

Staff Report

SEPTEMBER 12, 2023

TO: Honorable Mayor and Members of the Town Council
FROM: Christy Consolini, Planning Director
DATE: September 12, 2023
RE: HIDDEN GROVE – APPLICATION #21-10
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW
INCLUDING TRAFFIC AND NOISE STUDY – AWARD OF SERVICES CONTRACT
RANEY PLANNING AND MANAGEMENT, INC.

Recommendation

Adopt Resolution #23-____ awarding the California Environmental Quality Act (CEQA) review agreement to Raney Planning & Management, Inc (Raney) including amendment for Traffic Study consultant GHD and authorizing the Town Manager to execute an agreement acceptable to the Town for the preparation of an Environmental Impact Report (EIR) consistent with CEQA for the evaluation of the proposed Hidden Grove Project #21-10 not to exceed \$253,901.

Issue Statement and Discussion

StoneBridge Properties, LLC has submitted a Senate Bill 330 application and tentative map application for the subdivision of approximately 61.7 acres of land currently consisting of nine parcels. The Project proposes 353 residential units in five residential areas identified as medium, medium-high, and high density in the Town's General Plan land use diagram. The residential units include 140 apartments and 204 single-family homes. The project also includes 12.5 acres of open space, 2.3 acres of parkland, 0.8 acres of Town Center Commercial with nine mixed-use dwelling units, and internal roadways and landscaping.

Upon review of the application in 2021, it was determined an EIR is required per CEQA Guidelines. In October 2021, the Town retained ECORP Consulting, Inc. to prepare the EIR, with GHD providing traffic studies for the EIR as a subconsultant to ECORP. ECORP began conducting studies and gathering data, their contract was terminated in 2023 due to a lack of responsiveness. Following their termination, the Town issued a request for proposals to two firms on the Town's CEQA consultant list: Raney Planning & Management, Inc, and Dudek. The proposals were evaluated by the Town Manager, Town Planning Staff, Town Attorney, and Planning Consultants from Hauge Brueck Associates. Both proposals were comparable in relation to cost, schedule, and tasks. After evaluation, Raney, with their subcontractors, was selected to prepare the EIR, based on a lower total cost, a lower markup for subconsultant work, and their ability to address the project unaffected by previous projects and decisions on the property.

While Raney will oversee the EIR and maintain the contract with the Town, they have retained three subconsultants to support the EIR documentation. Raney has accepted the Town's request to retain GHD under contract to Raney to prepare the traffic impact analysis for the Project. Based on discussion with the Town, GHD submitted additional scope and budget in relation to project alternative analysis. This \$51,195 augmentation would address a quantitative analysis of alternatives in the "Plus Project" scenario, to better inform circulation improvements based on different circulation network scenarios. In addition to GHD, Raney will be supported by Saxelby Acoustics to prepare a noise study and Madrone Ecological Consulting if a revised wetland delineation is determined to be necessary. Costs associated with these subconsultants are: Saxelby Acoustics - \$11,233 and Madrone Ecological Consulting - \$10,800. Costs associated with these three subconsultants total \$78,078, leaving Raney with \$175,823 to manage and prepare the EIR.

CEQA Requirements

As required by CEQA, Raney, along with subconsultants from Madrone Ecological Consulting (wetlands), Saxelby Acoustics, (noise), and GHD (traffic), will prepare an EIR to evaluate the Hidden Grove Project Application #21-10 including updated technical studies to support the EIR. Raney will address all impact areas identified in CEQA Guidelines Appendix G as part of the CEQA process and will utilize data previously compiled by ECORP.

The project area includes:

<u>Address</u>	<u>Assessor Parcel Number</u>
3627 Gates Lane	043-080-044
3621 Laird Street	044-094-001
5913 Horseshoe Bar Road	044-094-005, -006, and -010
5901 Horseshoe Bar Road	044-094-004
5885 Horseshoe Bar Road	043-080-015
5895 Horseshoe Bar Road	043-080-007 and -008

Financial and/or Policy Implications

The project applicant, StoneBridge Properties has signed a Reimbursement Agreement with the Town to fund the cost of the preparation of the EIR. As with the funding for the previous EIR consultant, fees incurred for the EIR will continue to be drawn from those funds, as established in the existing Reimbursement Agreement.

Attachments

Exhibit A - Raney Planning and Management, Inc. – Proposal to Prepare an Environmental Impact Report including subconsultants scope and budget detail

TOWN OF LOOMIS

RESOLUTION NO. 23-_____

RESOLUTION AWARDING AN ENVIRONMENTAL SERVICES AGREEMENT TO RANEY PLANNING & MANAGEMENT, INC., INCLUDING TRAFFIC STUDY BY GHD AND AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AGREEMENT ACCEPTABLE TO THE TOWN FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE EVALUATION OF THE HIDDEN GOVE PROJECT (APPLICATION #21-10) NOT TO EXCEED \$253,901.

WHEREAS, StoneBridge Properties submitted an application for the subdivision of approximately 61.7 acres of land currently consisting of nine parcels. The project proposes 353 residential units in five residential areas identified as medium, medium-high, and high density in the Town's General Plan land use diagram. The residential units include 140 apartments and 204 single-family homes. The project also includes 12.5 acres of open space, 2.3 acres of parkland, and 0.8 acres of Town Center Commercial with nine mixed-use dwelling units, and internal roadways and landscaping; and

WHEREAS, upon review of the application, it was determined an Environmental Impact Report (EIR) is required as per the California Environmental Quality Act (CEQA); and

WHEREAS, ECORP was originally contracted to prepare the EIR with GHD providing a Traffic Study in October 2021; and

WHEREAS, the Town issued a Stop Work Order and notice of the Town's intent to terminate the contract to ECORP on March 21, 2023; and

WHEREAS, Staff sent out a Request for Proposals to two qualified environmental consulting firms and received proposals from both that were evaluated by the Town Manager, Town Planning Staff, Town Attorney, and Planning Consultants from Hauge Brueck Associates; and

WHEREAS, after careful evaluation, Raney Planning & Management, Inc. was selected to prepare the EIR at a budget of \$236,686, including \$11,233 for Saxelby Acoustics noise studies, \$51,195 for GHD traffic studies, and an additional \$17,215 for optional wetland and traffic tasks at a cost not to exceed \$253,901; and

WHEREAS, the project applicant has signed a Reimbursement Agreement with the Town to fund the cost of the preparation of the EIR and deposited the full cost of its preparation in the Town's Trust Account.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of Loomis accepts the proposal of Raney Planning & Management, Inc., with GHD for the Traffic Study and hereby authorizes the Town Manager to execute an agreement acceptable to the Town for the preparation of an EIR for the evaluation of the Hidden Grove Project (Application #21-10) not-to-exceed \$253,901.

PASSED AND ADOPTED by the Council of the Town of Loomis this 12th day of September, 2023
by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Danny Cartwright, Mayor

ATTEST:

Carol Parker, Deputy Town Clerk

Exhibit A

Raney Planning & Management Proposal to Prepare an Environmental Impact Report

PROPOSAL TO PREPARE AN ENVIRONMENTAL IMPACT REPORT

Hidden Grove Project

Loomis, CA

July 7, 2023
(Revised August 7, 2023)

Submitted to:

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I. PROJECT UNDERSTANDING AND APPROACH

Raney has developed the following proposal to prepare CEQA documentation for the Hidden Grove Project (proposed project) in the Town of Loomis, California. Below please find Raney's project understanding and approach to providing CEQA documentation.

PROJECT UNDERSTANDING

Project Location

The project site is bounded by Interstate 80 (I-80) to the east, commercial uses to the south, Horseshoe Bar Road and Laird Street to the west, and single-family residences and King Road to the north in the Town of Loomis, California. The approximately 63-acre project site (APNs 043-080-007, -008, -015, and 044; and 044-094-001, -004, -005, -006, -010, and -015) is primarily undeveloped with the exception of six single-family residences located along the western boundary. Additional surrounding existing land uses include undeveloped land, scattered single-family residences, and Loomis Basin Community Park to the east, across I-80 and single-family residences and commercial uses to the west, across Horseshoe Bar Road and Laird Street. The Town of Loomis General Plan designates the project site as Commercial (TC), Residential-Medium Density (RM), Residential-Medium High Density (RMH), Residential-High Density (RH), and Public/Quasi-Public (P). The project site is zoned Office Commercial (CO), Central Commercial (CC), General Commercial (CG), and Single-Family Residential (RS-5).

