

**Michael Baker**

**INTERNATIONAL**

November 19, 2021

**Erin Ventura, Planning Director**  
**City of Plymouth Planning Department**

P.O. Box 429  
Plymouth, CA 95669

**RECEIVED**

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City of Plymouth  
Plymouth, CA 95669

7:33am

*We Make a Difference*

**Subject: Response to RFP regarding Preparation of an Environmental Impact Report for Development of the Greulich Ranch Subdivision and 49er Village RV Resort Expansion Project in the City of Plymouth**

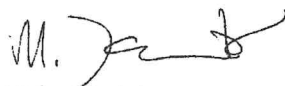
Dear Ms. Ventura,

Michael Baker International (Michael Baker) is pleased to submit this proposal to prepare a focused Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) for the [Greulich Ranch Subdivision & 49er Village RV Resort Expansion Project](#) in the City of Plymouth. Michael Baker's full-service team has the requisite project experience to analyze the proposed project. While Michael Baker's qualifications are on-file with the City, we wanted to highlight key qualifications that make our team particularly well suited for the services required for the proposed project:

- **Extensive CEQA Compliance Documentation Experience.** Michael Baker has extensive experience with environmental review and compliance including the preparation and circulation of Environmental Impact Reports. A notable example includes the Clay Street Hangtown Creek Bridge Replacement Project EIR for the City of Placerville, CA. This project would replace the existing one-lane Clay Street bridge (nearly 100 years old) over Hangtown Creek at the east end of the historic part of downtown Placerville and replace it with a new 2-lane bridge and realign Clay Street south to line up with Cedar Ravine. Additionally, Michael Baker is preparing the Supplemental EIR for Creekside Plaza in Placerville, CA-El Dorado County. The project is a commercial development at the intersection of Missouri Flat Road/Forni Road in unincorporated El Dorado County.
- **Experience Expediting Large-Scale Projects.** Our planning team has experience with expediting and processing large-scale and publicly sensitive projects. One example is the certification of an EIR for a 700,000 square foot logistics facility. Despite ongoing public opposition related to land use compatibility concerns, we expedited the EIR preparation and had it certified in less than 10 months from the Notice to Proceed.

**Experienced Technical Team.** Michael Baker has assembled a team of key Michael Baker staff to complete the EIR. Our team of specialists has a history of successful projects throughout the Sierra Foothills, the Gold County and Sacramento Valley. Our proposed scope of work and corresponding fee has been developed to meet the City's needs and to satisfy CEQA requirements for the proposed project. However, should the services proposed herein exceed or fall short of your expectations, we would appreciate the opportunity to meet with you to review your concerns, make the appropriate modifications to the scope of work, and revise the proposed fee accordingly. We are excited about this opportunity and look forward to working with you on this project. Should you have any questions, please contact me at (510) 879-0916 or [Michael.Jacinto@mbakerintl.com](mailto:Michael.Jacinto@mbakerintl.com).

Sincerely,



Michael Jacinto  
Senior Project Manager



## INTRODUCTION

### PROJECT UNDERSTANDING

The proposed project entails an application to subdivide and develop Assessor Parcel 008060035000, a 161.4-acre parcel that would accommodate the Greilich Ranch Subdivision on about 70 percent of the parcel (approx. 115.5 acres) and an expansion of the 49er Village Recreation Vehicle (RV) Resort on the remaining 30 percent of the site area (approx. 44.5 acres). Together, these two areas would constitute the project site for purposes of environmental review. The irregularly shaped project site is located southwest of downtown Plymouth and borders the existing RV Resort and Amador County Fairgrounds to the north; California State Route 49 (CA49) to the east, grazing land characterized by rolling grass hills and outcroppings of oak trees to the west and Zinfandel Parkway and the Greilich Ranch residential subdivision to its south.

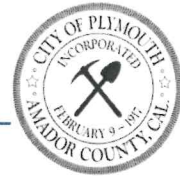
The existing 49er Village RV Resort currently provides guest lodging in 326 RV sites and in free-standing vacation cabins. The site also provides guest-serving amenities including swimming pools, a volleyball area, an amphitheater, and meeting facilities. The proposed expansion of the 49er RV Resort would accommodate an additional 214 RV stalls and guest cabins to the west and southwest of the existing resort. Ancillary, visitor-supporting features would include a 4,900-square-foot clubhouse facility, a guest pool area, a patio serving as an outdoor gathering space, meeting areas, and shower and restroom facilities. Primary vehicular access to the RV Resort would continue from CA49; the project proposes enhancements to its entry sequence accessed from CA49 including removal of RV sites near the entry point and relocating the entry kiosk approximately 240 feet west and providing three inbound vehicle lanes and two outbound lanes which is intended to minimize entryway vehicle congestion and stacking on the highway. Paved emergency access to Zinfandel Parkway would extend along the southern portion of the expansion property. Secondary emergency access would be developed in the future on the southwest corner of the expansion parcel along the proposed Greilich Parkway.

The project would develop 234 single family homes on the Greilich Ranch Subdivision portion of the site in phases over time. Residential uses would be accommodated on two lot sizes on the site: the majority (154) would be on 60-foot by 110-foot lots; with the remaining 77 on larger, 80-foot by 110-foot lots. Average residential density on the site would be one lot per half acre. Three additional parcels would be established through subdivision: one parcel would contain a 5.2-acre park; another, two stormwater retention ponds; and the third would accommodate the site's landscaped corridors, greenways, and communal areas. Access to the subdivision would be from the existing Zinfandel Parkway. Greilich Parkway would function as a new collector street and would extend in a north-south direction from Zinfandel Parkway to Old Sacramento Road. An approximate 26-foot-wide fenced path and trail would be located along the eastern edge of the Parkway. Proposed grading would result in lower grades on the east side of Greilich Parkway and higher grades to its west.

The proposed project would require approval of multiple entitlements including a Tentative Subdivision Map for subdivision of the 161.4-acre parcel; modification of existing and introduction of new open space and public/institutional General Plan land use designations to certain areas on the site; zoning text and map amendment(s) to account for elimination of the suburban commercial zone and implementation of a planned overlay district effective over the site's entirety; and approval of a development agreement detailing the obligations of the applicant and city through establishment of rules, regulations, commitments, design and/or performance criteria that would govern the site over its multiple phases.

On July 29, 2021, the City of Plymouth published a Notice of Preparation (NOP) of an Environmental Impact Report for the proposed project. The NOP determined that the proposed project may result in one or more significant effects on the environment based on an Initial Study checklist prepared by the City pursuant to Section 15064(a)(1) of the CEQA guidelines. We believe the City has fulfilled CEQA's preliminary review requirements for the project with an EIR requirement. We propose initiating review of the proposed project with preparation of a thorough and stable project description to define the project's characteristics subject to analysis in the EIR. Should the City wish to modify and circulate





an NOP/Initial Study checklist or facilitate additional public scoping, Michael Baker's experienced public engagement team can provide meeting facilitation support as an optional task and fee. Please refer to Scope of Work Task 6.1, for more information.

## PROJECT TEAM

The project team will be managed by Michael Jacinto, Project Manager with support from Renee Gleason, Deputy Project Manager/ Senior Environmental Planner. With offices located in Oakland, Reno and nearby in Rancho Cordova, Michael Baker is well positioned to support this effort with our collective expertise. Michael and Renee have successfully worked on a number of challenging projects throughout the region. Resumes for key project staff, as well as a summary of relevant experience have been included in the Qualifications and Experience section of this proposal.

In addition, Michael Baker is partnering with KD Anderson & Associates (KD Anderson) to provide local expertise to our Traffic and VMT studies. KD Anderson is a consulting engineering practice serving Northern California, the Central Valley, Oregon, and Nevada. Since 1990, they have provided private clients and government agencies with Regional Planning studies, Traffic Impact, Air Quality Studies, Traffic Operations and Safety studies and Infrastructure Design for projects in the Metropolitan Sacramento Area and throughout a service area which ranges from Fresno to Redding and into Northern Nevada and Lake Tahoe.

## APPROACH AND SCOPE OF WORK

### PROJECT APPROACH

Our approach to preparing the CEQA document for the proposed project is to work collaboratively with City staff to prepare documentation that satisfies CEQA's standard for adequacy, assists the City in its decision-making, and follows an efficient and effective project delivery process. To accomplish these objectives, our approach is founded on the following principles:

- Conduct a technically adequate, accurate, and defensible environmental analysis.
- Create a reader friendly CEQA document that utilizes objective narrative, tabular, and graphical information to disclose the environmental consequences of the project.
- Establish and a milestone/critical path-driven project schedule to expedite the environmental review process.

### SCOPE OF WORK

#### TASK 1 PROJECT INITIATION AND PROJECT DESCRIPTION

##### *Task 1.1 Project Initiation*

Project initiation tasks include review of the development application and applicant-provided technical reports, the City of Plymouth General Plan and Municipal Code, and any other documents relevant to the environmental analysis. Michael Baker will review the previously City-prepared NOP and Initial Study (IS) checklist, public and responsible agency comments on the NOP/IS and other information related to the project. Other tasks include a site visit and, if requested by the City, management of a project kick-off meeting with City staff and project applicant. The purpose of the kick-off meeting is to: 1) introduce the environmental team to City staff; 2) discuss project components and characteristics; 3) collect any relevant reports and/or project data; 4) discuss the desired format of the EIR; 4) resolve any issues regarding overall assumptions; 5) identify other key contacts; and 6) discuss communication protocols, including establishing a regular project teleconference meeting schedule.



