance	The Kimley-Horn team includes a broad range of environmental personnel with in-house technical experience in air quality, greenhouse gas, land use, and energy analysis, noise, transportation planning, water quality, water supply, utility planning, and landscape architects with specialties in visual simulation analysis.
Demonstrated qualifications of the project manager and assurance of her or his	As a firm, Kimley-Horn prides itself on its working project managers. The people you see on our

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<p>principal involvement in the project until its completion</p>	<p>organization chart are the people you will be working with on this project. We are ready to commit that our project manager, Brad Stoneman, will working with you on the project from the kick-off meeting to the final City Council presentation.</p>
<p>Quality and completeness of proposal and information provided by references</p>	<p>On annual basis Kimley-Horn receives most of our work from repeat customers and, and such we are pleased to provide our references. Our firm has committed significant time and resources to preparing this proposal and evidenced by our thorough scope of work and understanding of the project and the key environmental issues.</p>
<p>Ability and experience of team members assigned to work on the project</p>	<p>The team members shown on our organization chart have significant experience working on large and complex projects throughout northern California including foothill counties. For example, Kimley-Horn has worked on multiple projects for the County of Nevada including their county-wide commercial cannabis ordinance. The majority of our team members work together in our Sacramento office.</p>
<p>A satisfactory record of ability and performance in other similar projects</p>	<p>The Kimley-Horn Team has an outstanding track record for delivering high quality work on complex project. Our team has experience working on a variety of residential and commercial uses. Kimley-Horn project managers have extensive experience serving as extension of staff for planning departments including presenting projects before hearing bodies and preparing staff reports. This includes multiple task orders from the County of Humboldt and Cities of Tracy and Rio Vista.</p>
<p>Technical experience in performing work of a closely similar nature</p>	<p>What separates Kimley-Horn apart from the competition is our deep bench of in-house technical expertise. These resources are critical for a project like the Greilich Ranch and 49er Village Resort project where new infrastructure, such as new water and sewer mains will be a key consideration in the environmental impact analysis. Another key consideration is roadway improvements along SR 49 and coordination with Caltrans regarding future traffic operations at the Zinfandel and SR 49 intersection.</p>
<p>Methodology and work program, including knowledge of local needs and the ability to work closely with City staff, the project team, Planning Commission and City Council</p>	<p>Kimley-Horn's goal is to serve as the City trusted advisor and serve as an extension of staff to facilitate the processing of this application through the City's review process and provide a legally defensible document of CEQA compliance. Kimley-Horn's understanding of the project and knowledge of local needs are demonstrated in the Project Approach and Key Issues sections of this proposal.</p>
<p>Consultant availability, including ability to attend and make presentations at public, committee, and staff-level work meetings</p>	<p>The Kimley-Horn project manager and the majority of the project team are located in Kimley-Horn's downtown Sacramento office which is an easy drive to Plymouth. Kimley-Horn has extensive experience preparing and delivering presentations to committee groups, and decision-making bodies. Kimley-Horn is experienced in virtual meetings and presentations as well. Kimley-Horn has a full-service public outreach</p>

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	team that is experienced setting up and facilitating Zoom meetings for public meetings.
Creativity and insight of proposal	Kimley-Horn has completed the background research to prepare this comprehensive proposal. As evidenced by the thorough write-up in the Project Understanding and Key Project Issues, the Kimley-Horn team has extensive insight into this project.
Timing of work program and ability to perform the work within the time specified Project cost (fee proposal)	The timing of the project is well suited to Kimley-Horn’s current workload. Our project manager has recently completed some other projects and has the capacity to lead this project from beginning to end. Kimley-Horn’s cost proposal is competitively priced by including a staff mix that leverages senior experience and knowledge and provides efficient document production.
Ability to produce high-quality and easy-to-read graphic information	Our environmental team is supported by a dedicated graphics team that utilizes state of the art design software as well as extensive experience preparing graphic with the general public as the target audience.
Ability and experience to work closely with City staff, applicant team, City Council, and the Plymouth community and other interested stakeholders.	The Kimley-Horn team is ready to leverage our experience working with City staff, the applicant team, City Council, and community and other interested stakeholders. Kimley-Horn has extensive experience working in this capacity. One recent example includes the Nevada County Commercial Cannabis Ordinance EIR. Kimley-Horn project managers conducted extensive public outreach with community members, help workshops for the planning commissioners, and worked closely with County staff to refine the ordinance and develop mitigation measures that addressed the needs for future applicants that sought to tier off of the EIR.

Scope of Services

a. Project Kick-Off Meeting and Site Visit

Kimley-Horn will meet with City staff and obtain and review, as appropriate, available data for the project, project site, as well as pertinent policy documentation from the City. Kimley-Horn will review pertinent communication that the City has received from that would provide insight and inform the scope of needed analysis. All information will be reviewed and may be useful in developing the baseline for needed technical studies and environmental analysis.

Although Kimley-Horn staff has already conducted a preliminary site visit, Kimley-Horn’s technical staff and subconsultants, will do a site visit with City staff. Kimley-Horn anticipates existing documenting land use and environmental conditions, and a detailed photographic recording of on-site and surrounding uses to be used in subsequent document preparation. Kimley-Horn also will conduct a walking and/or “windshield” survey of the surrounding area and City as needed.

Kimley-Horn will review all the information obtained from the Kick-Off Meeting and Site Visit to establish what, if any, additional information is needed to make a complete the CEQA process.

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Deliverable: *Kimley-Horn staff will attend a Kick-Off Meeting, perform site visit, and draft a request, if needed, for additional information.*

b. Review of City Documents and Data Collection

Kimley-Horn will thoroughly review the information obtained from the Kick-Off Meeting as well as applicable City Ordinances, Zoning Code, General Plan, and other documents, notes, or comments provided to date by City staff as well as through past City project scoping efforts. This information, along with environmental data and information available from other nearby jurisdictions, will become part of the foundation of the EIR.

All applicable comments and data for the project area as well as policy documentation from City staff, state and federal agencies, and other agencies which may be affected by the project. This information, along with environmental data and information available from other nearby jurisdictions, will become part of the foundation of the EIR and will be reviewed and incorporated into the analysis, as deemed appropriate.

c. Conduct a Scoping Session

Task C1 Notice of Preparation (NOP)

As indicated in Section 15083 of the State CEQA Guidelines, many public agencies have found that early consultation solves many potential conflicts that could arise in more serious forms later in the review process. Although the Notice of Preparation (NOP) and Public Scoping session meeting will provide that opportunity, Kimley-Horn will conduct additional discussions with local, state, and federal agencies, which will assist in the early stages of the analysis and issue delineation. In addition to the NOP, Kimley-Horn proposes to circulate the Initial Study for the Project that was signed and dated July 29, 2021 by the City and that is already available on the City's website. This would be circulated as a complete document to fully disclose the analysis methodology and obtain public, agency, and stakeholder comment on the proposed project and proposed environmental disclosure process. Members of the Kimley-Horn team will prepare notices to be mailed from the City mailing lists and prepare a newspaper ad notifying the public of a scoping meeting.

As part of this task, Kimley-Horn will coordinate with the City staff to develop the mailing list for the NOP to include public agencies, as needed, and the State Clearinghouse. This task assumes Kimley-Horn will mail the notices and post the notice at the County Clerk's office. This task assumes the City will post all needed on-site notices and legal notices in the newspaper, but that Kimley-Horn will prepare the text to be published in the newspaper.

Task C2- Scoping Meeting

To inform and finalize the information needed for analysis Kimley-Horn will conduct in one public scoping meeting at the Plymouth City Hall. Prior to the meeting Kimley-Horn will review previous comments received from the City organized July pre-scoping sessions and prepare a summary to include to the presentation.

The Scoping Meeting will be noticed in the NOP and local newspaper. Kimley-Horn assumes the City will publish these documents on the City website. Kimley-Horn will develop the presentation materials Scoping Meeting, which will be provided to the City ahead of time for review and comment. Kimley-Horn will prepare a scoping meeting report with a written summary of environmental issues raised at the scoping meetings.

Depending on the nature of the anticipated comments and volume of participants from the public, Kimley-Horn may propose utilizing a more informal meeting format. For this process we would envision an initial presentation with a Powerpoint to describe the project and CEQA process and enable receipt of public comment. If needed, and at the request of the City, Kimley-Horn can conduct the Scoping Meeting as an open house with additional staff such as our transportation engineers, and land use planning staff, who can speak directly to members of the public. We have found this process enhances the discussion, ability to

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fully understand public concern, and convey sincere interest and encourage public input and involvement in the CEQA process. The additional staff would be provided on a time and materials basis at the then hourly rates.

