



City of Plymouth
Planning Division
P.O. Box 429
Plymouth, CA 95669

Notice of Preparation of a Draft EIR and Scoping Meeting

Date: April 15, 2022
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: The Greilich Ranch Subdivision and 49er Village RV Resort Expansion Project

The City of Plymouth, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the proposed subdivision and development a 161.4-acre parcel which comprises two areas: the Greilich Ranch Subdivision and the 49er Village RV Resort Expansion (Project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects.

The purpose of this notice is to:

- 1) serve as the NOP of an EIR for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the Project, and Trustee Agencies responsible for natural resources affected by the Project, pursuant to CEQA Guidelines Section 15082; and
- 2) advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues, from interested parties, including interested or affected members of the public.

Project Location

The proposed Project consists of two areas on an approximately 161.4-acre parcel: the 115.5-acre Greilich Ranch Subdivision and the 44.9-acre 49er Village RV Resort, both of which are located in the southwestern quadrant of the city west of State Route 49 (SR-49). The approximately 116.5-acre Greilich Ranch Subdivision site is bounded by the 49er Village RV Resort to the north; SR-49 to the east; Zinfandel Parkway to the south; and open space to the west. The Greilich Ranch Subdivision site is currently undeveloped. The approximately 44.9-acre 49er Village RV Resort site abuts the Greilich Ranch Subdivision site and is bounded by the Amador County Fair site to the north; SR-49 to the east; the Greilich Ranch Subdivision site to the south; and open space to the west. The 49er Village RV Resort site is developed with 326 RV and vacation rental sites which include small individual cabins. Existing amenities including swimming pools, a volleyball area, an amphitheater, and meeting facilities. See attached exhibits of project location maps.

For additional information regarding the location and exhibits, please contact Erin Ventura, as seen below.

Project Description

The proposed Project seeks multiple entitlements including amendments to the City’s General Plan and Zoning Maps; approval of a Tentative Subdivision Map; approval of a Conditional Use Permit; and a Development Agreement, which would allow the Project Applicant to subdivide and develop a 161.4 acre parcel. The project site’s existing and proposed General Plan land use and zoning designations are shown in the table below.

Existing and Proposed General Plan Land Use and Zoning Designations

Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning
AUR (75.0 acres)	AUR (92.5 acres)	RR (78.6 acres)	RR (44.9 acres)
SR (78.6 acres)	SR (44.9 acres)	SR (75.0 acres)	SR-PD (92.5 acres)
SC (7.8 acres)	OS (18.7 acres)	SC (7.8 acres)	OS-PD (18.7)
	P/I (5.3 acres)		P-PD (5.3 acres)

Key:

Land Use Designations:

- SR = Suburban Residential
- AUR = Auto Urban Residential
- SC = Suburban Commercial
- OS = Open Space
- P/I = Public/Institutional

Zoning Designations:

- RR - Rural Residential
- SR- Standard Residential
- P - Public/Institutional
- OS - Open Space
- SC - Suburban Commercial
- PD - Planned Development Overlay

The proposed development of both the Greilich Ranch Subdivision and the 49er Village RV Resort is described below.

- Greilich Ranch Subdivision. The proposed development of the Greilich Ranch Subdivision site consists of a mix of residential and public land uses and open space, and includes 234 single-family residential lots, three open space parcels including a 5.2-acre park site, two stormwater retention basins and landscaped corridor, greenways, and common areas. Access to the subdivision would be provided by the existing Zinfandel Parkway which borders the site to the south, and a new proposed collector street (Greilich Parkway) would extend to the north-south direction from Zinfandel Parkway to Old Sacramento Road. It is anticipated the subdivision would be developed in phases through the filing of multiple Final Subdivision Maps. Development of the Greilich Ranch Subdivision would require revision of the Circulation Element of the City’s General Plan.
- 49er Village RV Resort Expansion. The proposed development of the 49er Village RV Resort site includes 214 new RV and vacation sites west and south of the existing RV and vacation sites. The development includes design and construction for additional amenities to serve the vacation guests, including a Clubhouse Facility of approximately 4,900 square feet, a guest pool area, a patio to serve as an outdoor gathering space, meeting areas, showers, and restrooms. The proposed expansion would also require revision of the Circulation Element of the City’s General Plan.

EIR Scope

Since the City of Plymouth, as the CEQA lead agency, identified the need for an EIR a preliminary environmental review was conducted to refine the scope of the EIR, identify resource areas that will be eliminated from further analysis, and to solicit public input on the scope of the EIR. The lead agency has determined through the preliminary environmental review process that the following environmental considerations may result in potentially significant effects as a result of the proposed Project:

- Aesthetics
- Agriculture and Forestry 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/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Services Systems
- Wildfire
- Mandatory Findings of Significance

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant project impacts.

Responsible Agencies

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall Project. This Notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this Notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

Opportunity for Public Review and Comment

This Notice is available for public review on the City's website at:

<https://cityofplymouth.org/planning/>

Additionally, copies of the NOP are available for public review at the below locations. Contact locations to

confirm hours.