***Deliverables:***

- Schedule kick-off meeting
- Meeting Agenda and Meeting Minutes in PDF Format
- Schedule of project team conference calls
- Site Visit

***Task 1.2 Literature/Record Research, Data Requests and Project Description***

Following the kick-off meeting, Michael Baker would obtain and review data for the analysis of project-relevant policies and documentation from the City and applicant, as well as from local, state, and federal agencies, which may be affected by the project. The project team would identify any gaps in the information needed to prepare a thorough and detailed project description and issue a data request to the project sponsor and City. The sponsor responses, along with data and information available from the City will form the foundation for the environmental documents and administrative record. Michael Baker would compile an index of source materials referenced in the EIR and EIR's technical analyses. Michael Baker would also peer review any reporting and/or data prepared by the project sponsor that may be incorporated by reference in project analyses with prior authorization by the City, including traffic counts and related data; background cultural and biological resources information, etc.

Michael Baker will prepare a draft project description for verification by the project sponsor and review and comment by City staff. After receiving comments and making any appropriate changes, we will submit a revised project description, which will be the basis for the project's technical analyses in the EIR.

***Deliverables:***

- Data Request (.pdf)
- Index of Source Material / EIR References (.pdf)
- Draft Project Description (.pdf)
- Revised Project Description for inclusion in the EIR

**TASK 2 TECHNICAL ANALYSES & BACKGROUND STUDIES**

The Initial Study prepared by the City identified potentially significant impacts in all 17 environmental topic areas on the CEQA Environmental Checklist. While there may be relevant issues that warrant analysis under each of the environmental topics covered by CEQA, we believe that many of the project's potential impacts will likely not rise to a level of significance. We therefore propose to study the following topics in depth and use the data and information gathered as part of this task to support the corresponding EIR topical sections. The scope of work for the topics identified have been developed with sufficient detail to support the Appendix G Environmental Checklist significance conclusions.

We assume that information our project team compiles need not necessarily be submitted to the City in stand-alone technical study format in advance of its incorporation in the administrative draft EIR. However, for certain topics, such as Traffic and Transportation, Biological Resources and, possibly, Cultural Resources, Michael Baker would prepare stand-alone technical studies.

***Task 2.1 Traffic Operations Study and VMT Analysis***

Michael Baker proposes to partner with KD Anderson to manage the project's transportation planning related tasks. KD Anderson would conduct transportation analysis for incorporation in the project EIR and carry out the additional tasks listed below to prepare a traffic operations study for the City of Plymouth.





**Initiation / Background Research.** We will review our work program with Caltrans District 10 and the City of Plymouth as applicable. We will contact and update all relevant information regarding current and future traffic conditions in this area, planned improvements, technical resources from the City of Plymouth, Amador County, Amador County Transportation Commission and Caltrans District 10.

**Confirm Study Base Assumptions for CEQA Impact / Traffic Operational Analysis.** KDA proposes to apply the following assumptions and approaches for this analysis based on our review of the project and the surrounding area, as well as Caltrans' comment on our initial work.

**Vehicle Miles Traveled (VMT) Estimation.** KDA will use StreetLight Data Inc. cellphone-based GIS data for the 49er Village RV Resort access to identify the regional VMT generated by the current 49er Village RV Resort operation. A "VMT per RV space" rate will then be calculated and applied to the proposed project to quantify the VMT for that project element. Because no current regional travel demand model is available, KDA will use the statewide travel demand forecasting model to identify residential per capita VMT for the residences in closest Plymouth TAZ and apply that rate to the subdivision. The significance or VMT impacts will be considered within the context of the guidance contained in the Governor's Office of Planning and Research (OPR) CEQA technical directive (2018).

**Other CEQA Criteria.** KDA will consider all CEQA criteria. The project may have a significant transportation impact on the environment if it would:

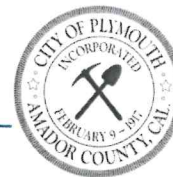
- Conflict with a program, plan, ordinance, or policy, (except Level of Service) addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Result in inadequate emergency access or access to nearby uses.
- Result in Vehicle Miles Traveled (VMT) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3 subdivision (b).

**Study Intersections.** KDA proposes to prepare a traffic operational analysis and analyze the intersections most likely to be affected by the proposed project. The proposal assumes evaluation of these six (6) intersections:

1. SR 49 / Empire Street / Pacific Street
2. SR 49 / 49er Village RV Resort Access / Empire Street
3. SR 49 / Bush Street
4. SR 49 / Zinfandel Pkwy
5. Old Sacramento Road / future collector
6. Zinfandel Pkwy / future collector

**Periods of Analysis.** For this traffic analysis, weekday a.m. peak hour (7:00 to 9:00 a.m.) and p.m. (4:00 to 6:00 p.m.) traffic conditions will be evaluated quantitatively at intersections.

**Development of Peak Seasonal Traffic Data.** Caltrans has asked that traffic volume data be collected when the 49er Village RV Resort is near to or at capacity. This was accomplished in the summer of 2021. However, because COVID limitations make it unlikely that truly representative data can be collected, if needed, KDA will make use of StreetLight Data Inc. cellphone-based GIS data to adjust available February 2019 counts to peak summer non-COVID levels.



**Level of Service Calculation.** Levels of Service (LOS) will be calculated for all study intersections and access queues will be identified using techniques consistent with the Highway Capacity Manual, 6th Edition (HCM) methodologies using SYNCHRO software. If applicable, SIDRA will be employed at roundabouts.

**Analysis Scenarios.** Traffic operating conditions will be evaluated under the following development scenarios:

1. Existing Weekday Peak Summer Conditions Non-COVID
2. Existing plus 49er Village RV Resort Expansion and Greilich Ranch Subdivision Project
3. Cumulative (20 year) No Project (project site vacant)
4. Cumulative with 49er Village RV Resort Expansion and Greilich Ranch Subdivision

**Alternatives to be Studied.** This proposal does not include quantitative analysis of alternatives to the proposed project. KDA will provide a screening assessment (i.e., comparative trip generation forecasts) for project alternatives if required.

**Basis for Cumulative Conditions.** KDA will prepare future year travel forecasts based on the available forecasts from the Amador County regional traffic model, from data in previous communitywide traffic studies, from historic traffic growth trends on SR 49 found from Caltrans data or from a City provided list of local approved projects.

**Coordination.** We will be available to consult with the Client, project proponents or City by telephone or video meeting regarding traffic study issues. We have allocated twelve (12) hours for this work. Additional team meetings, if requested, will be billed separately.

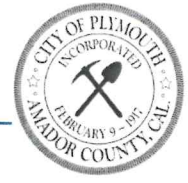
**Describe Current Setting.** KDA will describe the roadways serving the study area and will evaluate the study intersections. We will make use of available data or make new weekday a.m. and p.m. peak hour traffic counts which will be adjusted as needed for peak condition. We will evaluate the status of current conditions in terms of operating Level of Service (LOS), queues and traffic signal warrants, and we will discuss whether the existing intersections meet current Caltrans standards for turn lane length, deceleration and sight distance. We will describe facilities for alternative transportation modes (i.e., pedestrian, bicyclists, transit).

**Identify Project Characteristics.** We will estimate the amount of additional traffic that could be generated by the 49er Village RV Resort expansion and Greilich Subdivision. We will make use of trip generation rates published by the Institute of Transportation Engineers (ITE), but because data for RV parks is limited, we will also consider the results from a site-specific trip rate derived from a week of seasonally adjusted traffic counts at the 49er Village RV Resort access and the number of occupied spaces on the day of our observations. We will identify applicable assumptions for the distribution of project trips based on current patterns at the 49er Village RV Resort site access, on assumptions made in other area traffic studies for residential projects or based on general commute patterns in Amador County. We will share this initial information with the City as needed for confirmation before proceeding.

**Evaluate Project VMT impacts.** KDA will estimate the regional VMT associated with the 49er Village RV Resort Expansion based on a "per RV stall" rate developed from a VMT estimate made using StreetLight Data Inc. at the RV resort entrance. The weekday VMT generated by the Greilich Ranch Subdivision will be estimated based on the statewide traffic model VMT per capita rate for this area of Amador County.

The significance of the project's impacts on regional VMT will be assessed within the requirements of SB743 as presented by the Governor's Office of Planning and Research (OPR). OPR guidelines suggest that a residential project's impact be considered within the context of a goal for a 15% reduction in *Vehicle Miles*





*Traveled (VMT) per capita.* While we will compare the project's per capita VMT to the countywide value identified by the statewide model to determine whether this project helps the City reach that goal, because no methods for quantifying VMT or standards of significance have been adopted locally, a finding of significant and unavoidable impact is expected. Similarly, because projects like an RV resort area are to be addressed against a significance criterion of zero net increase in total VMT, a finding of significant and unavoidable impact is also anticipated.

**Evaluate Other CEQA Impacts Criterion.** The significance of project impacts to other CEQA criteria noted under Task 2 will also be determined.

**Identify 20-Year Future Background Conditions.** We will review available data to provide a basis for estimating future traffic volumes at the study intersections if the project does not proceed. We will consider sources such as the City of Plymouth General Plan, Amador County General Plan EIR, Caltrans SR 49 Transportation Concept Report, City Transportation/Circulation Master Plan, historic growth trends from Caltrans annual counts, list of approved projects, or traffic model forecasts from the current ACTC model, etc. The extent to which any other pending or proposed projects should be included will be determined in consultation with the City. Resulting a.m. / p.m. "20 Year No Project" forecasts will be made for each study intersection.