Project Site Background

Raney understands the project site was previously analyzed in The Village at Loomis Project Environmental Impact Report (EIR) in 2018. The Village at Loomis Project proposed the development of a retail center, commercial and professional uses, detached single-family residential units and multi-family residential units, and parks and open spaces. The 2018 project proposed a total of 418 dwelling units, 49,000 square feet (sf) of commercial space, and 25,000 sf of office space. In addition, the open space area would surround the drainage/riparian corridor located in the central portion of the project site. The open space area would include two passive parks on 1.25 acres, two active parks on 0.59 acres, 0.49 acres of parcourse trails, and 0.74 acres of multi-use trail. The EIR was certified for The Village at Loomis project; however, development of the project did not occur due to a voter referendum, which repealed the project approvals.

Current Project Description

Raney understands the applicant team has submitted a Senate Bill (SB) 330 Preliminary Application to the Town for the proposed project. The proposed project would include the demolition of all existing on-site buildings and the subdivision of the project site into 47 acres of mixed-density residential uses with 319 dwelling units; 13.8 acres of parks and public use areas; and 0.8 acres of commercial uses. The proposed project would be separated into seven land use districts, which would consist of the following:

Unit A/Area 10A

The Unit A/Area 10A land use district would include 95 medium-high density residential units on approximately 14.5 acres. The lots would be a minimum size of 3,150 sf and the units would range from 1,400 sf to 3,600 sf with a maximum building height of two stories. The Unit A/Area 10A

land use district would be located in the northwestern portion of the project site. Access to the land use district would be provided by a new driveway off of Laird Street and would connect to a new internal roadway system.

Unit B/Area 9A

The Unit B/Area 9A land use district would include 35 medium-density residential units on approximately 8.1 acres. The Unit B/Area 9A land use district would be located in the central portion of the project site. Access to the land use district would be provided by an extension of Library Drive from the western portion of the project site and would connect to a new internal roadway system.

Unit C/Area 9B

The Unit C/Area 9B land use district would include 50 medium-high density residential units on approximately 9.8 acres. The lots would be a minimum size of 3,150 sf and the units would range from 1,400 sf to 3,600 sf with a maximum building height of two stories. The Unit C/Area 9B land use district would be located along the southern boundary of the project site. Access to the land use district would be provided by an extension of Library Drive from the western portion of the project site and would connect to a new internal roadway.

Unit D/Area 8

The Unit D/Area 8 land use district would include 19 medium-density residential units on approximately 8 acres. The lots would be a minimum size of 4,500 sf and the units would range from 1,500 sf to 3,600 sf with a maximum building height of two stories. The Unit D/Area 8 land use district would be located in the farthest eastern portion of the project site. Access to the land use district would be provided by a new driveway off of King Road.

Unit E/Area 10B

The Unit E/Area 10B land use district would include 120 multi-family residential units across six apartment buildings on approximately 21 acres. The Unit E/Area 10B land use district would be located in the southwestern portion of the project site. Access to the land use district would be provided by an extension of Library Drive from the western portion of the project site.

Town Center Commercial

The Town Center Commercial land use district would include a 5,000-sf commercial area. The Town Center Commercial land use district would be located in the southwestern portion of the project site. Access to the area would be provided by a new driveway off of Horseshoe Bar Road to the west, which would connect to the proposed internal roadway system within Unit A/Area 10A.

Parks and Public Use Areas

Approximately 13.8 acres of parks and public use areas would be located in the central portion of the project site, which would encompass the existing drainage/riparian corridor. The parks and public use areas would include the proposed Boyington Road Reservation area, which would be located along the southern project site boundary.

Raney will coordinate with the Town to determine the required entitlements for the proposed project.

APPROACH

Raney proposes to prepare a project-level EIR that will provide a comprehensive analysis of the anticipated environmental effects of the Hidden Grove Project. Analysis in the EIR will include assessment of the individual and cumulative environmental effects of the project. The Draft EIR, Final EIR, and related work products will be prepared in accordance with the criteria, standards, and provisions of the CEQA, Section 21000 et seq. of the Public Resources Code and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), and the regulations, requirements, and procedures of the Town of Loomis. Raney has tailored this scope of work to address the anticipated key issue areas associated with the proposed project and assumes the scope may be modified based on review and coordination with Town staff.

Based on information provided by the Town, Raney understands that a Notice of Preparation (NOP) and Initial Study (IS) were previously prepared for the proposed project by another environmental consulting firm in 2022. As part of the environmental review process, Raney will revise the NOP and IS, as needed and the updated NOP and IS will be released for public review and comment. The purpose of the IS will be to identify the potentially significant impacts associated with the proposed project and to focus the content of the EIR.

Based on discussions with Town staff, Raney anticipates that the analysis in the EIR will focus on Agriculture and Forestry Resources, Air Quality and Greenhouse Gas (GHG) Emissions (including Energy), Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Public Services and Recreation, Utilities and Service Systems, and Transportation. The remaining CEQA topics will be evaluated at a lesser, but appropriate, level of detail in the updated IS. The updated IS would be included as an attachment to the updated NOP as well as the Draft EIR, thus ensuring that all CEQA topics are addressed at the appropriate level, and the information is provided to the public. While other chapters would still be required in the EIR, in accordance with CEQA Guidelines (e.g., Project Description and Alternatives chapters), focusing the EIR analysis on the aforementioned issues would considerably reduce the amount of time that it would take to prepare the Draft EIR and release the document to the public for the required 45-day review period.

Raney will rely on existing information for the proposed project and the surrounding vicinity to the greatest extent feasible, including any technical reports prepared by the previous CEQA consultant, technical reports prepared by Raney and its sub-consultants, the previously prepared 2022 NOP and IS, the 2018 The Village at Loomis EIR, and information from the Town of Loomis, including the Town of Loomis General Plan and General Plan EIR. Raney firmly believes that the level of coordination between the Town of Loomis, pertinent local and State agencies, and the local citizens is directly proportional to the success of the project. Raney intends to work closely with the Town of Loomis and the project team throughout the development and processing of the appropriate CEQA document. The expectation of Raney is that we will offer environmental services to the Town of Loomis, and will make ourselves available to assist the Town of Loomis to facilitate the process.

Technical Reports to be Provided by the Town and/or Applicant Team

Raney understands that the following technical reports have been prepared by the previous CEQA consultant and are available for use in the analysis:

- Arborist Report;
- Biological Resources Assessment;
- Wetland Delineation Report;
- Cultural Inventory Report;
- Geotechnical Report; and
- Baseline Noise Measurements.

It should be noted, Raney anticipates the applicant team will provide infrastructure studies to address water quality and drainage for use in the CEQA analysis.

Technical Reports Prepared to be Prepared by Raney and its Sub-Consultants

Raney proposes to sub-contract with Saxelby Acoustics for the preparation of a Noise Study, as well as GHD for the preparation of a Traffic Operations Analysis and Vehicle Miles Traveled (VMT) Qualitative Assessment. Should the project require an updated Wetland Delineation Report, Raney would sub-contract with Madrone Ecological Consultants to prepare the new report.

The air quality and GHG emissions analysis for the project will be prepared in-house by Raney's Air Quality Division led by Vice President/Air Quality Specialist, Rod Stinson, and Division Manager/Air Quality Specialist, Angela DaRosa. All air quality and GHG studies are prepared consistent with the regulations and requirements of CEQA, Assembly Bill (AB) 32, Senate Bill (SB) 32, the Placer County Air Pollution Control District (PCAPCD), and the Town.

II. TECHNICAL SCOPE OF SERVICES

The following technical scope of services identifies each task in the preparation of the necessary documents and includes all the work products associated with each task. Raney anticipates that the scope of services will be further refined in consultation with the Town of Loomis as the CEQA lead agency for the project.

Task 1 Project Initiation

The objective of this task is to coordinate with Town of Loomis staff and the project team to confirm assumptions regarding the proposed project and scope of work. Senior Vice President, Cindy Gnos, AICP, will serve as the Project Director and will be responsible for overseeing the environmental review process, and providing quality control. Vice President/Air Quality Specialist, Rod Stinson will serve as the Project Manager and will be responsible for managing the day-to-day preparation of the environmental document; coordinating with the Town, outside agencies; and the project team; managing any technical subconsultants; and responding to inquiries on the environmental document.