Task C3- Assembly Bill 52 Notifications

Kimley-Horn will assist the City in consulting with California Native American tribes under Assembly Bill 52 (AB 52). Kimley-Horn will document the consultation process and comments discussed and advise the lead agency on questions that may arise during the consultation, as specified by AB 52. This task assumes the City will provide a complete mailing list and contact information for tribal members. Kimley-Horn will draft the AB 52 notices as they are written from the City as this process requires government to government communications.

Deliverable: *Prepare the NOP, Public Scoping Materials, and AB 52 notifications.*

d. Preparation of CEQA Documents

Kimley-Horn will evaluate the necessary information with respect to the existing conditions, the potential adverse effects of project implementation (both individual and cumulative), and measures to mitigate such effects. Environmental issues raised during the scoping process (Notice of Preparation responses, Public Scoping Meeting; and any other relevant and valid informative sources) will be evaluated. The analyses will be based upon readily available data, results from additional research, and an assessment of existing technical data.

e. Project Management

Brad Stoneman, Kimley-Horn Senior Project Manager, will be responsible for management and supervision of the EIR project team as well as consultation with the City Staff to incorporate City policies into the EIR. Brad will undertake consultation and coordination of the project and review the EIR for compliance with CEQA requirements and guidelines and City CEQA procedures. Kimley-Horn will coordinate with state and local agencies regarding this environmental document. Brad will coordinate with all technical staff, consultants, support staff and word processing toward the timely completion of the EIR.

f. Technical Studies

The Kimley-Horn project team will maximize our ability to conduct in-house technical studies to aid in project evaluation. This would also include a peer review of the applicant's biological and cultural technical studies to ensure adequacy and determine if additional study or information may be necessary. Kimley-Horn has found this is a needed step as it adds to the legal defensibility and provides a second set of expert eyes on project documentation. The Kimley-Horn team has collaborated on other projects in with our subconsultants, and we work daily with and have a very good understanding of the needs of our inhouse staff and they of the CEQA process which enables open communication and helps ensure we have reports that are extremely complementary of CEQA requirements. With our team, we will be able to carefully consider the environmental constraints and issues surrounding the project, and suggest feasible mitigation, when needed, to help ensure the established threshold criteria are not exceeded. The technical studies used for the project also will consider, when applicable, project level and cumulative impacts that will be documented in each of the respective CEQA resource discussions. Kimley-Horn proposes to use the following technical studies to support the findings of the EIR.

Please note the Air Quality Assessment, Greenhouse Gas Assessment, Energy Analysis, Health Risk Assessment, and Noise and Vibration Analysis require many of the same data and information to accurately use the models needed to draft the technical documents. For this reason, these reports are included with the same assumptions and as one deliverable below.

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Air Quality Assessment

The analysis will be prepared in accordance with the criteria, standards, and provisions of the California Environmental Quality Act (CEQA) and will respond to the applicable checklist items within Appendix G of the CEQA Guidelines. The assessment of air quality emissions will be conducted in accordance with the Amador Air District (AAD) recommended methodologies and appropriate thresholds. The following outlines our approach:

- **Existing Conditions.** Kimley-Horn will describe the meteorological conditions and discuss ambient air monitoring data collected for the nearest monitoring station. A description of the regulatory framework relating to air quality (i.e., California Clean Air Act, Air Quality Attainment Plan, etc.) will also be provided. The current status and applicability of the AAD's Air Quality Attainment Plans and CEQA Guidelines will be described. An overview of the nature and location of existing sensitive receptors in the vicinity of the project site and generation-tie line will be provided. The sensitive receptors would include, but not be limited to residential development, hospitals, and schools.
- **Construction Emissions.** Kimley-Horn will calculate construction emissions using the most current version of the California Emissions Estimator Model (CalEEMod). Emissions will be calculated based on the scope of the project, applicant-provided assumptions regarding construction equipment and scheduling, and associated vehicle trips. The air pollutant emissions during construction will be compared to the appropriate thresholds of significance. Construction-related emissions reduction practices will be identified as necessary.
- **Operational Emissions.** Kimley-Horn will quantify operational emissions (i.e., area and mobile source) related to area sources and local/regional vehicle miles traveled. Project emissions will be compared to the appropriate thresholds of significance.
- **Odors.** Kimley-Horn will provide a qualitative odor analysis from the construction and operation of the proposed project.
- **Plan Consistency.** Consistency of the project's regional emissions will be evaluated against the latest Air Quality Attainment Plan. The determination of Attainment Plan consistency is primarily concerned with the long-term influence of a project on air quality in the Air Basin.

Greenhouse Gas Emissions Assessment

The Greenhouse Gas (GHG) analysis will evaluate the project's potential contribution to cumulative impacts environmental effects of climate change and whether the project would affect the State's ability to achieve established greenhouse gas (GHG) reduction goals. The analysis will discuss the potential global climate change impacts, the effects of GHG emissions, and GHG emissions regulations in California.

- **GHG Emissions Quantification.** Kimley-Horn will quantify GHG emissions (i.e., nitrous oxide, methane, and carbon dioxide) from both construction and operations. Total GHG emissions from construction activities will be amortized into the GHG emissions inventory. Kimley-Horn will also quantify the GHG emissions that the project would potentially offset based on the estimated annual megawatt hours produced. The emissions inventory will be quantified using emissions factors published by the EPA, California Energy Commission, and the California Climate Action Registry.
- **Emissions Assessment and GHG Reduction Plan Consistency.** Consistency with applicable GHG reduction plans will also be addressed. Project consistency with applicable local policies, and other applicable regional/statewide GHG emissions reduction strategies such as the CARB Scoping Plan will also be reviewed.

Energy Analysis

The Energy Analysis will evaluate potential impacts associated with the project related to energy conservation, and potential impacts related to the use of fuel or energy upon implementation of the proposed project pursuant to CEQA Guidelines Section 15126.2(b), Section 15126.4 (a)(1)(C), Appendix

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F, and the recent State CEQA Guidelines Amendments (i.e., §15162.2(b) and Appendix G.III). These statutes and guidelines require an EIR to describe, where relevant, a project's wasteful, inefficient, and unnecessary energy consumption. The analysis will evaluate energy consumption associated with short-term construction activities, long-term operations, buildings, and transportation. Project energy consumption related to electricity, natural gas, and transportation fuel for vehicle trips as well as the fuel necessary for project construction will be quantified.

Applicable City Green Building Standards and Energy Action Plan (EAP) goals and policies will be reviewed as a part of the energy analysis. KH will evaluate the City EAP, which focuses on energy efficiency and may be helpful to the project to guide decisions on project design, and materials and strategies that could be used to reduce energy consumption. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. The effects of the project on local and regional energy supplies and on requirements for additional capacity will also be analyzed. Additionally, the assessment of environmental impacts on energy resources will include mitigation measures to reduce inefficient and unnecessary consumption of energy if necessary.

Health Risk Assessment

The Health Risk Assessment will evaluate risk from project construction. The project is primarily residential and therefore is not anticipated to be a source of TACs. Based on a desktop review, the closest sensitive uses include residences located approximately 30 feet from the project site. Therefore, a construction HRA is recommended. The quantitative impact analysis involves the following:

- Construction health risks will be evaluated based on modeled diesel particulate matter (DPM) emissions from off-road construction equipment.
- Construction pollutant concentrations will be projected at the nearest sensitive receptors using the U.S. EPA AERMOD dispersion modeling software.
- The modeled concentrations will be used to determine the increase in cancer risk, as well as the chronic and acute health impacts due to DPM exposure. The increased cancer risk and health hazard will be calculated following the methodology in the California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics Hot Spots Program Risk Assessment Guidelines - The Air Toxics Hot Spot Program Guidance Manual for Preparation of Health Risk Assessment.

The assessment will present background information on DPM and its health risks, the assumptions used for the modeling and modeling methodology and the results of the analysis. A qualitative operational HRA analysis would be included.

Noise and Vibration Assessment

The noise and vibration assessment will quantify both construction and operational noise levels. The following outlines our approach:

- **Existing Conditions/Regulatory Framework.** Noise standards regulating noise impacts will be discussed for land uses on and adjacent to the project site. Kimley-Horn will conduct a site visit throughout the project site and short-term (i.e. ten minute) noise level measurements will be taken along the project area. The noise monitoring survey will be conducted at up to five separate locations to establish baseline noise levels in the project area.
- **Construction Noise.** Noise impacts from construction sources will be analyzed based on the anticipated equipment to be used, length of a specific construction task, equipment power type (gasoline or diesel engine), horsepower, load factor, and percentage of time in use. The

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construction noise impacts will be evaluated in terms of maximum levels (L_{max}) and hourly equivalent continuous noise levels (L_{eq}) and the frequency of occurrence at adjacent sensitive locations. The noise analysis will examine whether construction noise would generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of applicable standards.