**Traffic Operational Analysis.** KDA will create and analyze Existing plus Project and 20-Year plus Project peak hour volumes and use that data to determine conditions with no improvements. The significance of the project's traffic operational effects will be determined based on consistency with General Plan policies for Level of Service. The level of improvement required at each location to satisfy minimum Level of Service standards or to conform to Caltrans minimum design requirements will be determined. The extent to which the applicable Caltrans design standard is mandatory, or advisory will be noted. A recommended approach to addressing site access will be identified along with a summary of probable mitigation requirements.

**Identify Improvements / Mitigation Measures.** Mitigation Measures would be separated into the categories noted below:

1. Improvements that are already required to correct existing deficiencies and meet minimum City or Caltrans LOS standards.
2. Improvements specifically required as a direct result of the project's effects under "Existing plus Project" conditions.
3. Improvements needed for Cumulative conditions without the project.
4. Improvements needed for Cumulative traffic conditions with the project.

Mitigated Levels of Service will be reported for each scenario and resulting consistency with General Plan goals and policies will be identified.

**Prepare Transportation Impact Analysis Report.** A written report would be prepared describing our analysis, results and conclusions. Appropriate narrative text, tabular materials and revised illustrative graphics would be included. The report will be divided into two sections: a CEQA based analysis of the project's impacts, and a separate traffic operational analysis report for inclusion as an appendix.

We will finalize the report based on responses to one (1) consolidated set of client / City comments. Our study budget does not reflect the cost of report revisions in response to changes to the project description or additional study areas as might be identified through a modified DEIR NOP, should the City determine one would be prepared.



**Assist in DEIR Preparation.** We will assist the lead consultant in incorporating our analysis into the body of the ADM DEIR. We will then assist the client in responding to staff comments on the ADM DEIR. We will address up to two (2) sets of City comments if needed, but additional revisions are not included under this proposal.

**Prepare Responses to DEIR Comments.** We will prepare written responses to one (1) consolidated set of public comments on the DEIR. Because the number of comments is unknown, our work is limited to eight-man hours, and a contract augmentation will be needed for a larger number of comments.

**Attend Planning Commission / Supervisors Meetings.** We will be available to attend video public meetings, and attend one (1) video Planning Commission meeting and one video (1) City Council meeting is included in our project budget.

***Deliverables:***

- Draft Consolidated Report including Traffic Operations Study / CEQA analysis
- Final Consolidated Report including Traffic Operations Study / CEQA analysis

***Task 2.2 Air Quality, Greenhouse Gas Emissions and Energy Analyses***

***Air Quality***

The project is located within the Mountain Counties Air Basin (MCAB), which is under the jurisdiction of the Amador County Air Pollution Control District (ACAPCD). Baseline meteorological and air quality data developed through the California Air Resources Board (CARB) will be utilized for the description of existing ambient air quality. Based on data provided by the project applicant, emissions generated during construction activities will be quantified using the California Emissions Estimator Model version 2020.4.0 (CalEEMod). A general description of the major phases of construction and their timing will be required. The air pollutant emissions during construction will be compared to the ACAPCD thresholds of significance. Naturally occurring asbestos impacts will also be qualitatively discussed. Operational (i.e., area, mobile, and energy source) emissions will be quantified with CalEEMod and the California Air Resources Board (CARB) Emission FACTor Model (EMFAC2017) and compared to the ACAPCD thresholds of significance. Emission reductions due to project design features will be incorporated into the operational emissions inventory. Primary sources of emissions will be related to area sources and local/regional vehicle miles traveled. Project consistency with regional air quality plans will be evaluated. Localized air quality impacts will be discussed in compliance with the ACAPCD CEQA Guidelines. A qualitative discussion of potential health impacts to nearby sensitive receptors from exposure to carbon monoxide (CO) and Toxic Air Contaminants (TACs) will be included. This analysis specifically excludes the preparation of Health Risk Assessment (HRA). If an HRA is deemed necessary, a separate scope and fee will be prepared and submitted for approval. As a result of the California Supreme Court decision for Sierra Club vs. County of Fresno (Friant Ranch L.P.), the resultant human health impacts from the project's short-term construction and long-term operational air emissions will be qualitatively analyzed.

***Greenhouse Gas Emissions***

Michael Baker will review the land use data and will prepare an inventory of the greenhouse gas (GHG) emissions (i.e., nitrous oxide, methane, and carbon dioxide) from both direct (i.e., area and mobile sources) and indirect sources (i.e., energy/water consumption and wastewater/solid waste generation). In addition, total GHG emissions from construction activities will be amortized into the GHG emissions inventory. CalEEMod will be used to quantify GHG emissions. Reductions from recently adopted programs and regulations will be included, such as improvements in fuel efficiency, State building code energy efficiency, and water efficiency. The analysis will review project consistency with applicable plans for the purpose of reducing GHG emissions, such as the California Air Resources Board 2017 Climate Change





Scoping Plan. Mitigation measures will be identified and incorporated, as necessary, to reduce potentially significant GHG impacts of the proposed project.

### **Energy Assessment**

Michael Baker will analyze the energy implications of the project pursuant to Public Resources Code Section 21100(b)(3) and Appendix G and Appendix F of the CEQA Guidelines. These statutes and guidelines require a project to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. In addition, Appendix G of the CEQA Guidelines requires a consistency analysis with state or local plans for renewable energy or energy efficiency. The analysis will quantify energy consumption using CalEEMod based on the project's land use data. The analysis will also qualitatively discuss the effects of the project on regional and local energy supply, demand, and resources, and the project's consistency with energy standards and requirements. Additionally, the assessment of environmental impacts on energy resources will include mitigation measures to reduce inefficient and unnecessary consumption of energy, if necessary.

#### ***Deliverables:***

- Air Quality, GHG Emissions Analysis and Energy Assessment analyses presented as individual sections of the Draft EIR, with modeling results included as appendices in the EIR, as applicable.

### **Task 2.3 Noise Analysis**

Michael Baker will review applicable noise and land use compatibility criteria for the project area. Noise standards regulating noise impacts will be discussed for land uses on and adjacent to the project site. Michael Baker will conduct a site visit throughout the project site. During the site visit, Michael Baker will conduct short-term noise level measurements along the project area. The noise monitoring survey will be conducted at up to four separate locations to establish baseline noise levels in the project area. Noise recording lengths are anticipated to require approximately 10 minutes at each location. This scope excludes long-term (24-hour) noise measurements. The noise analysis will be structured to address the applicable questions from Appendix G of the CEQA Guidelines.

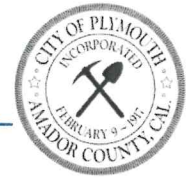
Noise impacts from construction sources will be analyzed based on the anticipated equipment to be used, length of a specific construction task, equipment power type (gasoline or diesel engine), horsepower, load factor, and percentage of time in use. The construction noise impacts will be evaluated in terms of maximum levels (L<sub>max</sub>) and hourly equivalent continuous noise levels (Leq) and the frequency of occurrence at adjacent sensitive locations. An analysis of 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, anticipated construction activities, and Noise Ordinance specifications. The project-generated off-site traffic noise levels will be compared to the applicable Noise Ordinance specifications and/or land use compatibility criteria for off-site uses. On-site noise generating activities (e.g., stationary sources, parking lot activities, etc.) will also be addressed and analyzed for potential impacts to the adjacent uses and will be assessed against the Noise Ordinance specifications. Compliance with applicable noise standards will be evaluated, with recommended mitigation measures included where appropriate.

#### ***Deliverables:***

- Noise section of the Draft EIR, with modeling results included in an EIR appendix.

### **Task 2.4 Aesthetics and Scenic Resources Evaluation**

Through site reconnaissance, Michael Baker will first determine site visibility from various publicly-accessible vantage points and characterize the type and quality of physical features visible at the site. Michael Baker would consult the General Plan and other documents, including state scenic highway program nomination reports, to determine the degree



to which site may contain unique aesthetic elements and whether those elements are also present in the surrounding landscape. Michael Baker would determine whether the site is within or adjacent to view corridors determined to have high scenic value. The evaluation would also characterize the visibility of the site which would primarily be in dynamic view sequences looking west from CA 49.

Michael Baker would photograph the site from a surrounding publicly-accessible points and include photographs of the site that visually document baseline aesthetic conditions. The type and magnitude of potential aesthetic changes would be considered based on the project at completion in order to determine whether the project would demonstrably degrade the visual character of the site, obstruct any scenic views that may include the site; or potentially create new sources of substantial light and glare. This scope-of-work does not include visual simulations or review of sponsor prepared simulations. If visual simulations are required, Michael Baker can provide an out-of-scope cost estimate for these services.

***Deliverables:***

- Noise and vibration impact analysis section of the Draft EIR, with modeling results included in an EIR appendix.

***Task 2.5 Public Utilities, Services, and Water Supply Assessment/Verification***

Michael Baker would identify utility and public service providers serving the site and vicinity for water, wastewater and stormwater drainage; electricity; refuse removal and recycling; police, fire and emergency services; schools, libraries, parks and recreation facilities. The analysis would determine whether project-generated population and employment would increase demand for utilities and services that could not be accommodated by existing provider capacities, necessitating increases in staffing, greater capacities or new infrastructure or facilities to serve project demands and determine whether the provision of new or expanded services could have significant effects on the environment.

The project team would also prepare a Water Supply Assessment for submittal to the Amador Water Agency to determine whether water resources would be available to the project under the agency's normal operating capacity as well as in periods of multi-year drought. The Water Supply Assessment would be drafted to include requisite information and analysis as set forth in SB610 and SB221 for compliance under CEQA.