Raney will complete the following deliverables:

- Participate in a kick-off meeting with Town of Loomis staff and the project team to review project schedule/milestones;
- Review existing documentation for the project and identify key issues;
- Establish communication protocols;
- Identify the role that each will play during the effort, as well as a summary of meetings and products;
- Perform a site visit; and
- Refine the scope with any revisions for the Town of Loomis to approve.

Task 2 Peer Review of Provided Reports

The objective of this task is to conduct CEQA-level peer reviews of all of the provided technical reports in order to determine if any revisions are necessary for purposes of ensuring their sufficiency for use in the environmental analysis. If it is determined that revisions to the reports are necessary, Raney would coordinate with the Town to have the reports revised. If a technical peer review is deemed necessary, Raney would coordinate with the Town and would propose to sub-contract with a technical consultant to conduct the peer review.

Raney will complete the following:

- Conduct CEQA-level peer review of all provided technical reports;
- Preparation of comments on technical reports, if necessary; and
- Coordinate with the Town to have reports revised or technical peer review conducted, if necessary.

Task 3 Project Description

The objective of this task is to prepare a draft project description in consultation with Town staff and the project applicant team. Raney will rely on the project description prepared by the previous environmental consulting firm, as needed, and will update the project description based on the

most up-to-date project materials. Raney anticipates the applicant team will review the project description to ensure accuracy. Based on Raney's extensive CEQA experience, completing a draft of the project description during the project initiation phase greatly reduces the potential for project-related issues throughout the preparation of the environmental documents. The project description will include a detailed project location, background, and history of the project (including past ownership and land uses); intended uses of the proposed project; existing environmental setting; description of on- and off-site infrastructure necessary to serve the project; discretionary actions; project characteristics; important project features; project objectives; phasing; agreements; and permits and approvals that are required for the project based on available information. In addition, Raney will prepare regional and project location maps. Raney will also provide a list of responsible agencies that are anticipated to rely on the EIR for decision making.

Raney will complete the following deliverables:

- Submit one electronic copy of the draft project description to the Town of Loomis and the applicant for review and comment; and
- Submit one electronic copy of the final project description to the Town of Loomis and the applicant prior to incorporation into the EIR.

Task 4 Prepare Updated IS

The objective of this task is to update the previously prepared IS, as needed, and prepare a draft version of the IS for review by Town staff. The IS will conform to the latest Appendix G checklist of the CEQA Guidelines and the standard Town of Loomis format. Raney will rely upon information provided by the Town of Loomis and or/the project team, as well as pertinent Town of Loomis documents, including but not limited to the Town of Loomis General Plan, General Plan EIR, 2018 The Village at Loomis Project EIR, and any other pertinent information prepared for the project site and surrounding area.

Raney will complete the following deliverables:

- Submit one electronic copy of the updated draft IS to the Town for review; and
- Revise draft IS based on the Town's comments;
- Submit one electronic copy of the updated final IS to the Town (with the NOP).

Task 5 Prepare Updated NOP

The objective of this task is to update the previously prepared NOP for public review that includes a description of the proposed project, location map, and general environmental effects anticipated to be caused by the proposed project, as well as attend a public scoping meeting to solicit the public's input on the content of the EIR. Raney assumes the public scoping meeting will be set up as a brief project overview presentation, in order for the community to gain an understanding of the project and make comments based upon accurate knowledge of the project.

Raney will complete the following deliverables:

- Submit one electronic copy of the draft NOP (with updated IS attached) to Town staff for review;
- Submit one electronic copy of the final NOP (with Town edits incorporated and updated IS attached) to the Town of Loomis;

- Coordinate with the Town of Loomis to publish, post, and distribute the updated NOP and electronically submit the NOP with a completed Notice of Completion (NOC) to the State Clearinghouse;
- Facilitate and attend one public scoping meeting to emphasize the review process as well as the intent and requirements of CEQA, as outlined in *Task 14 Project Management, Meetings, and Hearings*;
- Create an administrative record of all written and verbal comments regarding the updated NOP to bring together and resolve the concerns of affected federal, state, and local agencies, as well as the local community; and
- Revise the scope of services for the EIR, if needed, based upon NOP verbal and written comments received during the NOP comment period.

Task 6 Prepare Administrative Draft EIR

The objective of this task is to prepare an accurate, thorough, and complete Administrative Draft EIR for the proposed project that will provide a project-level analysis to evaluate the potential environmental effects associated with the proposed project. The Administrative Draft EIR will include all statutory sections required by CEQA Sections 15120 through 15132, and provide the public and decision-makers with a thorough, legally defensible environmental analysis of the proposed project.

Tasks 6.1-6.5 consist of the following sections of the EIR:

Task 6.1 Introduction, Executive Summary, and Project Description

The Introduction will cite the provisions of CEQA to which the proposed project is subject. This section will identify the intended uses of the EIR, agencies that may rely upon the EIR, purpose of the EIR and statutory authority, summary of the scoping procedures, and a list of the NOP comment letters and concerns raised in the letters. The Introduction will also include a discussion of the project site's CEQA background, including the 2018 The Village at Loomis EIR project.

The EIR will also include an Executive Summary chapter to briefly describe in text the impacts and mitigation measures. A summary table will be included, consisting of a matrix of impacts and mitigation measures, with levels of significance of impacts before and after mitigation. The summary table will include all mitigation measures applicable to the proposed project.

The Project Description chapter will be consistent with the one developed in *Task 3 Project Description*.

Task 6.2 Introduction to Analysis

The Introduction to Analysis chapter of the EIR will summarize all of the topics found to be less than significant (with or without mitigation), which were dismissed in the IS. Raney will summarize and include the conclusions of the IS in this chapter. In addition, the Introduction to Analysis chapter will also outline the significance criteria used to assess impacts to all of the topics; environmental issues to be addressed in the EIR; and the technical format of each EIR chapter.

Task 6.3 Environmental Setting, Impacts, and Mitigation Measures

The environmental analysis for the proposed project is anticipated to focus on Agriculture and Forestry Resources, Air Quality and Greenhouse Gas (GHG) Emissions (including Energy), Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Public Services and Recreation, Utilities and Service Systems, and Transportation. However, if additional environmental chapters are required following the completion of the IS or based on comments received during the NOP public review period, Raney will coordinate with the Town and amend the scope of work. Project alternatives and statutorily required sections will also be included. Some refinement to these issues may be required based on the comments that will be received during the NOP scoping process. If it is determined that the environmental chapters need to be refined or updated to cover additional issues, the budget would need to be expanded accordingly to address these issues. Consistent with CEQA, each environmental chapter will include the following: an introduction; existing environmental setting; regulatory context; standards of significance; method of analysis; identification of environmental impacts; development of mitigation measures and monitoring strategies; level of significance after mitigation; and cumulative impacts and mitigation measures.

Raney proposes to include the following technical environmental chapter:

a) Agriculture and Forestry Resources

The Agriculture and Forestry Resources chapter will provide information in regards to the existing setting relative to agricultural resources on the project site. This will include reviewing maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to determine whether Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on-site. The setting section will also identify the types of on-site soils, determined through a Web Soil Survey, which will be conducted on-line by Raney, using the USDA Natural Resources Conservation Service website. Following the setting discussion, the chapter will identify thresholds of significance applicable to the proposed project. The impacts will be measured against the thresholds of significance and appropriate mitigation measures and monitoring strategies will be identified which are consistent with the policies of the Town. With respect to forestry resources the chapter will address the project's potential to result in the loss of forest land or conversion of forest land to non-forest use. A definition of forest land will be provided pursuant to Public Resources Code Section 12220(g), as well as a discussion of whether the project site meets the definition criteria.

b) Air Quality and GHG Emissions (including Energy)

The air quality and GHG emissions analysis for the proposed project will be performed in-house by Raney, following the PCAPCD guidelines. Raney will rely on the CalEEMod software package, as well as information provided by the project team.