- **Vibration.** An analysis of construction vibration impacts will be based on the Federal Transit Administration's vibration analysis guidance. Analysis requirements will be based on the sensitivity of the area, specific construction activities, and Noise Ordinance specifications. The analysis will examine whether the project would generate excessive groundborne vibration.
- **Operational Noise.** On-site noise impacts will be assessed against the City's Noise Level Thresholds in the General Plan Noise Element. Stationary noise sources will be quantitatively assessed. On- and off-site noise impacts from vehicular traffic will be assessed using the U.S. Federal Highway Traffic Noise Prediction Model (FHWA-RD-77-108). The 24-hour weighted Community Noise Equivalent Levels (CNEL) will be presented in a tabular format. On-site noise generating activities will also be addressed and analyzed for potential impacts to the adjacent uses. Mitigation measures will be identified, if necessary.

Deliverable: Preparation of the Quality Assessment, Greenhouse Gas Assessment, Energy Analysis, Health Risk Assessment, and Noise and Vibration Assessment. These technical documents will be prepared as separate standalone documents.

Assumptions/Limitations/Data Needs

Kimley-Horn will be provided with complete:

- Site plans and proposed grading plans (electronic PDF format).
- Detailed construction phasing and grading/excavation/paving quantities.
- Detailed listing of all water/energy conservation measures that will be incorporated into the design. Any planned sustainable project features should also be provided.
- These scopes accommodate revisions based on one consolidated set of comments. Additional comments can be addressed on a time and materials basis.
- These scopes exclude meetings/hearings.
- These scopes exclude quantitative operational Health Risk Assessment.

Hazards and Hazardous Materials Phase I

Phase I Environmental Services will include a comprehensive records review, site reconnaissance, interviews with owners, occupants, and government officials, and a final report of findings. Services will include a records review of the appropriate records to identify listed recognized environmental conditions from sources including the Standard Environmental Records [e.g., Federal NPL site, Compensation and Liability Information System (CERCLIS), state leaking UST lists, etc.], Supplemental Environmental Records, and Physical Setting Records [e.g., USGS 7.5 Minute Topographic Map (or equivalent)]. A site reconnaissance will be conducted to observe the subject property and any structures to obtain information indicating the likelihood of identifying recognized environmental conditions.

Based on the information obtained from the above sources, a Phase I ESA will be prepared and will incorporate those elements defined in CEQA Guidelines to evaluate any onsite sources of hazardous materials such as those hazardous material sites compiled pursuant to Government Code Section 65962.5. To the greatest extent practical, an interview with owners, occupants, site managers, and government officials to obtain information indicating recognized environmental conditions. The above information will be compiled into a Phase I Initial Site Assessment report with the findings, opinions, and conclusions, that will generally follow the recommended report format in the Appendix X4 of the ASTM standard.

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Deliverable: *Preparation of the Phase I ESA.*

Geology and Soils

Crawford & Associates Inc. Performed a preliminary review of the project site that indicated the site is underlain by approximately 2 feet of silty loam underlain by Jura-Trias metavolcanics rocks consisting of sand, silt and gravel. Based on this information, Crawford will perform the following scope of services. Crawford will review pertinent documents including existing data, available existing site or nearby site geotechnical data, and published topographic maps, websoil survey, geologic maps, and fault maps of the site. The site also will be reviewed to provide a preliminary analysis of geologic hazards and landslides. If potential conflicts with the goals and objectives of the project, this will be discussed with the design team. This scope includes the preparation of a Draft Data Report and following one round of consolidated comments, submittal a Final Data Report. The Data Report will include project description, scope of work, preliminary assessment of the potential hazards associated with: fault rupture, seismic ground shaking, liquefaction potential, landslides, soil erosion, expansive soil, infiltration protentional, and geologic features, and a vicinity and geologic map.

This task assumes the following:

- Access and rights of entry to the project site will be provided by others;
- Drilling will not be needed to complete our preliminary assessment of the site;
- Construction observation and/or materials testing services are not included within this scope.
- Design recommendation are not provided in this assessment

Deliverable: *Preparation of the Final Data Report (geotechnical)*

Water Supply Assessment

Kimley-Horn will use Tully & Young to prepare a Water Supply Evaluation (WSE) the services specifically set forth below for the preparation of the WSE are proposed to be provided.

Task 1

Review available documents detailing water supply and demand conditions Review and evaluate representation of existing and future demands in consideration of the proposed project, existing water-planning documents, and other planned projects, using requirements in Water Code Sections 10910 et seq. for guidance.

Review and evaluate the representation of the City’s water supply portfolio including supplies documented in AWA’s 2020 Urban Water Management Plan (UWMP), adopted June 2021, existing water master plans and other land use and water planning documents that characterize the City’s water supplies.

Participate in phone and email communications to clarify outstanding questions and to discuss initial findings and recommendations. If necessary, Tully & Young may participate in one in-person meetings in Plymouth or other determined location.

Task 2

Prepare a technical memorandum for inclusion as an attachment to or for use directly in CEQA compliance documents, Tully & Young will rely heavily on conclusions represented by AWA in its 2020 UWMP. The memorandum will include:

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- Characterization of supply and demand conditions within the City for current conditions and for conditions anticipated in 20 years, under normal, single-dry, and multi-dry hydrologic conditions as readily represented in existing City documents.
- Evaluation of the potential reliability of supplies 20 years into the future with the inclusion of the Project.

Prepare administrative draft technical memorandum detailing: estimated Project water demand, the City's projected future water demands, availability and probable reliability of City water supplies, and necessary integration of supply and demand characterizations.

Prepare public draft technical memorandum reflecting the input from the City and the Project proponent. Prepare for and attend one public meeting associated with the consideration of the Project's CEQA compliance materials.

Task 3

Review any public comments to the CEQA document (relating to water supply reliability findings and information) with Kimley-Horn and the City. Tully & Young will develop comment response strategies, if necessary. At the direction of Kimley-Horn, Tully & Young will prepare written responses to comments, as may be desired by the City. This task assumes responses will be prepared for approximately two to three public comments.

Task 4

Project management and coordination activities including meetings, phone calls and email communications as necessary with City staff, AWA staff, applicant representatives, and Kimley-Horn representatives. Project and contract management activities

Assumptions: This scope assumes that the existing materials and documents that characterize water resources are not fatally flawed or otherwise problematic for use in supporting the CEQA analysis and preparing the necessary memorandum. Should existing information be found to have significant or fatal flaws, modifications to the budget will likely be warranted.

Deliverable: *Preparation of the Water Supply Assessment.*

Transportation Study

Project Administration, Data Collection, and Meetings

Project Administration

This task includes project initiation, general project administration, quality control, and project accounting.

Data Collection

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the City. The City shall provide all information requested by Kimley-Horn during the project including, but not limited to a detailed project site plan (CADD format) depicting proposed uses, on-site parking and circulation, anticipated vehicle/pedestrian paths of travel, and access conditions.

Kimley-Horn will complete a site visit of the immediate project vicinity and study facilities to observe existing operations and lane configurations, vehicle storage lengths, existing traffic control, speed limits, lane

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utilization, adjacent land uses, and other readily apparent features for the study facilities that are deemed by Kimley-Horn to be relevant to the Scope of Services.

Up to five (5) weekday, peak-period, peak-season intersection turning movement counts will be obtained. In the absence of readily useable peak-period intersection turning movement counts, an alternate approach will be applied to establish existing facility volumes. We would normally scope the collection of weekday, peak-period intersection turning movement counts to establish baseline conditions to which the Proposed Project's traffic would be added and evaluated. Due to the on-going COVID-19 conditions, it may not be feasible to collect turning movement counts. Thus, "past" weekday peak-period intersection turning movement traffic volumes will be either provided by Amador County/Caltrans/City of Plymouth staff where available or collected via StreetLight Data (StreetLight) to determine pre-COVID-19 traffic volumes at the study intersections. The volumes will be synthesized directly from StreetLight and are anticipated to be obtained from the months of September and October 2019 as an aggregate of weekday (Tuesday-Thursday) data. All data will be reviewed and compared to available historical count data to confirm reasonableness and appropriateness for use in this evaluation.

Meetings

Kimley-Horn will participate in up to four (4) total project meetings (all conducted virtually). These meetings are anticipated to include a project kick-off meeting with the City, and up to three (3) additional virtual meetings.

Trip Generation and Distribution/Assignment

The number of trips anticipated to be generated by the proposed project will be approximated using Trip Generation Manual, 11th Edition, published by the Institute of Transportation Engineers (ITE). As deemed appropriate by Kimley-Horn and allowable by the City, adjustments will be made to the proposed project's trip generation to account for alternate mode trips. Net new project traffic will be distributed and assignment to the roadway network based on existing traffic volumes and/or professional judgment.