***Deliverables:***

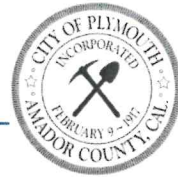
- Public Utilities and Services impact analysis section of the Draft and Final EIR
- Draft and Final Water Supply Assessment

***Task 2.6 Peer Review of Applicant-Prepared Technical Studies***

Michael Baker will assign our in-house regulatory specialists to conduct a peer review of the Applicant-prepared technical studies. Based on the information provided in the RFP, the following studies have been performed by the sponsor and their consultants: Biological Study, Cultural Resources Study, and Traffic Counts.

Michael Baker will review the documents for adherence to standard requirements under the California Environmental Quality Act (CEQA), as required by the City. It is assumed that only one technical report for each (biological, cultural resources, and traffic counts) will be provided to Michael Baker by the City for review. The review will ensure all best practices for the identification and evaluation of resources and provides appropriate impact analyses and mitigation measures. The peer review is intended to determine if the documents are legally defensible. Following review of these studies, Michael Baker will submit a peer review comment memo for the City and applicant team to review. The matrix will list all the technical study titles, dates, and authors and provide numbered comments for ease of tracking through resolution. Once the revised studies are received, Michael Baker will conduct a secondary review to confirm that all comments were addressed. Michael Baker will prepare a second peer review memo outlining any outstanding comments that need to be addressed by the applicant.





State law mandates consultations under AB52 be government-to-government. Therefore, Michael Baker assumes City would send consultation letters, complete the AB52 consultation, and provide the consultation log with supporting documentation (ex. letters, emails, phone conversation summaries) for inclusion in the EIR. This scope does not include facilitation of meetings or tribal consultation. Should further consultation be directed by the City, Michael Baker can guide consultation through assignment of (a) technical expert(s) as an optional task under separate budget proposal.

If other technical studies are submitted by the sponsor and require review, Michael Baker coordinate with the City and will provide an out-of-scope cost estimate for the additional reviews required

***Deliverables:***

- 1<sup>st</sup> Round Peer Review Comments Memo in PDF format
- 2<sup>nd</sup> Round Peer Review Comments Memo in PDF format

### **TASK 3 ENVIRONMENTAL IMPACT REPORT PREPARATION**

#### ***Task 3.1 Prepare Administrative Draft EIR***

Michael Baker will prepare an Administrative Draft EIR for review by City staff. The EIR will include all the components required by CEQA, including a summary, a project description, a description of the environmental setting, a discussion of both project-specific and cumulative environmental impacts (by topic), mitigation measures, and an alternatives analysis in which up to three alternatives (including the No Project Alternative) will be considered. The EIR will be prepared in accordance with CEQA, the most recent Guidelines for the Implementation of CEQA, applicable CEQA case law, and City guidelines.

Our objective is to prepare a user friendly EIR that clearly explains why impacts are deemed less than significant, less than significant with mitigation, or significant and unavoidable. To accomplish this, we will use a combination of narrative, figures, photographs, maps, tables, and other visual aids. The major chapters and areas of concern to be addressed in the EIR are outlined below:

***Executive Summary:*** The executive summary will include a summary description of the proposed project and project alternatives as well as a table showing the complete text of mitigation measures identified in the EIR. Areas of controversy and issues to be resolved will also be discussed as part of this section.

***Introduction:*** The introduction will identify the type and purpose of the EIR, the scope of the EIR, effects found not to be significant, and the definition of baseline and significance criteria. Project background and history will be discussed, and terms used throughout the analysis will be defined. An overview of the project and the CEQA process will also be included.

***Project Description:*** This project description will be consistent with the requirements of State CEQA Guidelines Section 15124. The chapter will consist of a detailed description of the proposed project, including construction and operational activities.

The project description will clearly describe the location of the project, study area characteristics (e.g., surrounding land uses), project objectives, and project characteristics. Intended uses of the EIR will be included, as well as a list of required permits and approvals. Other agencies using the EIR and consultation requirements will be identified. Figures including the project's regional location and a site plan depicting proposed uses will be prepared.

***Environmental Setting, Impacts, and Mitigation Measures:*** This is the focal chapter of the EIR and will include separate sections for each environmental topic area, as well as a discussion of assumptions developed in consultation with the City. This chapter will also include a list of projects or growth projections developed in consultation with the City that will be the foundation of the cumulative impact analysis in each section.



Each section in this chapter will be formatted so that the impact statements and corresponding mitigation measures will stand out from the text for clarity and ease of reference. Findings will be made as to the level of significance of each impact after mitigation. Each environmental section will consist of the following components:

- Description of the baseline environmental setting
- Description of regulatory setting, including applicable local, state, and federal laws, regulations, and policies
- Identification of the applicable standards of significance
- Description of the methodology used for conducting the analysis
- Identification and discussion of direct, indirect, and cumulative impacts associated with project implementation
- Mitigation measures, including timing and enforcement responsibility

Michael Baker anticipates using the most recent CEQA Appendix G Checklist, updated in December 2018, which requires an analysis of the following topic areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

*Effects Determined Not to Be Significant:* To satisfy CEQA requirements (CEQA Guidelines Section 15128), the EIR will briefly discuss these topics in a section titled Effects Determined Not to Be Significant.

*Alternatives:* Michael Baker will prepare a separate chapter in which we will discuss alternatives and identify alternatives considered and eliminated from further consideration, as well as alternatives selected for more detailed analysis. Pursuant to CEQA Guidelines Section 15126.6, we will prepare an analysis of a "reasonable range" of alternatives. Michael Baker will coordinate with City staff and the project applicant, as appropriate, in the development of feasible alternatives to the proposed project, in addition to the CEQA-required No Project Alternative.

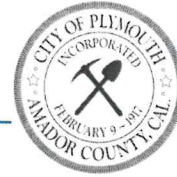
The analysis will focus on alternatives that avoid or minimize environmental effects as compared to the proposed project while achieving the project's primary objectives. Therefore, the objectives contained in the project description must be crafted with care in consultation with the City and the applicant.

*Other CEQA Requirements:* The EIR will include the other required chapters, including growth-inducing impacts of the project, and a summary of the project's significant and unavoidable impacts.

*Report Preparers and References:* This chapter will identify the authors of the report, including City staff, technical report authors, and the Michael Baker team. It will also include references to all persons, agencies, and resource documents and correspondence used in preparation of the EIR.

*Appendices:* The appendices will include a copy of the NOP and comments on the NOP. All technical reports will also be included as appendices to the EIR.





Michael Baker will submit the Administrative Draft EIR to the City for review and comment. Michael Baker assumes that the City will provide one compiled set of comments on the Administrative Draft EIR in Microsoft Word Track Changes.

***Deliverables:***

- Administrative Draft EIR in Microsoft Word Format
- Three (3) Printed Copies of the Administrative Draft EIR

**Task 3.2 Preparation of Draft EIR**

Once Michael Baker has received comments from the City on the Administrative Draft EIR, Michael Baker will note substantive comments for discussion. The project manager will then meet with City staff to discuss any substantive comments on the administrative draft. Michael Baker will then revise the document in track changes for review by the City. After the City has approved the changes, Michael Baker will complete final formatting of the EIR and submit a proofcheck draft of the EIR for approval to release for public review. Once approved, Michael Baker will submit up to eleven printed copies of the Draft EIR to the City, with technical appendices to be provided electronically on CD or USB drive. In addition, Michael Baker will provide the Draft EIR to the City electronically, in both printable and web-friendly formats.

***Deliverables:***

- Draft EIR in PDF Format

**Task 3.3 Circulation of the Draft EIR and Public Notification**

Once the proofcheck Draft EIR is completed, Michael Baker will circulate the document for public review. This task includes submitting a Notice of Completion (NOC), 15 copies of the document's executive summary, and one electronic copy of the Draft EIR to the State Clearinghouse. Michael Baker will also prepare a Notice of Availability (NOA) of the Draft EIR and file the NOA with the County Clerk. In addition, Michael Baker will distribute the NOA and EIR to the City-approved distribution list. Michael Baker assumes a maximum of 50 copies of the NOA will be distributed, and that the City will complete any required radius mailing for the NOA.

***Deliverables:***

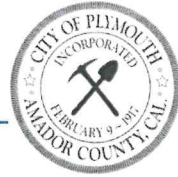
- Draft EIR in PDF Format
- Up to three (3) Printed Copies of the Draft EIR with Appendices on CD/USB Drive
- Notice of Completion in PDF Format
- Up to 50 printed copies of the Notice of Availability

**TASK 4 FINAL ENVIRONMENTAL IMPACT REPORT PREPARATION**

At the end of the public review period, Michael Baker will prepare a Final EIR, which will include a summary of the revisions to the draft EIR, responses to comments, and the Mitigation Monitoring and Reporting Program.

**Task 4.1 Response to Comments**

Following completion of the public review period on the draft EIR, Michael Baker will prepare responses to all environmental-based comments received on the draft EIR. An administrative draft version of the response to comments will be submitted to the City for review. As with the Administrative Draft EIR, Michael Baker's project manager may attend a meeting with City staff to discuss substantive comments on the administrative version of the response to comments. Since it is infeasible to estimate the number of comments on the Draft EIR, Michael Baker has preliminarily estimated 120 hours of staff time for the response to comments.



***Deliverables:***

- Draft Response to Comments in Microsoft Word Format

***Task 4.2 Errata***

Any changes to the text of the EIR will be summarized in an errata section of the Final EIR. Michael Baker will identify the revisions to the Draft EIR in a strikeout/underline format.

***Deliverables:***

- Draft Errata in Microsoft Word Format

***Task 4.3 Mitigation Monitoring and Reporting Program (MMRP)***

Michael Baker will prepare an MMRP for the project pursuant to Section 15097 of the CEQA Guidelines. Michael Baker will submit an administrative version of the MMRP to the City for review and comment. We will make all appropriate revisions and submit a draft iteration of the MMRP to the City for final approval. Upon City approval, Michael Baker will incorporate the MMRP into the final EIR.