Air Quality

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, and PM₁₀). Vehicle trip generation data

will be obtained from the transportation study to calculate anticipated mobile emissions from the project. The significance of air quality impacts will be determined in comparison to PCAPCD's recommended thresholds of significance. Raney will additionally address toxic air contaminant (TAC) emissions using the California Air Resources Board (CARB) "Air Quality and Land Use Handbook: A Community Health Perspective." The project's cumulative contribution to regional air quality would be discussed, based in part on the modeling conducted at the project level. The significance of air quality impacts will be determined in comparison to the PCAPCD's significance thresholds. Mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

GHG Emissions

Raney will work closely with the PCAPCD throughout preparation of the GHG analysis with respect to identifying the methodology and thresholds of significance to be used for the GHG analysis. Raney's GHG analysis for the proposed project will follow the agreed upon methodology and thresholds. Raney will use CalEEMod to produce an estimate of GHG emissions for the project, including indirect emissions (e.g., electricity and natural gas). With respect to AB 32 and SB 32, Raney will coordinate with PCAPCD to ensure comparison of the estimated emissions to appropriate thresholds. Mitigation measures would be identified, as appropriate, in coordination with the Town and PCAPCD to identify feasible mitigations for GHG emissions.

Energy

Raney will analyze whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. This discussion will also evaluate whether the project would conflict with or obstruct a state or local plan for renewable energy. Raney anticipates the project team will provide energy use data for use in the analysis.

c) Biological Resources

The Biological Resources chapter will summarize the setting and describe the potential project effects to plant communities, oak woodlands, wildlife, and wetlands, including the adverse effects on rare, endangered, candidate, sensitive, and special-status species for the project site. In addition, the Biological Resources chapter will discuss the proposed project's consistency with the Town of Loomis Tree Ordinance. The analysis will be based on the Biological Resources Assessment (BRA) and Arborist Report to be provided by the Town, as part of the previous CEQA consultant work. Based on the project materials, Raney understands there are approximately six acres of wetlands centrally located on-site. Raney understands a Wetland Delineation was previously prepared for the project site; however, the report is dated from 2014. Therefore, should the Wetland Delineation Report need to be updated, Raney proposes to contract with Madrone Ecological Consulting (Madrone) to prepare a new Wetland Delineation (see *Appendix A* for a complete scope of work). Madrone will conduct a field survey of the

project site to determine the location and extent of potential Waters of the United State and State (Waters), including wetlands. A Madrone biologist will map all Waters with a GPS unit capable of sub-meter accuracy and collect three-parameter data in accordance with the U.S. Army Corps of Engineers (USACE) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*. Madrone will prepare an aquatic resources delineation report and associated aquatic resources delineation map in accordance with the USACE Sacramento District's *Minimum Standards for Acceptance of Preliminary Aquatic Resources Delineations*. Madrone will submit a final aquatic resources delineation report and map to the USACE for verification, following project team approval. Madrone will respond to any site visit or supplemental information requests from the USACE prior to verification of the aquatic resources delineation. Madrone anticipates a Preliminary Jurisdictional Determination will be requested rather than an Approved Jurisdictional Determination.

As previously mentioned in *Task 2* of this scope of work, Raney will internally review the applicant-provided Arborist Report and BRA, as well as the Wetland Delineation to be prepared by Madrone (if needed), to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the results of the analysis into the Biological Resources chapter of the EIR.

d) Cultural and Tribal Cultural Resources

The Cultural and Tribal Cultural Resources chapter of the EIR will summarize the setting and describe the potential effects to any on-site historical and archaeological resources due to implementation of the proposed project. Raney will rely on the Cultural Inventory Report to be provided by the Town, as part of the previous CEQA consultant work. Based on the project materials, Raney understands two of the six existing on-site single-family residences are potentially historic. Raney will review the report to ensure the identified historical structures are addressed and sufficient mitigation measures have been incorporated. Furthermore, as previously mentioned in *Task 2* of this scope of work, Raney will internally review the report to ensure that all CEQA issues have been adequately and accurately addressed and will incorporate the results of the analysis into the Cultural and Tribal Cultural Resources chapter of the EIR.

Tribal Cultural Resources

The Tribal Cultural Resources portion of the chapter will describe the potential effects to tribal cultural resources from the build-out of the proposed project. Given the passage of AB 52, and the associated amendments to Public Resources Code (PRC) 21080.3.1, lead agencies are required to consult with Native American tribes early in the CEQA process. Raney understands that the Town of Loomis has received letters from tribes requesting notice pursuant to AB 52/PRC 21080.3.1, and the Town will need to notify the tribes in writing of the proposed project within 14 days from the start of the CEQA process. Raney assumes the Town will handle all requirements and formal consultation pursuant to AB 52. If the Town would like assistance, Raney is available upon request and would propose to amend the scope of work, schedule, and budget accordingly. Raney understands AB 52 consultation was completed during the 2022

environmental review process; however, Raney anticipates the tribes will need to be renotified of the current proposed project. Raney will rely on any consultation that has been previously received to the greatest extent feasible, as well as the new consultation.

e) Geology and Soils (including Paleontological Resources)

The Geology and Soils chapter will summarize the project site's subsurface conditions, as well as geologic and seismic hazards that could cause potential issues. Raney will also discuss the potential for paleontological resources to occur on the project site. Raney will rely on the provided Geotechnical Report for use in the analysis. As previously mentioned in *Task 2* of this scope of work, Raney will internally review the report and the technical peer review to ensure all CEQA issues have been adequately addressed and Raney will incorporate the analysis into the Geology and Soils chapter of the EIR.

f) Hydrology and Water Quality

The Hydrology and Water Quality chapter will summarize setting information and identify potential project impacts on storm water drainage, flooding, groundwater, and water quality. Raney assumes the applicant team will provide infrastructure studies to address water quality and drainage. Specifically, the analysis in the chapter will focus on the project's location within the FEMA 100-year floodplain Zones A and AE due to the Secret Ravine tributary, which crosses the middle of the site. Raney will coordinate with the Town Engineer to ensure the adequacy of the reports and to confirm all CEQA issues have been adequately and accurately addressed. Raney will incorporate the results of the analysis into the Hydrology and Water Quality chapter of the EIR.

g) Noise

The Noise chapter will be based on the Noise Study to be prepared by Saxelby Acoustics (Saxelby), under contract with Raney (please see *Appendix B* for a complete scope of work). While Baseline Noise Measurements were prepared for the previous IS, Saxelby recommends updating the measurements to ensure they are the most up to date. Saxelby will quantify existing noise levels due to nearby transportation noise and will use the Federal Highway Administration (FHWA) traffic noise prediction model for the prediction of traffic noise levels. Direct inputs into the traffic model will include traffic data provided by the project traffic consultant, existing posted speed limits, truck count information, and 24-hour split data collected by Saxelby. Saxelby will conduct a noise survey within the project site to quantify existing background noise levels. The noise survey will consist of short-term noise level measurements and continuous noise level measurements for a minimum period of 24 hours. Saxelby will evaluate the increased traffic noise levels at existing sensitive receptors in the project vicinity using traffic volumes provided by the GHD. Saxelby will provide traffic noise levels for existing, existing plus project, cumulative, and cumulative plus project scenarios, as well as additional scenarios included in the Transportation Study. Saxelby will also calculate exterior and interior traffic noise levels on the proposed residential uses. Saxelby will provide an analysis of the noise and vibration impacts associated with construction and operation of the proposed project at any existing or future sensitive receptors in the project vicinity. The prepared analysis will follow the assumptions used

in the project air quality analysis, as applicable. Saxelby Acoustics will provide a report which details their findings, methodology, and noise reduction measures, as needed.