Traffic Impact Study (TIS)

A weekday AM and PM peak-hour traffic impact study (TIS) will be completed. This analysis will include a Level of Service (LOS) analysis for the following scenarios:

1. Existing Conditions
2. Opening Year Conditions
3. Opening Year plus Proposed Project Conditions
4. Cumulative Conditions
5. Cumulative plus Proposed Project Conditions

The LOS analysis will be completed for the following intersections. LOS will be determined for the time periods and analysis scenarios listed above. LOS for each scenario will be determined using methods defined in the Highway Capacity Manual, using appropriate traffic analysis software (Synchro® and Sidra®) and analysis procedures consistent with the applicable, published guidelines. The following intersections are anticipated to be included:

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Intersections

Intersections	
1	Zinfandel Pkwy @ SR-49
2	SR-49 @ 49er Village RV Resort (Driveway)
3	SR-49 @ Shenandoah Rd/Main St (Roundabout)
4	Old Sacramento Rd @ Site Access Rd #1
5	Old Sacramento Rd @ Site Access Rd #2

Kimley-Horn will evaluate weekday, AM and PM peak-hour vehicle queuing for the existing and future proposed turn pockets, where the project is expected to increase turning movement volumes.

Queuing for these locations will be approximated using the Synchro® computer software. 95th percentile vehicle queues will be compared against available vehicle storage lengths to determine if the queues are anticipated to exceed their available storage and adversely affect adjacent through travel lanes.

Kimley-Horn will evaluate the proposed projects’ bicycle and pedestrian facilities to determine if the project would disrupt existing or planned facilities or conflict with adopted City plans, guidelines, policies, or standards. Specific to the pedestrian facilities, we will evaluate if the project provides accessible and safe pedestrians connections to adjacent streets and transit facilities, as well as if the project adds trips to an existing pedestrian facility that does not meet applicable design standards

Kimley-Horn will collect and summarize relevant state highway collision data for roadways proximate to the Project. This evaluation is anticipated to be limited to summarizing available data, discussing Caltrans-identified focus and priority areas, and consideration of the project’s potential effect on conditions that have been noted to contribute to documented safety issues/concerns.

CEQA (SB 743/VMT) Transportation Impact Analysis

Kimley-Horn understands that neither the City of Plymouth, nor Amador County currently have adopted guidelines for performing an SB 743 compliant Vehicle Miles Traveled analysis. Based on state guidelines, Kimley-Horn will use the Amador County Transportation Commission’s travel demand model (ACTC model) to estimate VMT for the project and evaluate the impact of the project’s residential land use on the surrounding roadway network. It is understood that all residential uses will be evaluated together rather than as separate parts of the project.

Kimley-Horn will determine VMT per Capita for the project using the ACTC model. It is understood that currently the ACTC model does not have a tool built in to estimate VMT per capita for the project and therefore Kimley-Horn will use a methodology consistent with state guidelines to determine the project’s VMT per capita. As no VMT threshold is currently established or adopted for comparison purposes, Kimley-Horn will develop a threshold based on the average VMT per capita from either the Town of Plymouth or Amador County. While state guidance proposes using a threshold of 15-percent below the jurisdictional average, it also states that “In rural areas of non-MPO counties (i.e., areas not near established or incorporated cities or towns [such as Amador County]), fewer options may be available for reducing VMT, and significance thresholds may be best determined on a case-by-case basis.” Therefore, Kimley-Horn will work with City of Plymouth staff to determine an appropriate significance threshold for comparison purposes. If a significant transportation VMT impact is identified, Kimley-Horn will identify mitigation measures as described in the following task. While some types of mitigation measures can be reflected in

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the ACTC model, some types of travel demand management (TDM) measures cannot be fully reflected in the ACTC model, and a different methodology will be used to test the effectiveness as described in the next task.

Should the analyses described above result in a determination of the project having a less-than-significant VMT impact for baseline conditions, it will be presumed to be less-than-significant for Cumulative Conditions. However, if the project demonstrates a significant VMT impact under baseline conditions, a cumulative impact analysis will be required. Thus, the VMT per Capita values will be compared to the regional averages for Cumulative Conditions to determine whether the project results in a significant impact.

The following is a key issue and proposed solution for analyzing this project for Cumulative Conditions

Travel Demand Models (TDMs) are predicated on complex market relationships in the future. One of the most critical of those assumptions is the job-housing ratio. Great pains are taken during the development of MPO models to ensure that control totals for employment and housing reflect both stated policy and reasonably reflect anticipated future market conditions. This can become a major problem with CEQA analyses when analyzing Plus Project conditions. As demonstrated by the illustration to the left, altering the concentrations of land uses can change the jobs/housing balance, which can then alter numerous modeling steps. These steps include the establishment and balancing of productions/attractions (trip generation), which in turn alters trip distribution and trip assignment. Depending on the size of a development, this can easily result in a situation where the base case (without the addition of a project) is not comparable to the plus project condition, given the artificially altered the market conditions that result in unrealistic conditions that does not result in a reasonable VMT analysis.

Solution: Correct for the imbalance when adding the project to the ACTC model for the plus project scenario so the model is consistent with the forecasted control totals for housing and employment for Cumulative conditions. Simply put, we should assume that the forecasted market conditions are RIGHT, but the locations of the resulting land uses are WRONG. There are a couple of different ways to address this concern, ranging from adjusting housing and employment in specific areas with similar land use contexts to the location of the proposed project to more global adjustments.

Identification of CEQA Impacts & CEQA Mitigation Measures

If the result of the VMT analysis is that the project requires mitigations, feasible VMT mitigation measures should be considered. Given the circumstances of the project, the most appropriate and feasible measures for VMT mitigations will likely rely on Transportation Demand Management (TDM) options. Although the ultimate TDM options will need to be determined by City of Plymouth staff in cooperation with the project's owners, the following provides discussion on the overall approach of TDM as well as specific measures that may be appropriate for consideration.

Transportation Demand Management measures are programs that can be implemented to reduce single occupancy vehicle (SOV) travel to and from homes or places of work by offering travelers mode choice options. Kimley-Horn will use the results of the CEQA VMT analysis to determine the VMT reduction goal of the TDM plan. Kimley-Horn will draft an initial list of potential TDM measures that City staff can review. A quick evaluation will be completed to determine which measures will likely provide the greatest benefit and lowest cost, with the goal to achieve the established TDM goal. A list of initial TDM measures will be submitted to the County for review with the goal of the County working with the project owners to select which TDM measures are feasible for the project to implement. Kimley-Horn will then select the final list of

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TDM measures to include in the TDM plan. Additional details regarding each TDM measure will be coordinated with the City.

Kimley-Horn will determine the effectiveness of the final TDM measures proposed and review TDM literature to determine what is the best method to quantify the expected vehicle trip reductions for each TDM measure. Potential resources include the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures report and the Victoria Transport Policy Institute's Online TDM Encyclopedia.

Draft Report (City Comments)

Analyses completed in all sections of Task 2 will be documented in report format with graphics as deemed appropriate by Kimley-Horn. Kimley-Horn will prepare and submit an electronic (PDF) version of the draft report to the City. Kimley-Horn will address one set of consolidated, non-conflicting City comments on the administrative draft report. If the comments require additional analysis or data collection beyond that provided for in this Scope of Services, this work will be provided as an additional service. Kimley-Horn will prepare and submit an electronic (PDF) version of the draft report to the City.

Final Report (Agency and Public Comments)

Kimley-Horn will respond to a reasonable number of comments anticipated to be received. For the purposes of this Scope of Services, a total of six (6) labor hours are included to respond to these comments. Any additional comment responses, regardless of origin, will also be provided as an additional service. Kimley-Horn will prepare and submit an electronic (PDF) version of the final report to the City. We will prepare and submit an electronic (PDF) version of the final report to the City.

Assumptions/Exclusions

Kimley-Horn has made the following assumption of exclusions in the development of our scope of services:

- This proposal assumes that the standards and practices in effect at the County at the time of this proposal will remain in effect throughout the course of development
- Any environmental analysis not included in the scope of work, remediation, or permitting will be provided by others.

Deliverable: *Preparation of the Transportation Study.*

Peer Review of Biological Resources Study

A biological resources peer review of the Moore Biological Study of the proposed Greilich Ranch Subdivision and 49er Resort Expansion Project will be performed to help ensure that biological resources evaluation reports are accurate, impactful, and useful to their audiences. CEQA requires biological resources evaluations to identify natural communities and special status plant and wildlife species in context to the proposed direct and indirect habitat modifications of planned development. Potentially adverse impacts to sensitive plant, wildlife, riparian and wetland resources must be accompanied by sound, practical avoidance and minimization recommendations. The purpose of a successful peer review is to allow a second set of professional eyes to identify data gaps that could affect the determination of potentially significant impacts as defined by CEQA Guidelines.