***Deliverables:***

- Draft Mitigation Monitoring and Reporting Program in Microsoft Word Format
- Final Mitigation Monitoring and Reporting Program in Microsoft Word Format

***Task 4.4 Final EIR***

An administrative draft of the Final EIR will be submitted to the City for review. Michael Baker will make all appropriate revisions and submit a proofcheck iteration of the response to comments to the City for final approval. Upon City approval, Michael Baker will distribute the responses to comments to all commenting agencies and will incorporate the responses into the Final EIR. Michael Baker will provide an electronic submittal of the administrative draft Final EIR, including response to comments and errata changes to the Draft EIR.

***Deliverables:***

- Compiled Final EIR Document in PDF Format
- Three (3) Printed Copies of the Final EIR with Appendices on CD/USB Drive

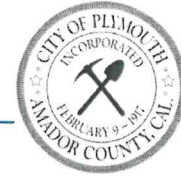
***Task 4.5 Findings and Statement of Overriding Considerations***

If desired by the City, Michael Baker is available to prepare findings in accordance with State CEQA Guidelines Section 15091 for each effect identified in the EIR. Project alternatives will also be discussed. A Statement of Overriding Considerations will be prepared, if necessary, describing the City's rationale for approving the project considering any unavoidable significant impacts.

***Deliverables:***

- Draft Findings and Statement of Overriding Considerations in Microsoft Word Format
- Final Findings and Statement of Overriding Considerations in Microsoft Word Format





## **TASK 5 PROJECT MANAGEMENT, MEETINGS, AND HEARINGS**

### **Task 5.1 Project Management**

Michael Baker's assigned project manager will work closely with City staff. This approach optimizes communication between the involved parties. Management activities include coordinating with the project team, ensuring the proposed timeline is met, monitoring the project budget and progress, and providing quality control review of all completed work products. Michael Baker has allocated 80 hours of project management time for this effort.

### **Task 5.2 Community, Planning Commission, and City Council Meetings**

Michael Baker's project manager and team will be available for Community, Planning Commission, and City Council meetings, including one public meeting/hearing for the adoption of the EIR on an as-needed time and materials basis. For the purpose of this scope, it is assumed that the project manager or a team member can attend up to five meetings, including one public hearing, and Excluding the EIR Scoping meeting, for the project to answer questions regarding the project CEQA analysis. We have included an optional task for two additional public hearings, should they be required by the City. It is assumed meeting support will be remote (via zoom or equivalent platform). If in person attendance is required, an additional fee for time and travel expenses will be applied.

#### **Deliverables:**

- Draft Presentation(s) in Microsoft PowerPoint Format
- Final Presentation(s) in Microsoft PowerPoint Format
- Meeting Materials (Sign-in Sheet and Comment Cards)
- Meeting Minutes in PDF Format

### **Task 5.3 Coordination Meetings**

Michael Baker's project manager will develop a regular meeting schedule with City staff and the applicant team to coordinate project status and action items throughout the project. It is assumed that these check-in meetings will be conducted either in-person or via conference call depending on City and Applicant preference. It is expected that these meetings will occur monthly, with more frequent calls necessary during project ramp-up and critical review and comment cycles. Michael Baker assumes coordination meetings would be conducted on a time and materials basis. As a preliminary estimate, an initial estimate of 100 hours of meeting time has been included.

#### **Deliverables:**

- Meeting Agenda in PDF Format
- Meeting Minutes in PDF Format

### **Task 5.4 Notice of Determination**

Michael Baker will prepare a Notice of Determination in accordance with Section 15094 of the State CEQA Guidelines for the City to file with the County Clerk. We recommend that the City file the Notice of Determination within 5 days of adopting the EIR to establish a 30-day statute of limitations. The City would provide the applicable California Department of Fish and Wildlife fee.

#### **Deliverables:**

- Notice of Determination in PDF Format
- Print copy of Final Notice of Determination



## **TASK 6      OPTIONAL TASKS: MODIFIED NOTICE OF PREPARATION/ADDITIONAL PUBLIC SCOPING MEETING**

As mentioned previously, we believe the City has fulfilled CEQA's preliminary review requirements for the project with an EIR requirement. Should the City wish to modify and circulate an NOP/Initial Study checklist or facilitate additional public scoping, Michael Baker's experienced public engagement team can provide meeting facilitation support as an optional task and fee.

### ***Task 6.1      Notice of Preparation (Optional)***

To initiate the EIR preparation process, Michael Baker will prepare an NOP that identifies the potentially significant effects of the project that will require further analysis in the EIR. An electronic version of the draft NOP will be submitted to the City for review and comment. Michael Baker will incorporate comments and revisions into the NOP prior to distribution. The distribution process will include the following steps:

- Michael Baker will distribute the NOP to agencies via FedEx and residents that have requested notices via first-class mail.
- Michael Baker will provide a version of the NOP suitable for newspaper publishing by the City. The City will be responsible for publishing the notice with the newspaper.
- Michael Baker will submit the NOP to the State Clearinghouse with a Notice of Completion (NOC) form.

#### ***Deliverables:***

- Draft Notice of Preparation in PDF Format
- Draft Notice of Completion in PDF Format
- Final Notice of Preparation (Up to 50 hard copies)

### ***Task 6.2      Public Scoping Meeting (Optional)***

Michael Baker will assist the City in conducting a scoping meeting during the 30-day NOP public review period. Michael Baker will facilitate the public meeting, including intake of public comments on the project. We will provide the following a draft and final presentation, as well as comment sheets, sign-in sheets, and speaker cards. Michael Baker will summarize the comments received during the meeting for agency consideration and documentation in the EIR. This assumes we would use the same presentations previously prepared for the Task 5.2.

#### ***Deliverables:***

- Meeting Materials (Sign-in Sheet and Comment Cards)
- Meeting Minutes in PDF Format







## ASSUMPTIONS AND EXCLUSIONS

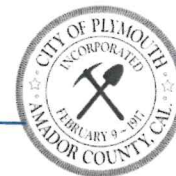
- Michael Baker assumes that the Client will provide full access to the project site, as well as keys to locked gates and advance notice to existing property tenants of our right of entry.
- Michael Baker assumes that the client will provide site plans and proposed grading plans (electronic PDF and CADD formats, if available).
- Michael Baker assumes that the client will provide detailed construction phasing and grading/excavation/paving quantities, and a construction equipment list.
- If trucks with transport refrigeration units (TRUs) would visit the project site, the Client will provide daily number of trucks with TRUs and the locations of TRUs docking stations on-site.
- The Client will provide a detailed listing of all water/energy conservation measures that will be incorporated into the design. Any planned sustainable project features should also be provided.
- This scope assumes revisions for technical studies and other deliverables will be provided as one consolidated set of comments. Additional comments can be addressed on a time and materials basis.
- The scope assumes only technical reviews for the three studies listed in the RFP (Biological Study, Cultural Resources Study and Traffic Counts). If additional documents are submitted by the applicant that require review, Michael Baker will coordinate with the City to provide an out-of-scope cost estimate for the additional reviews.
- Scope-of-work does not include biological or aquatic resources or cultural resources surveys.
- It is assumed no outside agency consultations (e.g., USFWS) will be required to address wildlife impacts.
- Only those technical analyses and background studies identified in Task 2 of this scope-of-work will be prepared for the EIR by Michael Baker. If additional technical analyses and background studies are required, we will coordinate with the City to provide an out-of-scope cost estimate for these services.
- The scope-of-work does not include preparation of visual simulations, nor a review of sponsor provided simulations. If this ends up being required, Michael Baker will coordinate with the City to provide an out-of-scope cost estimate for these services.

## CONTRACTING WITH MICHAEL BAKER

We appreciate the opportunity to preview the Professional Services Agreement that will be utilized by the City of Plymouth for this project. Michael Baker has contracted on thousands of projects over our 81-year history, including with the City, and is confident in our ability to come to mutually acceptable terms. Upon selection of this proposal, and as permitted by Section V.C of the submittal instructions, we respectfully request the following comments to certain of the contract terms, due to the professional standard of care required for performance of services, insurance commercially available, and terms which are outside the control of the professional to effect. We will work with the City to come to agreement on terms.