In addition, Raney will internally review the Noise Study to ensure all CEQA issues have been adequately and accurately addressed and will incorporate the results of the analysis into the Noise chapter of the EIR.

h) Public Services and Recreation

The Public Services and Recreation chapter will summarize setting information and identify potential new demand for services, including fire, police, schools, parks, and recreation. Raney will rely upon the information from the Town of Loomis General Plan and General Plan EIR. In addition, Raney will evaluate whether the project could increase demands upon local service providers such that physical improvements would be required to their existing facilities, or new facilities would be required, the construction of which could cause physical impacts to the environment. Raney will coordinate with the Town to contact local service providers to solicit input regarding their ability to adequately service the anticipated demands resulting from the proposed development.

i) Utilities and Service Systems

The Utilities and Service Systems chapter will evaluate the project's increase in water supply demand and wastewater generation, and whether the existing water and sewer infrastructure systems can accommodate the demands from the project, or whether upgrades to the systems would be required. Raney will rely on the utility information provided by the applicant team, including the proposed water, sewer, and drainage plans, as well as the Town's Storm Water Management Program (SWMP). Raney anticipates the utility information will also address the removal and rerouting of existing stormwater pipelines. The Utilities and Service Systems chapter will also estimate the amount of solid waste generated by the project and the receiving landfill's capacity to accommodate the increase in solid waste. Other utility systems that would be considered in this chapter include electricity and natural gas.

j) Transportation

The Transportation chapter will be based on the Traffic Operations Analysis and VMT Qualitative Assessment to be prepared by GHD, under contract with Raney (please see *Appendix C* for a complete scope of work). Raney understands GHD previously prepared the level of service (LOS) and VMT analysis for the project in 2022. However, the Town has requested additional evaluation of "plus project" traffic conditions with alternative circulation networks for the proposed project. In addition, the results of the evaluations shall inform circulation improvement recommendations consistent with the Town's General Plan and supportive of VMT reduction requirements pursuant to CEQA. Therefore, GHD anticipates the analysis completed to date, specifically the existing and cumulative year intersection LOS, is adequate for the proposed project and will serve as the baseline for additional "plus project" circulation network scenarios.

GHD collected data, including peak hour intersection turning movement counts, for the proposed project under the previous contract with the Town. GHD anticipates that additional traffic data will not need to be collected and the previously collected data, trip generation, distribution, and assignment performed under the previous contract is adequate for the proposed project. However, if there are changes to the proposed project land use conditions, GHD will revise the scope of work to reflect the necessary effort to determine new “plus project” traffic conditions.

Traffic Operations Analysis

As previously mentioned, the intersection LOS analysis for the proposed project was previously completed by GHD for the proposed project and is assumed to be adequate for the proposed project. The results of the completed analysis will serve as the baseline for additional “plus project” circulation network scenarios. GHD will perform peak hour operation analysis for “plus project conditions” for both existing and future years for the 10 intersections below, which were previously evaluated:

1. Library Drive/Horseshoe Bar Road;
2. Horseshoe Bar Road/Laird Street;
3. Webb Street/ Laird Street;
4. Webb Street/Taylor Road;
5. Court 9 (proposed)/King Road;
6. King Road/Boyington Road;
7. King Road/Taylor Road;
8. Taylor Road/Horseshoe Bar Road;
9. Horseshoe Bar Road/I-80 WB Ramps; and
10. Horseshoe Bar Road/I-80 EB Ramps.

GHD will perform the “plus project” peak hour operational analysis for three circulation network scenarios which include variations of roadway connections within the Town of Loomis Circulation Element. GHD has included evaluation of an optional fourth scenario, which could be performed if requested by the Town. The circulation network scenarios would include the following:

1. **Boyington Road Access (Partial):** Project circulation network with access to Boyington Road, connecting to King Road along the existing reservation alignment. This scenario does not assume full connection of Boyington Road to Horseshoe Bar Road, and may require changes to internal project streets.
2. **Boyington Road Access (Full):** Project circulation network with access to Boyington Road, connecting to King Road and Horseshoe Bar Road along the existing reservation alignment. This scenario may require changes to internal project streets.
3. **Webb Street Extension:** Project circulation network per existing site plan with the Webb Street Extension between Laird Street and Horseshoe Bar Road. This scenario may require changes to internal project streets. GHD will not include

Boyington Road in this circulation network scenario to allow for effective comparison of the impact that these two connections may have on project and background trips through the study intersections.

4. **Optional Scenario – Webb Street Extension with Boyington Road (Full):** Project circulation network per existing site plan with the Webb Street Extension, between Laird Street and Horseshoe Bar Road, and Boyington Road, connecting to King Road and Horseshoe Bar Road along the existing reservation alignment. This scenario may require changes to internal project streets.

In addition, GHD will perform peak hour operational analysis for “plus project” conditions for both existing and future years for study intersections along Taylor Road under all circulation network scenarios. GHD will also provide a qualitative assessment of multimodal conditions and safety implications based on a comparison of the circulation network scenarios. GHD will develop recommendations to improve intersection operations consistent with the Town’s General Plan LOS policies for one circulation network scenario, based on input from the Town.

VMT Qualitative Assessment

As previously mentioned, the VMT analysis for the proposed project was previously completed for the proposed project and is assumed to be adequate for the proposed project. The results of the completed analysis will serve as the baseline for the qualitative assessment. The VMT qualitative assessment will be performed for the Boyington Road Access (Full) circulative network scenario, which would connect King Road and Horseshoe Bar Road and provide access to internal project streets. GHD will calculate the distance (miles) between specified intersections with and without the Boyington Road Access (Full). Because Boyington Road does not yet exist, GHD will coordinate with the Town to confirm the assumed roadway lengths of Boyington Road Access (Full) prior to the analysis.

The VMT assessment will focus on project trips made from the project site access point at King Road to Horseshoe Bar Road. The project trips that were previously assigned between King Road and Horseshoe Bar Road via Taylor Road would be reassigned via Boyington Road to access Horseshoe Bar Road. GHD will use the number of trips that would be reassigned to travel via Boyington Road to calculate VMT. GHD will estimate the potential changes in project VMT.

The results of the Traffic Operations Analysis and VMT Qualitative Assessment will be documented in technical memorandums. Raney will internally review the Traffic Operations Analysis and VMT Qualitative Assessment to ensure all CEQA issues have been adequately and accurately addressed and will incorporate the results of the analysis into the Transportation chapter of the EIR.

The method and criteria used for determining the adverse impacts for each of the technical issues will be clearly and explicitly described in the respective chapters of the EIR, including any

assumptions, models, or modeling techniques used in the analyses. The determination of impacts will be based on thresholds of significance drawn from the standards used in similar EIRs in the region, from the technical studies prepared for the proposed project, and will be refined based on the Town of Loomis-adopted thresholds in consultation with the Town of Loomis staff. For each significant impact, feasible mitigation measures, if available, will be identified and the level of significance after mitigation will be stated. Mitigation measures will identify the timing of the mitigation and the entities responsible for implementation. Cumulative impacts and mitigation measures will also be addressed within each technical chapter and include the impact, mitigation, and level of significance after mitigation. The cumulative analyses will be based on quantitative data, as applicable. Each impact in the EIR will be numbered, as will the corresponding mitigation measures. Cross-references will be provided where necessary. The effectiveness and feasibility of mitigation measures will be discussed.

Task 6.4 Statutorily Required Sections

The Statutorily Required Sections chapter of the EIR will summarize significant and unavoidable, significant irreversible, and growth-inducing impacts, to the extent that such impacts are identified in the EIR analysis. The chapter will also summarize the cumulative impact analyses, which will be provided in each technical chapter of the EIR.

Task 6.5 Alternatives

The EIR will include an alternatives analysis in compliance with CEQA Guidelines Section 15126.6. The Alternatives chapter will evaluate, at a minimum, three alternatives, including a No Project Alternative, as required by CEQA. Alternatives will be selected when more information related to project impacts is available in order for the alternatives to be designed to reduce significant project impacts. Raney understands the 2018 The Village at Loomis EIR analyzed seven alternatives, including a Modified Transportation Alternative, and will take into account each of the 2018 EIR alternatives during the selection period. Alternatives shall be developed in consultation with Town of Loomis staff during preparation of the Administrative Draft EIR to respond to identified significant impacts. The Alternatives chapter will describe the project alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project which is permissible under CEQA; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will include a qualitative-level analysis of all impacts for the alternatives and a section for alternatives considered but dismissed. A matrix comparing the impacts of the proposed project to the alternatives will also be included.

Raney will complete the following deliverables:

- Submit one electronic copy of the Administrative Draft EIR to Town of Loomis staff to review for adequacy and accuracy.

Task 7 Prepare Screencheck Draft EIR

The objective of this task is to revise the Administrative Draft EIR, based on the comments received from the Town of Loomis's review, to prepare a Screencheck Draft EIR. Raney assumes the Town of Loomis comments on the Administrative Draft EIR will be in a consolidated set. Raney will provide the Screencheck Draft EIR to the Town in track changes format.