Deliverable: *Preparation of the Biological Resources Peer Review.*

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Cultural Resources

After discussion with Cultural resources consultant, the area that is proposed to be occupied by the 49er RV Park Expansion was not covered under their report. Kimley-Horn anticipates that the applicant would provide a report for the balance of the site. Kimley-Horn will coordinate with a qualified archaeologist to conduct a peer review of the report(s) provided.

Deliverable: *Preparation of the Cultural Resources Peer Review.*

Optional Tasks

- **Hydrology Study.** Kimley-Horn assumes the Applicant will provide a hydrology study for the project.
- **Visual Simulations (\$15,500)** (before and after graphics)

g. Attend and Present at Community, Planning Commission, and City Council Meetings

Brad will attend staff meetings and will represent the project team at public hearings and make presentations as necessary. Depending on the nature of the meetings and hearings, and anticipated level of specificity needed, Kimley-Horn will maintain flexibility and other team members may also be present and provide information, answer questions, or present findings. Kimley-Horn anticipates several meetings with City staff, including a “kick-off meeting”, progress meetings, public meetings, and hearings. Brad along with other key Project Team personnel, will also be available to attend meetings with affected jurisdictions, agencies and organizations as needed to identify issues, assess impacts, and define mitigation. This scope of work assumes 100 hours for meeting attendance. Any additional amount of time beyond this initial budget will require approval from the client.

Kimley-Horn assumes attendance at up to five (5) public hearings based on the information contained in the RFP to include Planning Commission and/or City Council meetings to present the information analysis, findings, and recommendations contain in the environmental document. This Task assumes the preparation of needed staff report(s) and presentation materials (e.g., PowerPoint) This task assumes also assumes attendance at one addition public meeting/hearing for adoption of the EIR.

h. Administrative Draft EIR (ADEIR)

Kimley-Horn will evaluate the information with respect to the existing conditions, the potential adverse effects of project implementation and develop measures, as needed and feasible, to mitigate potential effects. Environmental issues raised during the Public Scoping Meeting; and other sources also will be included and evaluated as needed. The analyses will be based upon available data, results from additional research, and an assessment of technical data. The analysis sections of the EIR will discuss the existing conditions for each environmental issue area and will identify short-term and long-term environmental impacts associated with the project, along with their significance. This analysis may be used to assist in identifying constraints, modifications, and improvements to the project and may be incorporated into the subsequent planning processes and decisions.

Kimley-Horn will prepare the Administrative Draft EIR to follow the standard State CEQA Guidelines Appendix G Checklist. This will include a project summary, introduction, project description, environmental settings, environmental setting, impacts discussion, and mitigation measures (when needed and feasible). As applicable, Kimley-Horn will include environmental issue areas that were previously screened out in the Initial Study in the Other CEQA Chapter under an Effects Found Not to Be Significant heading. This helps streamline the review, avoid repetitive discussions, and focus the evaluation on resources that have the potential to be substantially affected.

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The Administrative Draft EIR will contain discussions of the following sections as needed based on State CEQA Guidelines as well as any topics that were able to be screened through the scoping and NOP processes:

- Introduction and Purpose
- Aesthetics
- Biological Resources
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Public Services
- Recreation
- Utilities and Service Systems
- Alternatives
- Growth Inducement
- Executive Summary
- Agricultural Resources
- Cultural Resources
- Energy
- Hydrology and Water Quality
- Mineral Resources
- Transportation, Traffic and Circulation
- Wildfire
- Significant and Unavoidable Impacts
- Additional/Other CEQA
- Project Description
- Air Quality
- Geology and Soils
- Land Use and Planning
- Population & Housing
- Noise
- Tribal Cultural Resources
- Cumulative Projects and Effects
- Mitigation and Monitoring Reporting and Reporting Program (MMRP)

In addition to the resource areas listed above that we think, based on our site visit, existing conditions, and Project as proposed, may require some special consideration, Kimley-Horn will provide a complete analysis of the following resources as well as needed CEQA chapters.

Agriculture and Forestry Resources

This chapter of the EIR will provide include property ownership, historic and current uses and environmental conditions related to agricultural resources. The chapter of the EIR will evaluate potential impacts related to potential conflicts from cancellation of a Williamson Act contract. The Initial Study previously prepared screened out all other agricultural and forest resource impacts and Kimley-Horn would use this evaluation to streamline this analysis.

Cultural Resources

This section of the EIR will address the potential cultural resources impacts associated with construction and operation of the proposed project. It will describe the cultural background and setting of the project area, the regulatory setting, and will provide the results of cultural resources surveys and analyses conducted for the proposed project. Potential impacts on cultural resources that could result from the project, including prehistorical and historical archaeological site discoveries, will also be discussed and feasible mitigation measures will be provided. This section will be based on the applicant’s Cultural Resources Study prepared by Windmiller Consulting Archaeologist.

Energy Analysis

This chapter of the EIR will be use information generated from the Greenhouse Gas Study and energy use evaluation prepared by our inhouse experts, Kimley-Horn will describe the energy implications of the project pursuant to Public Resources Code Section 21100(b)(3) and the State CEQA Guidelines. These statutes and guidelines require an EIR to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. We will document energy consumption associated with short-term construction activities, long-term operations, buildings, and transportation.

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Geology and Soils

Kimley-Horn will address potential impacts to geology, soils and seismicity based on information provided in the Geotechnical Report prepared by Crawford & Associates Inc., Kimley-Horn will use the report as well as other sources such as the California Department of Conservation website, to identify existing regional and site-specific geology and soils constraints, such as compressible soils, landslide hazards, In this chapter we will consider seismic hazards, existing topography, landform modifications, drainage, and potential for wind and/or water driven erosion. This section also will include a discussion of the potential for the presence of unique paleontological resources based on the Paleowest review. The previously prepared Initial Study found no conflicts Alquist-Priolo zones. This will be used to streamline the analysis in the EIR.

Hazards and Hazardous Materials

This chapter of the EIR will be based on the Phase I Environmental Site Assessment (Phase I) that would be prepared as part of our scope of services. This chapter will summarize the potential for the project to creating a hazard through use or transport of hazardous materials, accidental or reasonably foreseeable upset of materials, emissions in proximity to a Plymouth Elementary school, conflicts with applicable adopted emergency response plan, as well as wildfire hazards. The Phase I will evaluate existing and past uses that may have resulted in a hazardous materials release that would require disclosure and discussion. The Initial Study previously prepared found no conflicts with Government Code Section 65962.5 or an airport land use plan. Kimley-Horn would use this information to streamline the analysis in the EIR.

Hydrology and Water Quality

Preparation of this section assumes a hydrology and drainage report will be prepared and supplied by the applicant. Using this information, the EIR will address the project's potential impacts on the existing local drainage system, hydrology of the larger surrounding area, as applicable, as well as potential effects on surface and groundwater quality. Kimley-Horn also will review published and unpublished information available from the Regional Water Quality Control Board (RWQCB), Amador County, and local, state, and federal resource agencies. This analysis will include, as applicable, the Projects potential to result in impacts resulting from drainage and peak runoff, flooding, groundwater, erosion, and sedimentation. This section will also identify regional and local water quality issues, describe existing drainage patterns and systems, and discuss the NPDES permit requirements for the local project area. Mitigation measures will be recommended and are anticipated to ensure to Project conformance to RWQCB standards and will include best management practices (BMPs) as well as applicable City or County ordinance requirements. The Initial Study previously prepared found no conflicts with a flood hazard, tsunami, or seiche zone, and Kimley-Horn would use this information to streamline the analysis in the EIR.

Mineral Resources

This section of the EIR will address potential impacts of the proposed project on mineral resources, such as petroleum, natural gas, geothermal resources, and mineral deposits of regional and statewide significance. Due to the history of mining and presence of precious metals in the City and region, the EIR will consider potential impacts to the loss of these resources. The section will describe the environmental and applicable regulatory settings and will be based on information provided by the applicant and readily available publications from the California Department of Conservation and Amador County. Based on these publications, coupled with information contained in the City General Plan, Kimley-Horn will provide an assessment of potential on site mineral resources and identify mitigation as necessary.

Noise and Vibration

This section of the EIR will address the potential noise and vibration impacts associated with construction and operation of the proposed project. The noise and vibration section will describe the existing conditions on the proposed project site, the regulatory setting, the impacts of the proposed project, and feasible mitigation measures to reduce impacts, should they be needed. While the Project site is located adjacent

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to some undeveloped areas and uses not typically sensitive to noise (e.g., the County Fairground), the Project is located adjacent to existing residential development and within proximity to Plymouth Elementary School. This section will be prepared based on information and analysis contained in Kimley-Horn Noise Study/Evaluation.

Recreation

Kimley-Horn will provide a comprehensive analysis of potential impacts on existing local and regional recreational facilities. The Project would result in the addition of new City residents and is anticipated to increase the demand on recreational facilities. The assessment in the EIR will be sure to account for the recreational facilities that are proposed as part of the project, any fees paid for provision of off-site resources, and the potential for off-site impacts to occur. If needed, reasonable and feasible mitigation will be recommended as may be necessary to reduce impacts.