- Section 1.2 (Standard of Performance) - Use of the common-law standard of care is requested by modification of the last sentence to instead state: "Professional shall prepare all work products required by this Agreement in conformity to the standards of quality normally observed by a person practicing in Professional's profession."
- Section 2.1 (Invoices) - Removal of bullet points five and seven are requested for this single-use agreement for a limited time project. We will be providing CEQA services, and not agency staffing or other on-call work.
- Section 2.2 (Monthly Payment) - Modification of the term "satisfactorily performed" is requested to "performed in accordance with this Agreement", due to the potential for subjectivity.
- Section 2.3 (Final Payment) - Removal of the retainage language is requested as it is not necessary to ensure that the professional completes the services properly. Modification is requested to: "City shall make the final payment within





- sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been performed in accordance with this Agreement.
- Section 2.8 (Payment upon Termination) - Consistent with the prior requests, modification of the term "satisfactorily completed" is requested to "completed in accordance with this Agreement".
  - Section 4 (Insurance) - We can meet the types and limits of insurance required, but need to explain to the City coverage elements which are not applicable or commercially available under policies of insurance for design professional firms, as follows: Paragraph one - We will require any subconsultants to comply with the insurance requirement of the City but will not be obtaining insurance for the subconsultant. Modification of the term "until Professional has obtained all insurance required herein for the subcontractor(s)" to "until Professional has obtained proof of all insurance required herein from the subcontractor(s)". Section 4.1, paragraph two - removal of the term "by certified mail, return receipt requested" is requested under this clause and under all similar clauses in the insurance section. Major carriers will provide cancellation notices by regular first class mail and we cannot provide this endorsement wording. Section 4.3.1 - Modification of the minimum deductible amount to \$200,000 is requested due to the current deductible carried. Section 4.4.4 - Michael Baker carries the following other deductibles: \$100,000 Auto; \$250,000 CGL; and \$500,000 Workers Comp. Section 4.5 - Due to company policy about purchases of insurance, removal of the first bullet point is requested.
  - Section 7.2 (Compliance with Applicable Laws) - We understand our responsibility to follow the professional standard of care in complying with applicable laws, however when conflicts in laws at various agency levels occur, the professional is bound to comply with the higher law. Addition of the following is requested at the end of this clause: "...of contract, except should a conflict between such laws and regulations arise, thereby causing Professional or subcontractor to not comply with the terms of this section in this Agreement, Professional will immediately advise City of the situation in writing at which time the parties shall work together to seek resolution and City will not interpret such conflict as a breach of this Agreement by Professional."
  - Section 8.1 (Termination), second paragraph - Modification of this clause is requested to set terms for termination for breach by the professional as follows: "Professional may cancel this Agreement upon 60 days' prior written notice to City and shall include in such notice the reasons for cancellation. However, in the event of material breach of the City, Professional may terminate with fifteen (15) days notice to City, however, City shall have that fifteen day period in which to cure the breach to the reasonable satisfaction of Professional."
  - Section 9 (Confidentiality) - Modification of the second sentence is requested to acknowledge that a legal demand received by the professional could require disclosure of project information, regardless of City giving its consent or not. Modification of the second sentence is requested by adding the following to the beginning: "Except to the extent such information is lawfully required to be disclosed to any governmental agency or is otherwise required to be disclosed by court order or laws, Professional shall not..."
  - Section 10.1 (Records Created as Part of Professional's Performance) - For the same reason as stated above, modification of the fourth sentence is requested to start with: "Except as required by law, City and Professional agree..."
  - Section 11.11 (Professional Seal) - Modification of this clause is requested to remove the words "applicable in the determination of the contract administrator or when", as it is the professional standard of care which determines when professional stamps must be applied to work product.
  - Addition of the following clause is requested to address circumstances outside the control of the contracting parties:  
**11.19 Waiver of Consequential Damages.** In no event shall either party have any claim or right against the other, whether in contract, warranty, tort (including negligence), strict liability or otherwise, for any special, indirect, incidental, or consequential damages or any kind or nature whatsoever, such as but not limited to loss of revenue, loss of profits on revenue, loss of customers or contracts, loss of use of equipment or loss of data, work interruption, increased cost of work or cost of any financing, howsoever caused, even if same were reasonably foreseeable."

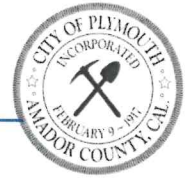


### QUALIFICATIONS AND EXPERIENCE

While Since Michael Baker has supported the City with numerous CEQA reviews in the past, it is assumed our qualifications are well understood by the City. Therefore, only key team member and subconsultant resumes have been included below. Resumes for all project team members can be provided upon request. In addition to key team member resumes, relevant project experience and references is included below.







## KEY TEAM MEMBER RESUMES

### Michael Jacinto | Project Manager



Michael Jacinto is a Senior Environmental Planner and Project Manager managing projects and preparing analyses for the Northwestern U.S. Planning group's Environmental Planning, Planning, Housing, Cultural Resources, and Public Finance teams. Michael has over twenty years of extensive experience managing projects in urban markets with complex regulatory environments and diverse stakeholder interests. His background includes managing programmatic reviews of community and specific plans, General Plan Housing element updates and citywide municipal ordinances; project-level reviews of water, wastewater and electrical transmission and distribution infrastructure; long-range development plans for higher education institutions and health care facilities; as well as multiple mixed-use projects on urban infill sites.

#### **Judicial Council of California Lakeport Courthouse CEQA Services**

Mr. Jacinto is acting as Project Manager and Senior Environmental Planner for this project. His primary duties include providing technical guidance, environmental compliance and permitting assistance relating to the Lakeport Courthouse project. In 2010, the Judicial Council of California adopted a Final Mitigated Negative Declaration for a new 55,000-square-foot courthouse facility in the City of Lakeport, which would be one of 41 courthouse houses funded by Senate Bill 1407 to improve the physical condition of the state's courthouses. Michael Baker is supporting Moore Ruble Yudell Architects & Planners' current work program as it completes pre-construction design for an anticipated start to construction in early 2022.

**Ecology & Environment.** As a Senior Environmental Planner/Project Manager employed by Ecology & Environment, Mr. Jacinto managed preparation of environmental analyses and CEQA-compliant documentation for energy generation, transmission and distribution projects under authority of the California Public Utilities Commission (CAPUC). Sample projects include: Inventory and summary of over 1,000 public comments on a natural gas pipeline proposal for CAPUC review.

- IS/MND for reconfiguration and removal of electrical transmission lines in wetland areas in San Diego. Consulted with US Army Corps, CA Fish and Wildlife and Regional Water Quality Control Board to ensure accuracy in wetland mapping and adequacy of mitigation measures to reduce impacts on avian and aquatic species.

**San Francisco Planning Department.** As an Environmental Planner employed by the San Francisco Planning Department, Mr. Jacinto administered CEQA in accordance with state Guidelines and San Francisco's Administrative Code. Subject area generalist with demonstrated technical aptitude as preparer and reviewer of land use surveys; water demand calculations; historic resource evaluations; tree and vegetation surveys; access, circulation and traffic studies; air quality analyses; aesthetics studies; building massing and urban design studies; pedestrian wind hazard modeling; environmental noise analyses; geotechnical studies; hazardous materials inventories; public benefit nexus studies; and regional population, job and housing need projections.

#### Major Project Examples:

- Recreation and Open Space General Plan Element Update: Mr. Jacinto oversaw CEQA review and preparation of an IS/MND deemed adequate for purposes of amending San Francisco's General Plan.
- Cesar Chavez Auxiliary Sewer Line Replacement and Subsequent Streetscape Improvement Project: Mr. Jacinto managed an IS/MND for the San Francisco Public Utilities Commission's proposed installation of an auxiliary sewer line along Cesar Chavez Street to reduce localized flooding in the Mission District of the combined sewer/stormwater system. The analysis also covered pedestrian improvements that would change surface-level traffic operations on Cesar Chavez and other streets in the transportation network.





- Long-range, Community and Specific Planning: Mr. Jacinto managed the environmental review of the largest rezoning and area plan projects in the City and County of San Francisco's Eastern Neighborhoods area, comprised of five disparate neighborhoods in which the City amended zoning and planning rules to guide the long-term conversion of existing industrial and manufacturing areas into future mixed-use communities. The plan is estimated to generate thousands of potential new housing units consistent with regional planning objectives of increasing housing capacity within existing communities with extant infrastructure to promote smart growth and preservation of open space.

## Renee M. Gleason, CEP-IT | Deputy Project Manager



As an Environmental Planner at Michael Baker, Ms. Gleason prepares Environmental and Planning studies for public and private sector clients, under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Her responsibilities have included working in a generalist capacity in the preparation and review of CEQA documents including Environmental Impact Reports (EIR), Mitigated Negative Declarations (MND), Negative Declarations (ND), Categorical Exemptions (CE) and Initial Studies, and NEPA documents including Environmental Impact Statements (EIS), preparation, review and coordination of Environmental Assessments (EA) and Categorical Exclusions, as well as coordinating reviews of technical studies for state and federal compliance. She also functions as an Environmental Justice (EJ) specialist in compliance with NEPA and Executive Order 12898 and has

prepared several EJ and community impact assessment documents for a variety of project types. Ms. Gleason also has a role as an Emergency Response Planner for the preparation of local Hazard Mitigation Plans (HMPs), which are subject to review and approval by the Federal Emergency Management Agency (FEMA). In addition to authoring these plans, she also functions as a Hazard Mitigation Plan reviewer for multiple FEMA regions under the Community Engagement and Risk Communications (CERC) program. In her work as a CERC plan reviewer, she conducts both single and multiple-jurisdiction local plan reviews utilizing state- and region-specific HMP guidance to ensure approved local mitigation plans meet the requirements of the Stafford Act and Title 44 Code of Federal regulations (CFR) Section 201.6.1. Prior to joining Michael Baker, Ms. Gleason worked as an analyst for a regional planning agency, the Western Riverside Council of Governments (WRCOG), where she assisted in the administration of the Transportation Uniform Mitigation Fee (TUMF) Program, a developer impact fee program intended to create a new source of revenue for roadway improvements. Her primary duties included coordinating with the member jurisdictions of WRCOG to determine eligibility for transportation project reimbursement, programming projects on WRCOG's Transportation Improvement Plans, and quality control of agency documents and public advertisements.

### EXPERIENCE

**Solar Energy and Storage and Calcite Substation EIR, San Bernardino County, California.** *San Bernardino County.* Environmental Planner. EIR contributing author. Michael Baker is preparing an environmental impact report (EIR) for the Ord Mountain Solar Energy and Storage Project and Calcite Substation Project, which is proposed for a 484-acre site and is expected to produce approximately 160,000 megawatt-hours of renewable energy annually. The project would be a 60-Megawatt (MW) alternating current (AC) photovoltaic solar energy facility with associated on-site substation, inverters, fencing, roads, and supervisory control and data acquisition (SCADA) system. The EIR will assess the effects of the project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate impacts, and discuss potentially feasible alternatives that may accomplish basic project objectives while lessening or eliminating these impacts.