Raney will complete the following deliverables:

- Attend conference calls, as needed, with the Town of Loomis staff to discuss the Town's comments on the Administrative Draft EIR; and
- Submit one electronic copy of the Screencheck Draft EIR to the Town of Loomis.

Task 8 Prepare Public Review Draft EIR

The objective of this task is to revise the Screencheck Draft EIR, based on any additional comments received, and prepare and distribute the Draft EIR for the 45-day public review period in accordance with CEQA requirements. Raney assumes that the revisions from additional comments on the Screencheck Draft EIR will only require editorial or other non-substantive changes. Raney will prepare the Notice of Availability (NOA) of the Draft EIR, and will assist the Town of Loomis with publishing the NOA in the newspaper, distributing to responsible agencies, and posting at the County Clerk's Office. Raney will electronically submit the NOC, State Clearinghouse Summary Form (Summary Form F), and the Draft EIR to the State Clearinghouse.

Raney will complete the following deliverables:

- Submit 15 hard copies, with the appendices on flashdrives adhered to the back cover, and one electronic copy of the Draft EIR to the Town of Loomis;
- Prepare the NOA, NOC, and Summary Form F;
- Coordinate with the Town of Loomis to perform the necessary posting, noticing, and distribution of the Draft EIR; and
- Electronically submit the NOC, Summary Form F, and Draft EIR to the State Clearinghouse.

Task 9 Prepare Administrative Final EIR

The objective of this task is to respond to all comments received during the 45-day public review period and compile the comments into an Administrative Final EIR for review by the Town of Loomis. Raney assumes these comments will not raise new issues, or that new surveys or technical studies will be required to complete adequate responses. Further, Raney assumes that the amount and nature of responses can be addressed within the hours shown in the proposed "Cost Estimate" spreadsheet included in *Section IV* of this scope of work. For the purposes of this scope of work, Raney's budget for this task would allow Raney to prepare responses to up to 150 individual comments that are substantive in nature. Repetitive comments do not count toward this total. For example, it is not uncommon for the public to submit a large volume of comments on a particular issue/concern. In such a case, Raney will prepare a master response to address the thematic concern; and this effort would only constitute one response. Raney's budget for this task is based upon our experience preparing Administrative Final EIR documents for other similar projects. Should more time or technical analyses be needed to respond to additional comment letters, Raney will initiate discussions immediately with the Town of Loomis staff to conduct this extra work. It should be noted, some responses to comments may require assistance from the preparers of the provided technical reports. The Final EIR will consist of the following chapters: Introduction; List of Commenters; Responses to Comments; revisions to the Draft EIR text as a result of comments; and Mitigation Monitoring and Reporting Program (see *Task 10*).

Raney will complete the following deliverables:

- Meet with the Town of Loomis staff to review all comments received and determine the approach to written responses to the comments, as outlined in *Task 14 Project Management, Meetings, and Hearings*; and
- Submit one electronic copy of the Administrative Final EIR.

Task 10 Prepare Mitigation Monitoring and Reporting Program (MMRP)

The objective of this task is to prepare an MMRP for the Town of Loomis to be incorporated into the Final EIR. Raney will prepare an MMRP to comply with Public Resources Code Section 21081.6, which will include actions identified in the EIR, as well as methods of implementation.

Raney will complete the following deliverables:

- Submit one electronic copy of the draft MMRP to the Town of Loomis with the Administrative Final EIR; and
- Submit one electronic copy of the final MMRP to the Town of Loomis with the Final EIR.

Task 11 Prepare Screencheck Final EIR

The objective of this task is to revise the Administrative Final EIR in track-changes format based on the Town of Loomis comments received and prepare a Screencheck Final EIR.

Raney will complete the following deliverables:

- Conversations with the Town of Loomis staff to discuss the public's comments and revisions to the Administrative Final EIR; and
- Submit one electronic copy of the Screencheck Final EIR to the Town of Loomis (with Town edits incorporated).

Task 12 Prepare Final EIR

The objective of this task is to revise the Screencheck Final EIR, based on any additional comments from the Town of Loomis, in order to provide a thorough, responsive Final EIR. Raney assumes edits will only require editorial or other non-substantive changes to the Screencheck Final EIR.

Raney will complete the following deliverables:

- Submit 15 hard copies, with appendices on a flashdrive in the back cover, if applicable, and one electronic copy of the Final EIR to the Town of Loomis; and
- Coordinate with the Town of Loomis to prepare all required noticing.

Task 13 Prepare Findings of Fact and Statement of Overriding Considerations (FOF/SOC) and Notice of Determination (NOD)

The objective of this task is to prepare the required FOF/SOC, pursuant to CEQA, that incorporate information regarding the project's environmental impacts disclosed in the EIR, and prepare an NOD. Raney will prepare FOF/SOC pursuant to CEQA Guidelines Section 15091 to provide the appropriate language to dismiss the project alternatives not selected, as well as language on the overriding considerations, if necessary, to describe the benefits of the project that may outweigh any adverse environmental effects.

Raney will complete the following deliverables:

- Submit one electronic copy of the draft FOF/SOC to the Town of Loomis staff for the Town Attorney's review;
- Submit one electronic copy of the final FOF/SOC to the Town of Loomis staff with the Final EIR with revisions made based upon comments from the Town Attorney; and
- Prepare an NOD for filing at the County Clerk Recorder's Office and posting at the State Clearinghouse, should the project be approved.

Task 14 Project Management, Meetings, and Hearings

The objective of this task is to outline the meetings/hearings that Raney plans on attending during the course of the project, and ensure close, extensive coordination and interaction with the Town of Loomis staff, the project team, technical sub-consultants, and the public. The Raney project management team, identified in *Task 1 Project Initiation*, will be responsible for coordination with Town staff and technical consultants, handling the day-to-day activities of the EIR preparation and responding to staff inquiries about the EIR.

Raney will complete the following deliverables:

- Project Management by Senior Vice President, Cindy Gnos, AICP, serving as Project Director; and Vice President/Air Quality Specialist, Rod Stinson, serving as Project Manager;
- Project support from President, Tim Raney, AICP; Vice President, Nick Pappani; Division Manager/Air Quality Specialist, Angela DaRosa; and Associate/administrative staff;
- Regular phone and e-mail communications with the Town of Loomis staff, project stakeholders, and pertinent Town of Loomis, state, and local agencies throughout the process;
- Prepare any necessary materials and/or presentations prior to the meetings, and answer questions and respond to comments as needed;
- Attendance at up to six in-progress meetings with Town staff and the project team;
- Facilitate and attend one NOP public scoping meeting to emphasize the review process as well as the intent and requirements of CEQA;
- Attendance at one working meeting with the Town of Loomis staff to discuss internal comments on the Administrative Draft EIR;
- Attendance at one meeting with the Town of Loomis staff to discuss comments received on the Draft EIR;
- Attendance at up to two public hearings, including one Planning Commission hearing and one Town Council hearing; and
- Additional meetings and hearings can easily be accommodated upon request and would be billed on a time-and-materials basis following Raney's standard billing rates.

III. PROJECT SCHEDULE

The tentative schedule on the following page is based on Raney’s experience preparing similar documents. Factors that could lengthen or shorten the schedule include dates of receipt of project information (including information from the applicant), length of document reviews and unanticipated issues arising from the Town of Loomis staff, the project team, or public review of the environmental documents.