Tribal Cultural Resources

This section of the EIR will address the potential tribal cultural resources impacts associated with construction and operation of the proposed project. It will evaluate potential sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. Potential impacts on tribal cultural resources that could result from the project are resources that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources, or a resource determined by the lead agency to be significant. This section will be prepared based on information and analysis contained in the Cultural Resources Study. This section will also discuss the outcome of the AB 52 Tribal Consultation process.

Wildfires

This section of the EIR will address potential wildfire hazards impacts that may result from the implementation of the Project by identifying existing wildfire hazard conditions on the project site and surrounding area. This chapter will consider applicable federal, state, regional, and local goals, and policies, identifying and analyzing environmental impacts. This section also will consider potential impacts to evacuation plans propose reasonable and feasible mitigation if warranted

Mandatory Findings of Significance

The mandatory findings of significance are part of the environmental Checklist and include consideration of substantial degradation to the environment through reduction of habitat and effects on plants and animals and rare or endangered species. These criteria also question if a project would have impacts that are cumulatively considerable. requires consideration of a projects potential to cause substantial adverse effects on human beings, either directly or indirectly. For the EIR process, Kimley-Horn addresses these considerations within the confines of the individual chapters of the document. This methodology ensures a consistent analysis methodology and ensures discussion within pertinent chapters of the document.

Growth Inducement

Kimley-Horn will discuss potential growth-inducing impacts pursuant to the State CEQA Guidelines Section 15126.2. The analysis in this section will be based on data prepared by the Sacramento Area Council of Governments, California Department of Finance, and U.S. Census data as applicable. The project's potential to induce more growth in the surrounding area will be discussed and mitigation for any potential impacts will be recommended.

Cumulative Impacts

In accordance with the State CEQA Guidelines Section 15130, Kimley-Horn will discuss cumulative impacts for each environmental issue area identified above. This analysis will focus on the potential severity of project impacts at a quantitative and qualitative level, as appropriate, and in consideration of past, present,

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and reasonably foreseeable project. This analysis will include potential future development within the vicinity of the project site. Kimley-Horn will work closely with City Staff to identify applicable approved and/or pending projects that should be considered for analysis within the Project Area.

Alternative to the Proposed Project

Pursuant to the State CEQA Guidelines Section 15126.6, Kimley-Horn will provide an analysis of a reasonable range of alternatives. Kimley-Horn assumes up to three (3) alternatives for the proposed project. After initial review of the project and preparation of this document, Kimley-Horn believes that alternatives to include a “No Project/No Development” alternative, a “Reduced Development Footprint” alternative would be beneficial to the analysis. Kimley-Horn will work with the City to identify appropriate alternatives. Should additional alternatives be raised for consideration during the NOP and public scoping process, Kimley-Horn will review these suggested Alternatives with the City and (as appropriate, with the project team) to determine if they should be consideration and analyzed in the EIR.

This section will also include alternatives that were considered and eliminated from further consideration that may include, but not be limited to, a “Relocating the Project to another Area” alternative. The City will be seeking a sufficient level of detail to allow decision makers to gain a greater understanding of all alternatives should a determination be rendered to support an alternative development scenario. This alternatives section will culminate with the selection of the environmentally superior alternative in accordance with State CEQA Guidelines 15126.6(e)(2).

Additional Sections

Kimley-Horn will provide additional sections in the EIR to meet CEQA and City requirements including the following:

Effects Found Not to Be Significant. In order to provide some level of analysis for the remaining CEQA Checklist topics, Kimley-Horn proposes to attach the Initial Study & Checklist as an Appendix to the NOP. By doing so, all CEQA topics will be addressed in the overall environmental document, which will demonstrate to State agencies and the public that each CEQA Checklist topic has been considered at the appropriate level of detail.

Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented. The section will be a list of unavoidable adverse impacts associated with the proposed project.

Significant Irreversible Environmental Changes Which Would Be Involved in the Proposed Action Should it be Implemented. This section will discuss changes in the environment and uses on non-renewable resource which will occur as a result of the proposed project which can be considered irreversible or irretrievable will be evaluated and discussed within this section of the EIR.

Energy Conservation. The energy implications of the project will be assessed pursuant to Public Resources Code Section 21100(b)(3) and Appendix F of the CEQA Guidelines. These statutes and guidelines require an EIR to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. The analysis will address energy consumption associated with short-term construction activities, long-term operations of the roadway facility. Additionally, if necessary, the assessment of environmental impacts on energy resources will include mitigation measures to reduce inefficient and unnecessary consumption of energy.

Organizations and Persons Consulted/References. Any federal, state, or local agencies, other organizations and private individuals consulting in preparing the EIR will be listed in this section. Kimley-Horn will provide a complete list of reference materials used in preparation of the EIR.

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Graphic Exhibits

The EIR will include a maximum of twenty (20) exhibits to enhance the written text and clarify the proposed project environmental impacts. Using computer design equipment, our in-house graphic design team will create professional quality, black and white or full color exhibits, dividers and covers for the EIR and Appendices. All exhibits will be 8.5" x 11" in size, unless otherwise requested.

Assumptions. This scope of work assumes two rounds of review, and that each round will contain one digital copy of the EIR in Word with consolidated comments.

The Administrative Draft EIR also will contain discussion sections, an Introduction, and portions of the Executive Summary and may include portions of the Mitigation Monitoring and Reporting Program (MMRP) if those sections can be reasonably finalized and not subject to change based on comments on other Chapters of the EIR.

Deliverable: *Administrative Draft EIR (3 hard copies and one electronic Copy)*

i. Draft EIR and Mitigation Monitoring and Reporting Plan (MMRP)

Screencheck Draft EIR

Kimley-Horn will provide two (2) copies of the Administrative Draft EIR and technical studies. One (1) electronic copy will also be provided in Word or PDF format (City to determine preference for format).

Kimley-Horn will respond to a single complete set of comments on the Screencheck Draft EIR, complete necessary revisions will be prepared in conformance with the Scope of Work. All revisions are assumed to be provided in strikeout/underline. The finalized Screencheck Draft document will also be provided electronically in WORD for final review and approval by the City. Kimley-Horn will then prepare and publish the Draft EIR for public circulation.

Draft EIR

Kimley-Horn will prepare the Draft EIR for the required 45-day public review period. Kimley-Horn will prepare a digital copy of the Draft EIR (EIR summary with EIR and technical appendices) and Notice of Completion (NOC) with the Office of Planning and Research (OPR) State Clearinghouse. Kimley-Horn will provide the City with proof of submitting documents to OPR and a stamped NOC for records keeping. Kimley-Horn will also work with the City to develop a distribution listing for the Notice of Availability (NOA) and Draft EIR. This scope of work assumes that the Kimley-Horn will be responsible for the distribution of the Draft EIR and Notice of Availability (NOA).

Kimley-Horn will coordinate with City staff to determine the number of copies needed to distribute the Draft EIR. This scope of work assumes Kimley-Horn will provide the City with up to ten (10) hard copies of the Draft EIR (with appendices) and one (1) electronic copy. Kimley-Horn will provide the City with electronic copies of all Draft documents (including references cited) in PDF format.

Mitigation Monitoring and Reporting Plan

Kimley-Horn will prepare a Mitigation Monitoring and Reporting Plan (MMRP) as part of the Final EIR to comply with the Public Resources Code Section 21081.6 (AB 32180). The MMRP will identify, discuss, and develop appropriate monitoring programs for any impacts that may be associated with the short-term construction and/or long-term operation and maintenance of the project.

The Mitigation Monitoring and Reporting Checklist will serve as the foundation of the Mitigation Monitoring and Reporting Program for the proposed project. The Checklist indicates the mitigation measure number

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as outlined in the EIR, the EIR reference page (where the measure is documented), a list of Mitigation Measure/Conditions of Approval (in chronological order under the appropriate topic), the Monitoring Milestone (at what agency/department responsible for verifying implementation of the measure), Method of Verification (documentation, field checks, etc.), and a verification section for the initials of the verifying individual date of verification, and pertinent remarks. Kimley-Horn will prepare a Draft Mitigation Monitoring and Reporting Program which will be submitted to the City for review at the first Administrative Draft Final EIR milestone submittal. Kimley-Horn will respond to one (1) consolidated set of City comments on the Draft Mitigation Monitoring and Reporting Program.