**Rancho Cucamonga On-Call CEQA Consulting Services, Rancho Cucamonga, California.** *City of Rancho Cucamonga.* Environmental Planner. Responsible for QA/QC of environmental documentation. Michael Baker is providing engineering consulting services for the city of Rancho Cucamonga. As part of an on-call agreement, Michael Baker is assisting the city with California Environmental Quality Act compliance by performing peer reviews of initial studies/mitigated negative declarations (IS/MND) and environmental impact reports (EIR). To date, it has provided technical assistance and reviewed IS/MNDs and EIRs for both industrial and office spaces.





**Wine Country Community Plan Program Environmental Impact Report, Riverside County, California.** *Riverside County Transportation Commission.* Environmental Planner. Managed preparation of the transportation-traffic section of the Temecula Valley Wine Country Community Plan EIR. Michael Baker prepared a programmatic EIR for the Riverside County Planning Department. Because the Temecula Valley Wine Country region was experiencing an unprecedented level of development interest, with more than 30 new projects in process with the County of Riverside, it was necessary for the county to initiate a comprehensive review of the region's vision, policies, and development standards. The proposed project objectives included goals to guide development in the Temecula Valley Wine Country region to preserve and enhance the region's viticulture potential and rural and equestrian lifestyle and to allow for appropriate levels of commercial development. The resulting Temecula Valley Wine Country Community Plan provided a blueprint for growth to ensure that future development activities will enhance the quality of life for current and future residents.

**Development Agreement Program / Ellis Specific Plan EIR, Tracy, California.** *City of Tracy.* Environmental Planner. Responsible for environmental documentation. Michael Baker was responsible for the preparation of a program and project level EIR for the Development Agreement Program (DAP) and 320+-acre Ellis Specific Plan, a transit-oriented, mixed-use project within the City of Tracy's Sphere of Influence. The Ellis Specific Plan provides the general vision, layout and design of a proposed mix of residential, commercial, office/professional and recreational/open space uses (including a 12-acre Swim Center within a 20-acre Community Park) with the focal point of community activities centered around the village center.

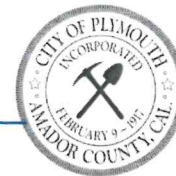
**Las Montanas Multi-Use Project Master Plan and EIR, Indio, California.** *M-TO Management, LLC.* Environmental Planner. Responsible for environmental documentation. Michael Baker provided entitlement services for a 92-acre multi-use project in Indio, California. The project included high density residential, commercial, retail, and office space uses. Michael Baker prepared a project master plan based on the approved Gateway Specific Plan, including such documents as a water supply assessment, negotiations with the Airport Land Use Committee, water and sewer master plans, drainage studies, and grading analysis.

**Wine Country EIR, Riverside County, California.** *Riverside County - TLMA.* Environmental Planner. Environmental document author. Michael Baker was retained by the County of Riverside to prepare a Program-level Environmental Impact Report (EIR) for The Wine Country Community Plan located in the Southern California Temecula Valley. The Project area covers approximately 18,990-acres of land and this region encompasses one of the most important agricultural lands in Riverside County. Winery, Equestrian, and Residential Districts have been established for the Plan Area. The Project also included a General Plan Amendment and Zoning Ordinance Amendment. The Project involved extensive public and stakeholder outreach efforts as surveys were conducted and outreach forums included the Ad Hoc Advisory Committee Meetings, Town Hall Meetings, Planning Commission workshops and Planning Commission and Board of Supervisors public hearings. The EIR was made available for public review and comment for 60 days and the Final EIR is expected to be presented to the Board of Supervisors in the winter of 2013 for certification.

**Star Ranch EIR, Campo, California.** *Masterwriter, Inc.* Environmental Planner. Responsible for environmental documentation. Michael Baker is prepared technical studies and an environmental impact report (EIR) for a specific plan, general plan amendment, and rezone and vesting tentative map for the Star Ranch Development Project. The project is designed to be a rural walkable community, with residential lots on approximately 296 acres, a 20.5-acre park, a 2.2-acre wastewater treatment facility, and 9.9 acres of commercial area. The EIR addressed issues that included biological resources; land use, community character, and consistency with the county's general plan; traffic and circulation; groundwater; and aesthetics-visual resources. The project is an expansion of Cameron Corners Village, including a mix of residential and commercial uses and biological and rangeland open space. The Project site is located on the 2,161-acre Star Ranch in the unincorporated area of Campo, California.

**Warehouse Development Environmental Impact Report, Bloomington, San Bernardino County, California.** *Western Realco.* Environmental Planner. Environmental document author. Michael Baker provided environmental services for the development of a warehouse project in the Bloomington Community. Michael Baker's services included the preparation of a focused environmental impact report evaluating air quality, cultural resources, greenhouse gasses, land use, hazardous materials, and transportation to satisfy California Environmental Quality Act requirements. Michael Baker also peer reviewed applicant-provided technical studies and performed greenhouse gas and health risk assessments. Key environmental concerns included the presence of historic age structures to be demolished, land use changes, air quality impacts on residents and schools, and neighborhood traffic impacts.





## Peter Minegar, CEP-IT, AICP | Technical Manager



As a Department and Technical Manager at Michael Baker, Mr. Minegar provides environmental compliance and planning services to both private and public sector clients, specializing in CEQA/NEPA compliance documentation including Initial Studies, Mitigated Negative Declarations, Environmental Impact Report and Environmental Assessments. Mr. Minegar has a broad range of experience ranging from project-level analysis of infrastructure improvements to program-level analysis to support General Plan updates. He has been involved in preparing environmental and planning documentation, as well as representing agency staff for a range of highly controversial projects subject to scrutiny by the general public, environmental organizations, and public agencies. Mr. Minegar also serves as an in-house CEQA manager for a number of local government agencies throughout the Inland Empire. Mr. Minegar has worked extensively on large scale infrastructure projects throughout Riverside County, including projects for the municipalities, utility providers, and water agencies.

### Experience

**I-15 Logistics Environmental Impact Report, City of Fontana, Fontana, California.** Mr. Minegar acted as Project Manager and managed the preparation of an Environmental Impact Report (EIR), staffing coordination, and overall QA/QC for the I-15 Logistics Center Project. The proposed project includes the development and operation of a 1,175,720-square foot logistics facility on approximately 76 acres; the realignment of a segment of Lytle Creek Road; the annexation of 152 acres; and related entitlements. In addition to the EIR, Michael Baker prepared the project's air quality, greenhouse gas, noise, and health risk assessments, traffic impact study, delineation of state and federal jurisdictional waters, habitat assessment, California gnatcatcher surveys, San Bernardino kangaroo rat surveys, and rare plant survey report.

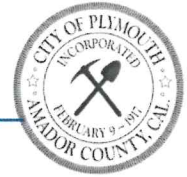
**Veterans Industrial Park Environmental Assessment, Hillwood Development, Riverside, California.** Mr. Minegar served as the QA/QC lead for the Veterans Industrial Park Environmental Assessment. Michael Baker is assisting Hillwood Development Company the preparation of an Environmental Assessment analyzing a proposed ground logistics center on property under the jurisdiction of the March Joint Powers Authority at the March Air Reserve Base. The project proposed the development two buildings totaling over 2 million square feet of logistics uses, and associated parking, landscaping and bio-retention facilities. Additionally, the project proposed the addition of off-site roadway connections. The project is subject to FAA approval, thus triggering NEPA compliance for the proposed action. Michael Baker is engaged in coordination with March JPA, Hillwood Development, the project CEQA consultant, and various discipline specific consultants in an effort to navigate the best process and procedure for the project's complex challenges.

**Fontana Foothills Commerce Center Environmental Impact Report, City of Fontana, Fontana, California.** Mr. Minegar acted as Project Manager and managed the preparation of an EIR for the Foothills Commerce Center Project (project) to evaluate the potential environmental impacts of the proposed warehouse facility on the northeast quadrant of the intersection of Juniper Avenue and Jurupa Avenue (development site). The project proposes the development of a 754,408 SF warehouse facility consisting of two warehouse and distribution buildings. Pursuant to SB 330 requirements, the upzone site was selected to offset the proposed project's lost dwelling unit potential of 155 units and "upzone" 13.76 acres of land located at the southwest corner of Merrill Avenue and Catawba Avenue.

**Western Realco Warehouse Development Project Environmental Impact Report, Western Realco LLC, San Bernardino County, California.** Mr. Minegar served as a Senior Environmental Planner assisting with the preparation of an Environmental Impact Report for the development and operation of a 676,983-square-foot industrial warehouse building and associated improvements including a detention basin, landscaping, and parking stalls, and the related entitlements.

**On-Call General Plan Planning and Environmental Support, Riverside County, California.** *County of Riverside.* Program Manager. Provide On-Call support for County Planning Department Long Range Planning division, specifically related to the large-scale program level planning CEQA documentation. Key projects include:





- Comprehensive General Plan Update EIR: Responsible for the review and finalization of the updated General Plan Document, General Plan Environmental Impact Report, and Climate Action Plan documents. Tasks associated with the General Plan Update included adding supplemental analysis to the documents, providing CEQA compliance and noticing support, completion of the Final EIR documents, and representing county staff during project meetings and hearings.
- Lakeland Village Community Plan IS/MND: Responsible for public outreach, policy development, and CEQA compliance for the Lakeland Village Community Plan. The General Plan Amendment requires amending the land use designations for approximately 2,600 acres in the Community of Lakeland Village. This project required extensive population growth modeling to support the Environmental Analysis.
- 5th Cycle Housing Element EIR: Responsible for developing and quality checking the Draft and Final EIR documents, as well as drafting supporting documentation for Staff Reports, responses to comments, and other key approval documents. Also represented County staff at public meetings and adoption hearings.