Tentative Schedule Hidden Grove Project EIR		
MILESTONES & CRITICAL PATH	TIMING	ESTIMATED DATE
Town Council Hearing to Approve Raney Contract	To Be Determined	September 12, 2023
Notice to Proceed	To Be Determined	September 18, 2023
Project Initiation Meeting and Receipt of Provided Technical Reports	Week of NTP	Week of September 18, 2023
Submit Draft Project Description to the Town	One Week from NTP	September 25, 2023
Receipt of Town and Applicant Team Edits on Project Description	Three Days	September 28, 2023
Final Project Description to the Town	Three Days	October 3, 2023
Submit Draft Updated NOP/IS to Town for Review	Three Weeks from Final Project Description	October 24, 2023
Receipt of Town edits on Updated NOP/IS	Two Weeks	November 7, 2023
Submit Final Updated NOP/IS	One Week	November 15, 2023*
NOP Public Review Period (30 days)	Thirty Days	November 16, 2023 to December 16, 2023
NOP Public Scoping Meeting	To Be Determined <i>(during review period)</i>	TBD
Receipt of Wetland Delineation Report and Transportation Study	16 Weeks from NTP	January 15, 2024*
Submit Administrative Draft EIR to Town for Review	Six Weeks from End of NOP Period	January 29, 2024
Receipt of Town Comments on Administrative Draft EIR	Three Weeks	February 19, 2024
Submit Screencheck Draft EIR to Town for Review	Two Weeks	March 4, 2024
Receipt of Town Comments on Screencheck Draft EIR	One Week	March 11, 2024
Submit Draft EIR to the Town	One Week	March 18, 2024
Public Review Period of Draft EIR (45 Days)	45 Days	March 19, 2024 to May 3, 2024
Submit Administrative Final EIR and FOF/SOC to Town for Review	Five Weeks from Close of Draft EIR Comment Period	June 10, 2024
Receipt of Town comments on Administrative Final EIR	Two Weeks	June 24, 2024
Submit Screencheck Final EIR to Town for Review	One Week	July 1, 2024
Receipt of Town Comments on Screencheck Final EIR	One Week	July 8, 2024
Submit Final EIR and FOF/SOC to Town	One Week	July 15, 2024
Public Review Period of Final EIR (10 Days)	Ten Days	July 16, 2024 to July 26, 2024
Planning Commission Hearing	TBD	August 2024
Town Council Hearing	TBD	September 2024

*Extended due to Holiday.

IV. COST ESTIMATE

The cost for completion of the Hidden Grove Project EIR is anticipated not-to-exceed \$236,686. The cost for Madrone's optional task to prepare a Wetland Delineation Report is anticipated not to exceed \$10,800. The cost for GHD's optional task to conduct "plus project" peak hour operational analysis for the Circulation Network Scenario #4 is anticipated not to exceed \$4,850. Raney has included the total cost in the spreadsheet on the following page.

The tasks are summarized in the Technical Scope of Services of this proposal and costs by task are shown in the attached spreadsheet. These costs are based on the estimates of time for each task provided in the chart on the following page. Costs for the CEQA document preparation will be billed on a not-to-exceed basis, following Raney standard billing rates included in the attached spreadsheets. It should be noted, however, as indicated below, that the cost for the preparation of the Final EIR is based upon the receipt of a reasonable number of comments on the Draft EIR. For the purposes of this scope of work, Raney has assumed up to 150 individually bracketed comments. Should the comments be excessive or require additional technical analysis, Raney would negotiate with the Town immediately to determine a reasonable cost for completion of the Final EIR.

The following assumptions were used in the calculations:

- Raney will attend meetings with the Town of Loomis staff and the project team, as well as public hearings as described in the scope of work. Raney assumes that the number of meetings required will be achieved within the hours allocated in the attached spreadsheet.
- Additional meetings and hearings are easily accommodated and will be billed on a time-and-material basis following Raney's billing rates.
- Raney costs are based on the assumption that the existing data and information for the Town of Loomis and the project area is accurate and current and will be available for the preparation of the proposed environmental documents.
- Specific amounts of time for revisions to the Screencheck Draft EIR and Screencheck Final EIR have been assumed. Raney expects that responding to comments will not exceed the budgeted time. If unanticipated comments result in additional time beyond that which has been budgeted, those items will need to be renegotiated.
- Raney will provide the Town of Loomis and the project team the number of copies of the documents as indicated in the technical scope of services. The printing budget included in the cost sheet is Raney's best estimate based upon printing other EIRs for similar projects and the electronic copies assumed herein. However, because the size of the EIR that is the subject of this scope is not yet known, it is impossible for Raney to reasonably include a fixed not-to-exceed cost for the printing of this EIR (which may be multiple volumes depending upon not only the size of the technical analysis in the body of the EIR but also the size of the proposed technical reports). Therefore, the Town of Loomis will be billed for the actual printing costs, which shall be paid prior to release of the Final EIR.
- Raney assumes that the appendices to the EIR will be submitted on flashdrives attached to the back cover.
- Raney assumes that once a Notice to Proceed is issued, the preparation of the environmental documents would be a continuous process without excessive delays. Raney would propose to renegotiate the contract with respect to schedule and cost should substantial delays occur in the processing of the proposed project.

Factors that would increase the scope of work and estimated costs outlined in the proposal include: attendance at additional meetings or hearings; printing of additional copies of reports out of the scope of work; analysis of additional issues beyond those discussed in this proposal, or a more detailed level of analysis than described in this proposal; changes in the project requiring reanalysis or rewriting of report sections; collection of data required for the environmental documents beyond that described in this proposal; attendance at additional in-house meetings beyond those budgeted; and excessive comments on the environmental documents. Raney would propose to renegotiate these items, if required, or charge on a time-and-materials basis.



PROPOSED COST ESTIMATE								
Hidden Grove Project EIR								
		Project Director	Project Manager	Division Manager	Air Quality Specialist	Air Quality Technician	Associate	Cost Per Task
Task 1	Project Initiation	2	4					\$ 1,210
Task 2	Peer Review of Applicant-Provided Technical Reports		12					\$ 2,340
Task 3	Project Description	1	3				8	\$ 1,880
Task 4	Prepare NOP	1	2				6	\$ 1,415
Task 5	Prepare Initial Study	1	2	4			26	\$ 4,815
Task 6	Prepare Administrative Draft EIR	6	8	8			20	\$ 6,950
Technical Sections								
Task 6.1	Introduction, Executive Summary, and PD	2	4				14	\$ 3,100
Task 6.2	Introduction to Analysis	1	2				12	\$ 2,225
Task 6.3	Environmental Setting, Impacts, Mitigation Measures							
a	Agriculture and Forestry Resources	2	5	5			30	\$ 6,330
b	Air Quality and GHG Emissions (including Energy)	2	6	5			32	\$ 6,795
b.1	<i>Air Quality and GHG Emissions Technical Analysis</i>				10	22		\$ 5,160
c	Biological Resources	2	7	6			36	\$ 7,705
d	Cultural Resources and Tribal Cultural Resources	2	7	6			36	\$ 7,705
e	Geology and Soils	2	5	5			30	\$ 6,330
f	Hydrology and Water Quality	2	5	5			32	\$ 6,600
g	Noise	2	6	6			32	\$ 6,970
h	Public Services and Recreation	2	5	5			30	\$ 6,330
i	Utilities and Service Systems	2	6	5			32	\$ 6,795
j	Transportation	2	7	6			36	\$ 7,705
Other Sections								
Task 6.4	Statutorily Required Sections	1	3	3			14	\$ 3,215
Task 6.5	Alternatives	2	8	6			34	\$ 7,630
Task 7	Prepare Screencheck Draft EIR	2	4	2			20	\$ 4,260
Task 8	Prepare Public Review Draft EIR		5	1			10	\$ 2,500
Task 9	Prepare Administrative Final EIR	4	12	8			45	\$ 10,675
Task 10	Prepare MMRP	1	3				4	\$ 1,340
Task 11	Prepare Screencheck Final EIR	1	5	3			12	\$ 3,335
Task 12	Prepare Final EIR		2	2			10	\$ 2,090
Task 13	Prepare FOF/SOC and NOD	2	5				18	\$ 3,835
Task 14	Project Management, Meetings, and Hearings	15	85	25				\$ 24,175
	Total Hours	62	228	116	10	22	579	
	Hourly Rate	\$ 215	\$ 195	\$ 175	\$ 175	\$ 155	\$ 135	
	Total EIR Labor	\$ 13,330	\$ 44,460	\$ 20,300	\$ 1,750	\$ 3,410	\$ 78,165	\$ 161,415
Subconsultants & Expenses								\$ 75,271
	Copying/Printing*						\$ 6,000	
	Subconsultant: Saxelby Acoustics						\$ 11,233	
	Subconsultant: GHD						\$ 51,195	
	10% Administrative Fee						\$ 6,843	
Total Budget								\$ 236,686
Subconsultant Madrone Optional Task: Wetland Delineation								\$ 10,800
Subconsultant GHD Optional Task: Circulation Network Scenario #4								\$ 4,850
Raney 10% Administrative Fee on Optional Tasks								\$ 1,565
* Estimate only, To Be Billed at Cost								

**APPENDIX A: MADRONE ECOLOGICAL
CONSULTING SCOPE OF WORK**





SUBCONTRACT SCOPE AND COST ESTIMATE

- I Project Name** Hidden Grove
- II Client Name** Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
- III Location** Town of Loomis, California
- IV Description of Services and Assumptions**

Madrone Ecological Consulting, LLC (Madrone) will provide biological resource services (“Services”) to support the California Environmental Quality Act (CEQA) compliance for the approximately 63-acre Hidden Grove project (Study Area) located in Loomis, California.