As part of this task, Kimley-Horn will coordinate with the City staff to develop the mailing list for the FEIR and Notice of Determination (NOD) to include public agencies, as needed, and the State Clearinghouse. This task assumes Kimley-Horn will coordinate publication at the State Clearinghouse and at the County-Clerk (NOD).

j. Response to Comments (RTC)

Upon completion of the 45-day public review period, Kimley-Horn will prepare written responses to the letters of comment. All comments received in response to the Draft EIR will be discussed with City staff and a general approach to the responses will be agreed upon prior to preparation of the responses. If needed, Kimley-Horn may propose a City/Kimley-Horn Team workshop (up to six hours) to review comment letters on the Draft EIR and develop (and/or strategize) on responses to comments. This will help to expedite the schedule and completion of the final EIR.

Upon completion of the Draft Responses to Comments, they will be submitted to City staff for review. Following review, Kimley-Horn will finalize this section for inclusion in the Administrative Final EIR. Our scope assumes 70 hours of staff time for response to comments. The level of effort for this task is an estimate and the City will be billed the actual cost to complete the task. Kimley-Horn will bill the City on a time and materials basis at the then hourly rate.

k. Final EIR

The Final EIR will consist of the revised Draft EIR text, as necessary, and the Responses to Comments section. The Draft EIR will be revised in accordance with the responses to public comments on the EIR. To facilitate City review, Kimley-Horn will format the Final EIR with underlined text for any new or modified text, and “strike out” any text that has been deleted from the Draft EIR. Kimley-Horn will incorporate the response to comments, mitigation monitoring and reporting program, and other relevant data, as determined necessary, into the Final EIR. Kimley-Horn will provide a digital/electronic copy of the Administrative Draft Final EIR for City review.

This task includes a second Administrative Draft of the Final EIR to additional address staff comments (if necessary). Kimley-Horn will submit up to 2 (two) copies of the second Administrative Draft Final EIR for City review.

Kimley-Horn will respond to a single complete set of City comments on the first and second Administrative Draft Final EIR, complete necessary revisions, and prepare up to 15 (ten) copies the Draft Final EIR for in house use and dissemination to City Staff and City Council or Planning Commission for their review prior to and during required hearings. Revisions will be prepared in conformance with the Scope of Work. Revisions will be provided in strikeout/underline. The Final EIR document will also be provided electronically in Word.

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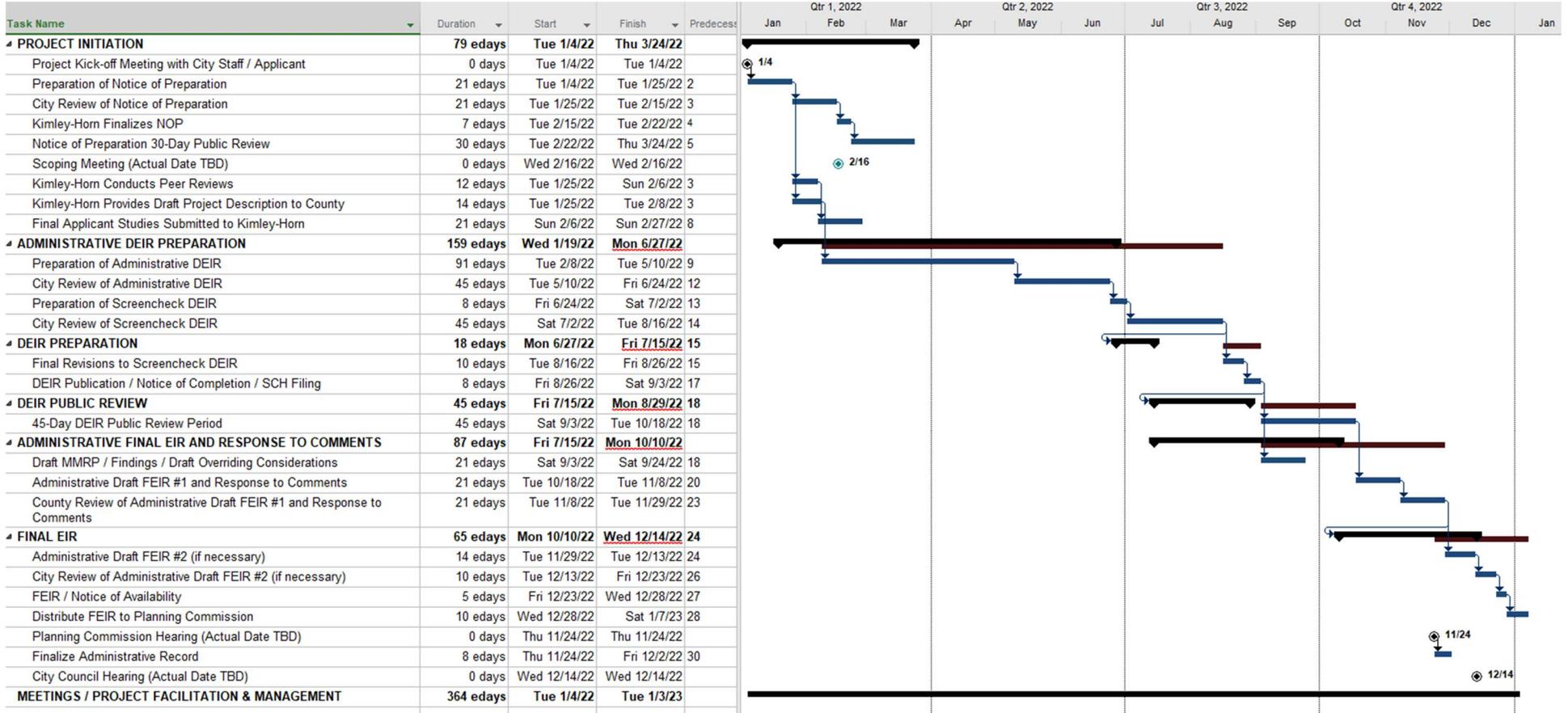
I. Invoices

Invoices will be submitted monthly, while the project is ongoing. At the completion of the project, one final invoice will be provided. All invoices will be based on the cost for services performed prior to the invoice date. Kimley-Horn agrees that the invoices will conform to the following requirements of the City.

- The beginning and ending dates of the billing period;
- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- A Task Summary containing, for each work task, the name of the person doing the work, the hours spent by each person, and a brief description of the work.

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Project Schedule



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References

Nevada County Local Agency Formation Commission – Nevada City Sphere of Influence Plan Update | City of Nevada City, CA (April 2019 – November 2020)

Kimley-Horn was responsible for the preparation of an Environmental Impact Report to analyze potential impacts from the SOI boundary adjustments for the City of Nevada City. Kimley-Horn worked directly with the Nevada County Local Agency Formation Commission (LAFCo) and consulted with City and County staff. The City’s jurisdictional boundaries included approximately 1,470 incorporated acres and the current SOI included approximately 2,702 acres. The project analyzed what was referred to as the LAFCo/City Preferred Consensus Alternative and evaluated the project for consistency with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as well as local City and County policies and codes. The project was unique in that it included four priority annexation areas that were termed - Annexation Area #1, #2, #3, and #4) and that were intended for annexation in the near future. The project also includes six areas that had the potential for annexation and further development. The Potential Development Areas were analyzed at a greater level of detail due to their likely development pressure and to provide for tiering and/or streamlining opportunities to the City for subsequent development.

Services Provided: *Environmental Services [Wastewater was an Initial Study/Negative Declaration (IS/ND)] the Nevada City SOI was an Environmental Impact Report (EIR)*

Client Contact Information

Name: SR Jones | LAFCo |
Executive Officer

Phone: sr.jones@co.nevada.ca.us

Email: 530.265.7180

City of Rio Vista | City of Rio Vista, CA (June 2020 – Present)

Kimley-Horn was retained by the City of Rio Vista for on-call projects within the city. Initially, our contract with the city was to prepare CEQA documents for the redevelopment of individual parcels within the former Rio Vista Airport. The city had adopted a redevelopment plan for the airport and anticipated that many of the sites would be used for indoor cannabis cultivation. Kimley-Horn has since prepared and had approved numerous CEQA documents for these projects. The contract did evolve and broaden over time and Kimley-Horn has assisted the City in evaluating other projects and the CEQA demands that could arise. This included a project that could result in reuse of the former Rio Vista Army base on the bank of the Sacramento River, evaluation for the potential to use a previously prepared EIR to develop a park project within an existing residential area. Kimley-Horn is continuing its service within the City to prepare an EIR for a new single-family residential project (these efforts are on-going). To date, Kimley-Horn has been awarded 10 task orders over the past year and half, and anticipates and is looking forward to continue to serve to the City.