## John Hope | Senior Environmental Planner



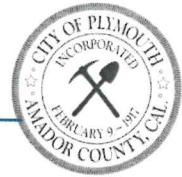
John Hope has over twenty years of experience as a current and long-range land use and environmental planner throughout California. Mr. Hope's experience includes project management and technical analyst for California Environmental Quality Act (CEQA) compliance. He has served the public interest through evaluating economic, social, and environmental issues in numerous California communities. He is a skilled advocate effective in presenting professional planning knowledge to interest groups, the public, and political affiliations. Mr. Hope has worked for state and local agencies as a consultant and as a public agency employee for the Department of Toxic Substances Control (DTSC) and California Energy Commission (CEC). Coordination and work within these agencies expanded his comprehension of public agency functions and demands. Mr. Hope has managed complex and challenging CEQA projects, including Environmental Impact Reports (EIRs) and Initial Studies / Mitigated Negative Declarations (ISMNDs). His experience includes conducting noise surveys in the field and utilization of environmental modeling software to assess air quality or noise impacts. Most of the projects Mr. Hope has been involved in required close collaboration with other environmental specialists, designers, and engineers. Mr. Hope continues to expand his CEQA and planning capabilities at Michael Baker by assisting various local agencies through complex planning and CEQA processes.

### Experience

**City of San Pablo, City of Rancho Cordova, City of Chico, El Dorado County Environmental On-Calls.** As a Senior Environmental Planner, Mr. Hope provides CEQA expertise to City and County planning divisions to determine appropriate CEQA approach for various land use projects and application submittals. Prepares the CEQA documents to inform the public of a CEQA determination (e.g., notice of exemptions, addendums) and to analyze potential environmental impacts associated with proposed projects (e.g., ISMNDs, EIRs). Mr. Hope reviews the adequacy of CEQA documents, prepared by other consulting firms, to meet local quality standards. Acts as an in-house planner for reviewing and processing planning applications and for preparing any required CEQA documents.

**Creekside Plaza SEIR-Placerville, CA-El Dorado County.** Mr. Hope is currently acting as Senior Environmental Planner to prepare a Supplemental EIR for the County of El Dorado. The project is a commercial development on approximately four acres at the intersection of Missouri Flat Road/Forni Road in unincorporated El Dorado County. Part of site includes an open space (in perpetuity) parcel. The Creekside Plaza Project was approved by the El Dorado County Board of Supervisors in December 2019, at which time it certified an EIR for the project. Subsequent to the 2019 approvals, a new property owner proposed to modify the approved site plan to construct an ARCO-branded convenience center with self-service fuel dispensers, a convenience store, and an attended automatic car wash. The





proposed features would replace Buildings B and C from the authorized development. In addition, Mr. Hope is providing peer review the Air/GHG, HRA, Noise, and Traffic technical reports, which were prepared by outside contractors.

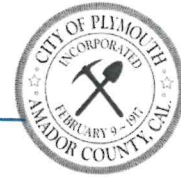
**California Energy Commission.** As an Environmental Planner II employed by the California Energy Commission, Mr. Hope prepared environmental documentation for proposed energy facilities for the California Energy Commission as required by CEQA. Wrote technical analyses for facility siting cases and planning studies in the areas of socioeconomic, environmental justice, land use, traffic and transportation, and visual resources, along with formulated solutions and mitigation unique to each individual energy facility. Served as an expert witness to the Energy Commissioners for every technical analysis under his purview. Provided expert technical expertise and served as a member of inter-disciplinary team that evaluated potential environmental and socioeconomic effects of proposed power plants, policies, and plans for energy development in order to satisfy the requirements of the Warren-Alquist Act and CEQA. Under a CEQA contract between the CEC and California Public Utilities Commission (CPUC), reviewed for adequacy Preliminary Environmental Assessments (PEAs) submitted to the CPUC.

**Pacific Municipal Consultants.** As an Assistant Planner employed by Pacific Municipal Consultants, Mr. Hope valued proposed development projects, provided code enforcement, and assisted the public-at-large. Gained experience in long-range planning from diligent researching and writing technical sections for general plans and environmental documents. As part of a team effort, responsible for the expedited review and management of proposed development applications through the entitlement process and conducting environmental review.

#### Example Projects:

- Greenbriar EIR – Mr. Hope was Project Assistant overseeing the preparation of an Environmental Impact Report with the City of Sacramento to develop 590 acres of fallow land into mixed-density residential and retail commercial land uses. The Project required close coordination with the Army Corp of Engineers for habitat restoration and conversion of rice farmland into a seasonal wetland complex and managed marsh complex. The Project also required close coordination with the Department of Fish and Wildlife for incidental take of giant garter snake habitat, a threatened species under the California Endangered Species Act. Potential impacts to operations at the nearby Sacramento International Airport from bird attraction resulting from the new wetlands and marshes was an issue of concern that needed unique mitigation to be developed.
- Downtown Roseville Specific Plan EIR – Mr. Hope was Project Manager leading an environmental team for the preparation of an Environmental Impact Report with the City of Roseville to implement the Downtown Roseville Specific Plan. The Project required an analysis of potential impacts from introducing alternative modes of transportation (increased pedestrian movement, public transit) to the City's downtown area. Increased number of residences living in the downtown area resulting from the City's mixed-use vision was a unique issue that needed to be analyzed.
- Caltrans District 3 Office Building Replacement, Marysville, California – Mr. Hope was Project Manager leading an environmental team for the preparation of an Environmental Impact Report with the California Department of Transportation to replace their office building in downtown Marysville. The Project involved a design-build vision for construction of a new office building on the same site of their existing office building along with constructing a new off-site parking area.
- Nevada Irrigation District Lower Cascade Canal Banner/Cascade Pipeline EIR – Mr. Hope was Project Manager leading an environmental team for the preparation of an Environmental Impact Report with the Nevada Irrigation District to increase the capacity and long-term reliability of their raw water conveyance system. The Project required analysis of multiple infrastructure components (new pipelines aboveground and belowground, improvements to existing canals, construction of hydroelectric generating facility) in both rural and urban areas near Nevada City.





## RELATED PROJECT EXPERIENCE

### **Clay Street Bridge EIR, Placerville, California-City of Placerville**

Michael Baker International (Michael Baker) is currently under contract with the City of Placerville to prepare an EIR for the proposed Clay Street Hangtown Creek Bridge Replacement project. This project would replace the existing one-lane Clay Street bridge (nearly 100 years old) over Hangtown Creek at the east end of the historic part of downtown Placerville and replace it with a new 2-lane bridge and realign Clay Street south to line up with Cedar Ravine. In addition, Michael Baker provided cultural services and includes the preparation of an EIR. Michael Baker also provided cultural resources services and evaluated and determined the Clay Street Hangtown Creek Bridge was eligible for inclusion in the California Register of Historical Resources under Criterion C as the last remaining closed-spandrel, concrete arch, vehicular bridge in the county of El Dorado. Cultural services have included preparing impact assessment in the EIR and developing reasonable and enforceable mitigation measures for impacts to historical resources.

City contact: Rebecca Neves, City Engineer.  
530-642-5250 [rneves@cityofplacerville.org](mailto:rneves@cityofplacerville.org)

### **Creekside Plaza SEIR-Placerville, CA-El Dorado County.**

The project is a commercial development on approximately four acres at the intersection of Missouri Flat Road/Forni Road in unincorporated El Dorado County. Part of site includes an open space (in perpetuity) parcel. The Creekside Plaza Project was approved by the El Dorado County Board of Supervisors in December 2019, at which time it certified an EIR for the project. Subsequent to the 2019 approvals, a new property owner proposed to modify the approved site plan to construct an ARCO-branded convenience center with self-service fuel dispensers, a convenience store, and an attended automatic car wash. The proposed features would replace Buildings B and C from the authorized development. Michael Baker is under contract to prepare a Supplemental EIR for the modified project. In addition, Michael Baker is contracted to peer review the Air/GHG, HRA, Noise, and Traffic technical reports, which were prepared by outside contractors.

County contact: Mel Pabalinas, Planning Manager.  
530-621-5363. [Rommel.pabalinas@edcgov.us](mailto:Rommel.pabalinas@edcgov.us)

### **I-15 Logistics Center EIR (City of Fontana)**

Michael Baker prepared an EIR and supporting technical studies for the development of a 1.2 million square foot concrete tilt-up logistics facility in unincorporated San Bernardino County just northwest of Interstate 15 (I-15). The proposed logistics facility would be developed on approximately 76 acres and would include 199 dock doors and two office spaces that total approximately 30,000 square feet. The logistics facility would provide 309 trailer stalls and 406 automobile stalls for employee parking. Other proposed improvements would include a guard booth, landscaping, security gates, lighting, perimeter fencing/walls, and drainage facilities. The project proposed the realignment of a segment of Lytle Creek Road from the western project boundary eastward to a new intersection with Sierra Avenue. In addition, the project involves the annexation of 152 acres (inclusive of the 76-acre logistics facility) into the City of Fontana. Key environmental issues addressed include air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, transportation, and tribal cultural resources. In addition to preparation of the EIR and supporting technical studies, Michael Baker's team of in-house specialists performed a peer review of the project's Applicant-prepared technical studies.

City Contact: DiTanyon Johnson, Senior Planner.  
(909) 350-6678 [djohnson@fontana.org](mailto:djohnson@fontana.org)