City of Plymouth Planning Department

9426 Main Street
P.O. Box 429
Plymouth, CA95669
(209) 245-6941
MON-THURS: 8:30 AM – 4:30 PM
FRI: 8:30 AM – 12:00 PM

Plymouth Library

9369 Main Street
Plymouth, CA 95669
(209) 245-6476
TUES & THURS: 12:30 PM – 5 PM
WED: 11 AM – 4 PM
FRI: 11 AM – 4 PM

Comments

We would like to hear what you think. Please submit your comments to:

Erin Ventura Phone: (209) 245-6941, ext. 255
City of Plymouth Fax: (209) 245-6953
9426 Main Street Email: eventura@cityofplymouth.org
Plymouth, CA 95669

Please include the name, phone number, and address of your agency’s contact person in your response.

Scoping Meeting

The CEQA process encourages environmentally related comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a Public Scoping Meeting will be held to solicit environmentally related public comments on the scope and content of the EIR. The meeting will be conducted in person at Plymouth City Hall, 9426 Main Street, Plymouth, and also accessible via phone and Zoom.

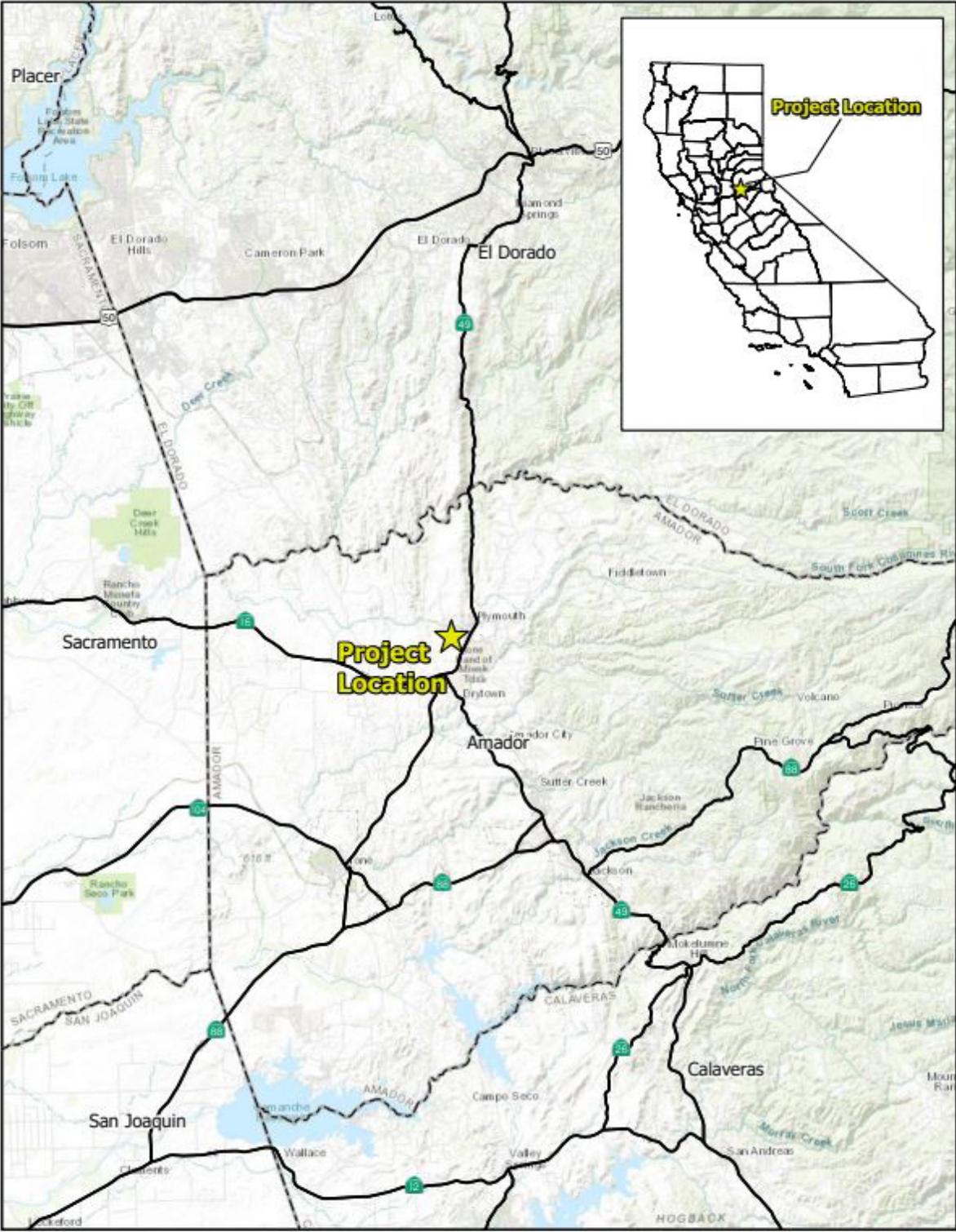
The Public Scoping Meeting will be held on:

Date and Time: April 21, 2022 from 2:00 to 3:30 pm
Call In Number: 1 (669) 900-9128 Meeting ID: 751 260 0123 Passcode: 486796
Place: **Plymouth City Hall**, 9426 Main Street, Plymouth
Zoom Meeting
<https://us02web.zoom.us/j/7512600123?pwd=M0hUQ2xpYTcyczRFQ2xmcWZZajF5dz09>
Meeting ID: 751 260 0123 Passcode: 486796

Attachments:

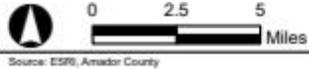
- Exhibit 1 - Regional Location Map
- Exhibit 2 - Project Location Map

City of Plymouth
The Greulich Ranch Subdivision and 49er Village RV Resort Expansion Project



CITY OF PLYMOUTH GREULICH RANCH SUBDIVISION AND 49ER VILLAGE RV RESORT EXPANSION PROJECT - NOTICE OF PREPARATION (NOP)

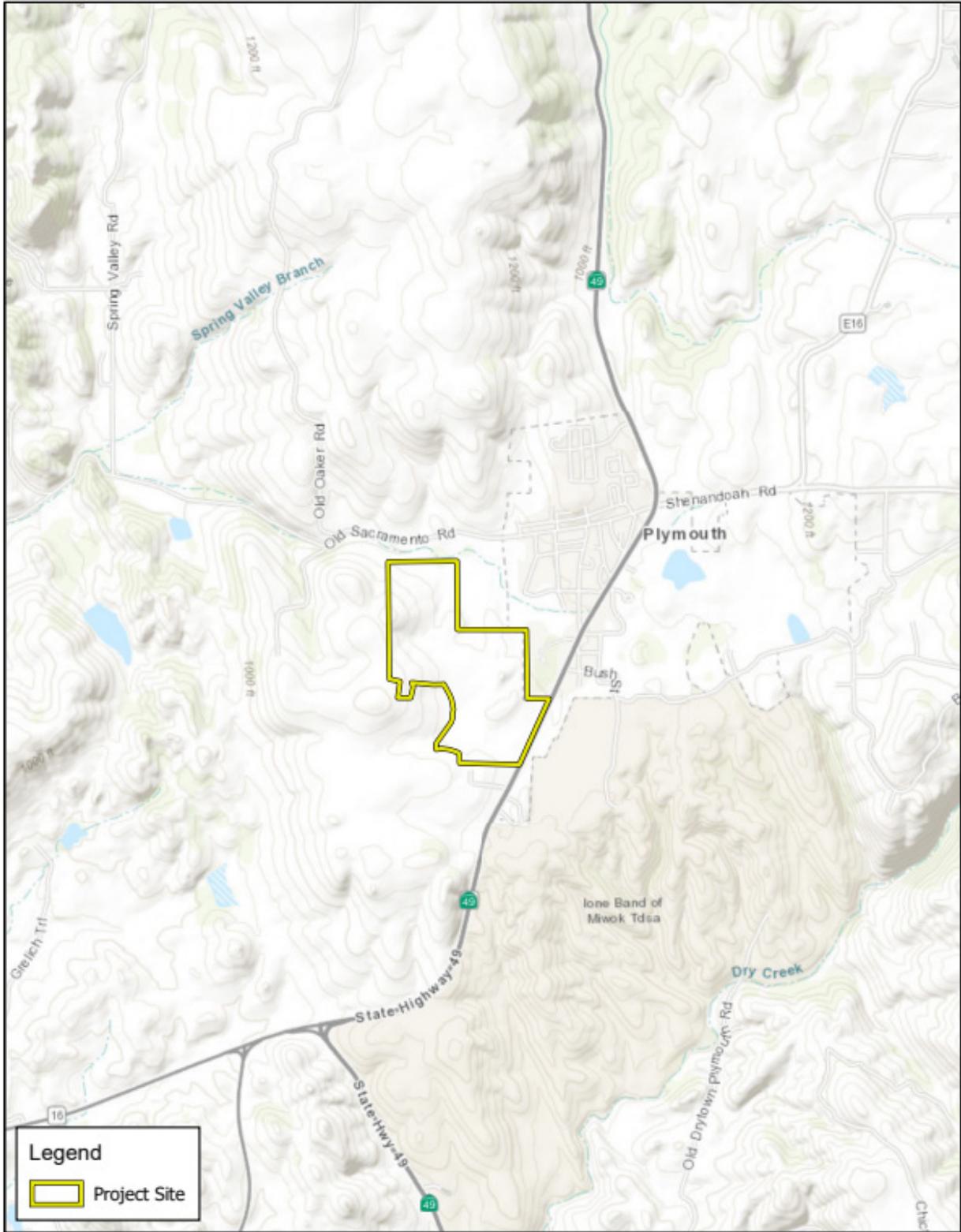
Michael Baker
INTERNATIONAL



Regional Location

Exhibit 1

City of Plymouth
The Greilich Ranch Subdivision and 49er Village RV Resort Expansion Project



Michael Baker
INTERNATIONAL



0 0.25 0.5
Miles

Source: ESRI, Amador County

Project Location

Exhibit 2