Services Provided: *Prepared IS/MND CEQA documents and assisted staff with evaluation of other projects to determine the most appropriate CEQA document and efficient path to project approval.*

Client Contact Information

Name: Rob Hickey, City of Rio Vista | City Manager

Phone: 707.374.6451

Email: rhipkey@ci.rio-vista.ca.us

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Nevada County Commercial Cannabis Cultivation Ordinance EIR, Nevada County

Kimley-Horn was responsible for the preparation of the Nevada County Commercial Cannabis Cultivation Ordinance (NCCO) EIR to allow for the cultivation of cannabis within all unincorporated areas within the County consistent with state law. The ordinance is intended to enable a structured and logical management procedure for the cultivation of cannabis in both indoor, outdoor, and mixed-light environments. The proposed NCCO was adopted to replace the existing cannabis regulations in the Nevada County Land Use and Development Code. The proposed NCCO details new County-specific regulations to address the licensing of cannabis cultivation activities only in the unincorporated areas of the County. The EIR evaluated the potential for cannabis cultivation on all eligible parcels throughout the unincorporated area of Nevada County. Key issues evaluated were Biological Resources, Cultural Resources, Energy Use, Odors, Water Supply, and Traffic. The EIR was controversial and had a compressed schedule to allow for the ordinance to be in effect for the next growing season.

Services Provided: *Prepared EIR for the Nevada County Commercial Cannabis Cultivation Ordinance.*

Client Contact Information

Name: Brian Foss, Planning Director

Phone: 530.265.1256

Email: brian.foss@co.nevada.ca.us

Vineyards at Deer Creek Specific Plan and EIR | Brentwood, CA (2017 – 2019)

Kimley-Horn is preparing a Specific Plan and EIR for the 815-acre Vineyards at Deer Creek Project, a residential community designed to primarily serve active adult users. The project site is located in unincorporated Contra Costa County, immediately west of the City of Brentwood but the site is not currently located within the City of Brentwood's municipal boundaries or SOI, and any proposed changes are subject to the Contra Costa LAFCO approval. The Vineyards at Deer Creek Specific Plan VDCSP provides the framework for a residential community of up to 2,400 dwelling units anticipated to be developed in multiple residential neighborhoods within areas identified for housing, open space, and amenities within the City of Brentwood. The project is part of a citizen-sponsored voter initiative. In addition to consideration and adoption of the Specific Plan, the Initiative would modify the City's Urban Limit Line (ULL) to include the Specific Plan area, amend the City's General Plan by establishing new policies with respect to the development and use of the Specific Plan area, and amend the City's Zoning Ordinance to establish the VDCSP zoning district. Although the Initiative itself is exempt from CEQA, the EIR was prepared to address other discretionary actions that would be subject to CEQA should the project move forward (such as SOI amendment and annexation). In addition to preparing both the Specific Plan and EIR, Kimley-Horn staff prepared supporting documentation and graphic illustrations to support preparation of the Initiative, including a General Plan Consistency analysis, general plan land use and zoning exhibits and conforming modifications triggered by the Initiative text.

Services Provided: *Prepared the specific plan for active adult community including multiples housing types, recreation, and commercial.*

Client Contact Information

Name: Lisa Borb | Blackhawk Properties | Director, Division 1

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Email: lbomba@blackhawkproperties.com

Examples of Recent EIRs

Tierra Robles EIR | Shasta County, CA (September 2017 – November 2021)

Kimley-Horn is prepared an EIR for the 715.4-acre Tierra Robles k Project, a rural residential community designed to primarily serve active adult users. The project site is located in unincorporated Shasta County, immediately east of the City of Redding. The proposed project site is dissected by three major drainage systems including one names and two unnamed drainages. The upland areas of the site have a vegetative composition that is dominated by blue oaks with scattered gray pine over an annual grassland understory. The proposed project site is located within a primarily rural residential area, with parcels varying in size from 1 to 20 acres, and limited agricultural uses. The project would include 166 single-family residential on parcels ranging from 1.38 acres to 6.81 acres in size on approximately 471.92 acres that would be developed in phases. The project also included areas of open space and undeveloped areas to preserve sensitive resources. To provide public service the project included a community services district, which also would manage open space areas, wastewater disposal, and resource management areas. The project included numerous design guidelines to help ensure an attractive and cohesive project design with amenities including trails that would add to the walkability. The project included A Zone Amendment to change the current zoning from Rural Residential with 5-acre minimum lots to rural residential with 3-acre minimum, and areas zoned as Unclassified, to a Planned Development zone district establishing a conceptual development plan for the entire site. An EIR was prepared to address the project impacts and other discretionary actions, that would be subject to CEQA.

Fairview at Northgate EIR, City of Vallejo, CA January 2018 – May 2020

Kimley-Horn was responsible for the preparation of an Environmental Impact Report evaluating the development of a project consisting of commercial, residential, and open space uses on a 51-acre site. The western portion (21.8 acres) includes commercial development of 179,688 square feet of retail space including the relocation and expansion of an existing Costco store and gas station. The residential area consists 178 single family units on 23.8 acres and is separated from the commercial area by a 5.7-acre open space area. Key issues evaluated in the EIR include: Air Quality, Greenhouse Gas Emissions, Traffic, and Biological Resources.



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Tracy Hills Specific Plan Subsequent EIR | Tracy, CA (2017 – 2019)

Kimley-Horn was retained by the City of Tracy to provide planning, environmental, and engineering consulting support for the preparation of a Subsequent EIR for a comprehensive update to the 1998 Tracy Hills Specific Plan (THSP). The update brings the THSP into consistency and compliance with the City’s updated Infrastructure Master Plans, the General Plan and associated regional and regulatory plans and policies. The THSP includes a mixture of residential, commercial, Business Park, office, industrial, schools, parks and open space land uses on approximately 2,732 acres, and a series of negotiated conservation easements totaling 3,500 acres. Given the complexity of environmental constraints, and heightened sensitivities, the EIR evaluated a full spectrum of environmental topics with particular attention afforded to the following:

- Conversion of approximately 2,700 acres of Farmland of Local Importance, 25 acres of Prime Farmland and 500 acres of Grazing Land.
- Air quality and greenhouse gas emission impacts over a 30-year community build out.
- Participation in and compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. For those areas that may not qualify for participation in the plan, applicable/defensible mitigation strategies to minimize impacts to special status plant and animal species.
- Protection of the known cultural resources.
- Evaluation of safety and hazardous materials associated with the presence of five significantly sized underground natural gas and liquid petroleum pipelines (Conoco Philips, Shell, and PG&E) that traverse the site.
- Evaluation of safety impacts associated with catastrophic failure of the California Aqueduct located 100 feet northeast of the proposed school site.
- Safety impacts associated with the Lawrence Livermore National Laboratory’s Site 300 (a U.S. Department of Energy National Nuclear Security Administration experimental test site).
- Water supply over the life of the project and in the context of California’s historical drought.
- Potential urban decay generated by new retail and business sector uses outside of the downtown Tracy core.
- Noise impacts from the adjacent I-580 Corridor/Major California Truck Commerce Route and the Tracy Airport.
- Transportation and infrastructure impacts associated with Phase I, an interim year (2035) and full build out over a 30-year period.

Kimley-Horn has been working collaboratively with the City of Tracy Planning & Engineering team, the Tracy Hills development team and multiple project team attorneys to prepare the Subsequent EIR. We have also provided technical engineering support on all transportation-related infrastructure, technical support for negotiation of the Development Agreement terms and conditions, and technical peer review of the Phase 1a Tentative Map.

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Summary of Insurance Coverage

Kimley-Horn’s Insurance Information for policy period 04/01/2021 to 04/01/2022:

PRODUCER:

Greyling Insurance Brokerage/EPIC

Alpharetta, GA 30022

Jerry Noyola

770-220-7699

jerry.noyola@greyling.com

TYPE OF INSURANCE	INSURANCE CARRIER	LIMITS	DEDUCTIBLE
Commercial General Liability	National Union Fire Insurance Company	1 million per occurrence 2 million aggregate	\$100,000 Property
Automobile Liability	National Union Fire Insurance Company	1 combined single limit per accident	\$250/500 Comp/Collision
Umbrella Liability	Allied World Assurance Company	5 million per occurrence 5 million aggregate	None
Workers Compensation	New Hampshire Insurance Company California - National Union Fire Insurance Company	Statutory	None
Employer’s Liability	New Hampshire Insurance Company California - National Union Fire Insurance Company	1 million each accident 1 million disease - each employee 1 million disease - policy limit	None
Professional Liability	Lloyds of London	2 million per claim 2 million aggregate	1.5 million per claim

Exceptions

Kimley-Horn has reviewed the sample Professional Services Agreement and requests the following modifications.

1.2 Standard of Performance. Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, ~~first-class~~ manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.

11.14 Time is of the Essence. Time is of the essence in this Agreement for each covenant and term of a condition herein. Notwithstanding any other provision of this Agreement, Consultant shall not have liability for or be deemed in breach because of delays caused by any factor outside of its reasonable control, including but not limited to natural disasters, epidemics, adverse weather, or acts of the Client, third parties, or governmental agencies.

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Fee Proposal

Per the RFP, our Fee Proposal and Payment Schedule has been submitted in a separate, sealed envelope.

• CONTACT •

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