Madrone assumes that:

- A Study Area boundary will be provided in a digital, referenced GIS or CAD file prior to the commencement of work.
- No impact boundaries changes will occur after impacts have been calculated.
- Only one rounds of comments on the document requiring no more than 4 hours of edit time.

Aquatic Resources Delineation

Madrone will conduct a field survey of the Study Area to determine the location and extent of potential Waters of the U.S. and State (including wetlands) (Waters). The biologist will map all Waters with a GPS unit capable of sub-meter accuracy and collect three-parameter data in accordance with the U.S. Army Corps of Engineers (USACE) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*. An aquatic resources delineation report and associated aquatic resources delineation map will be prepared in accordance with the USACE Sacramento District’s *Minimum Standards for Acceptance of Preliminary Aquatic Resources Delineations*. A draft version of the report and map will be provided to the client as a PDF. Following client approval, the final aquatic resources delineation report and map will be submitted to the USACE with a request for verification. This task assumes a Preliminary Jurisdictional Determination will be requested. If it is believed some or all aquatic resources may not be Waters of the U.S., an Approved Jurisdictional Determination, including “Significant Nexus” analysis, may be required. This would require a change order.

Aquatic Resources Delineation Verification

If the USACE requests a site visit and/or supplemental information prior to verifying the aquatic resources delineation, Madrone will respond to these requests promptly. This scope assumes that no more than 8 hours will be necessary to secure the jurisdictional determination (JD) following submittal of the aquatic resources delineation report. In addition, this scope assumes that the client will pursue a Preliminary JD as opposed to an Approved JD.

V Estimated Costs

The estimated cost for the aquatic resources delineation is \$9,300 and the verification is \$1,500.

Date: 17 July 2023 By: *Sarah VonderOhe*
Sarah VonderOhe, Principal

APPENDIX B: SAXELBY ACOUSTICS
SCOPE OF WORK





June 30, 2023

Megane Browne-Allard
Raney Planning & Management
1501 Sports Drive
Sacramento, California 95834
mbrowneallard@raneymanagement.com

Subject: Proposal to Prepare a CEQA Noise/Vibration Analysis for the Hidden Grove Subdivision Project – Town of Loomis, California

Dear Ms. Browne-Allard:

Based upon the information you provided, Saxelby Acoustics is pleased to provide the following scope of acoustical consulting services to prepare a noise and vibration study for the above-referenced project located in Loomis, California.

Scope of Work:

Task 1 – CEQA Noise and Vibration Study

1A. Existing Noise Environment:

- **Traffic Noise:** Existing noise levels due to nearby transportation noise sources will be quantified. Saxelby Acoustics uses the Federal Highway Administration (FHWA) traffic noise prediction model for the prediction of traffic noise levels. Direct inputs to the traffic model will include traffic data provided by the project traffic consultant, existing posted speed limits, truck count information, and 24-hour traffic split data collected by Saxelby Acoustics.
- **Community Noise Survey:** Saxelby Acoustics will conduct a noise survey within the project site to quantify existing background noise levels. The noise survey will consist of short-term noise level measurements and continuous noise level measurements for a minimum period of 24 hours.

1B. Analysis of Transportation Noise Environment:

Saxelby Acoustics will evaluate increased traffic noise levels at existing sensitive receptors in the project vicinity. This task will be performed using traffic volumes provided by the traffic engineer. We anticipate providing traffic noise levels for existing, existing plus project, cumulative, and cumulative plus project scenarios. However, should additional scenarios be included in the traffic study, we will also evaluate those scenarios. We will also calculate exterior and interior traffic noise levels on the proposed residential uses.

1C. Analysis of Stationary Noise Environment:

Saxelby Acoustics will provide an analysis of the noise and vibration impacts associated with construction and operation of the proposed project at any existing or future sensitive receptors in the project vicinity. It is expected that this analysis will follow the assumptions used in the project air quality analysis, as applicable.

1D. Report Preparation:

Saxelby Acoustics will provide a draft report which details our findings, methodology, and noise reduction measures (if required). The report will be prepared to meet the requirements of the Town of Loomis and CEQA.

1E. Response to Comments:

Saxelby Acoustics will respond to comments on the draft technical report. After comments are received, a final report will be provided.

Fee:

Saxelby Acoustics will conduct the above-described scope of work for a total fee of \$11,232.75 including expenses, as outlined below.

Saxelby Acoustics Fee Proposal – Hidden Grove Subdivision Project

Task	Description	Quantity	Rate	Fee
Task 1 – CEQA Noise and Vibration Study				
1A	Existing Noise Environment			
	Principal Consultant	4 hrs.	\$ 200 /hr.	\$800
	Technical Staff	8 hrs.	\$ 150 /hr.	\$1,200
	Mileage	50 miles	\$ 0.655 /mile	\$32.75
1B	Analysis of Traffic Noise Environment			
	Principal Consultant	12 hrs.	\$ 200 /hr.	\$2,400
	Technical Staff	4 hrs.	\$ 150 /hr.	\$600
1C	Analysis of Stationary Noise Environment			
	Principal Consultant	2 hrs.	\$ 200 /hr.	\$400
	Technical Staff	8 hrs.	\$ 150 /hr.	\$1,200
1D	Report Preparation			
	Principal Consultant	8 hrs.	\$ 200 /hr.	\$1,600
	Technical Staff	8 hrs.	\$ 150 /hr.	\$1,200
	Administration	2 hrs.	\$ 100 /hr.	\$200
1E	Response to Comments			
	Principal Consultant	8 hrs.	\$ 200 /hr.	\$1,600
Total for Task 1:				\$11,232.75

Attendance at additional meetings or performance of additional work which is outside of this proposal will be invoiced based upon hourly rates and expenses, as outlined in the attached fee schedule.

Timing:

We will commit to meeting deadlines as required to keep the project schedule. We request two weeks to provide a completed study after receipt of traffic volumes from the traffic engineer.

Saxelby Acoustics maintains automobile, general, worker's compensation, and professional liability insurance policies as outlined on the attached fee schedule.

Thank you again for inviting our proposal, and please call or email me if you have any questions.

Sincerely,

Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering

Proposal Accepted by:

Print Name:

Company:

Title:

Date:

Saxelby Acoustics 2023 Fee Schedule and Consulting Terms

Item	Rate
<p align="center">Principal Consultant</p> <p align="center"><i>Regular Rate</i></p> <p align="center"><i>Legal Rate (Inspections, depositions, court testimony, expert witness conference, etc.)</i></p>	<p>\$200/hr.</p> <p>\$500/hr.</p>
Technical Staff	\$150/hr.
Administrative Staff	\$100/hr.
Mileage Rate	IRS Rate (\$0.655/mile)
Meals and Lodging	\$250/day
<p align="center">Sound Level Meter</p> <p align="center"><i>Basic (daily)</i></p> <p align="center"><i>Basic (weekly)</i></p> <p align="center"><i>Advanced (daily)</i></p> <p align="center"><i>Advanced (weekly)</i></p> <p align="center"><i>Very Low Noise (daily)</i></p> <p align="center"><i>Very Low Noise (weekly)</i></p>	<p>\$100/day</p> <p>\$400/week</p> <p>\$150/day</p> <p>\$600/week</p> <p>\$200/day</p> <p>\$800/week</p>
<p align="center">Sound Meter – Advanced Outdoor Setup</p> <p align="center"><i>Very low noise, wind measurement, audio recording, solar panels, environmental protection shroud, etc.</i></p>	\$1,000/week
IIC Tapping Machine	<p>\$500/day</p> <p>\$2,000/week</p>
Sound System for Acoustic Testing	<p>\$200/day</p> <p>\$800/week</p>
Vibration Sensor with Calibrator	<p>\$200/day</p> <p>\$800/week</p>

Insurance Coverage

Saxelby Acoustics LLC maintains the following insurance limits:

- Commercial General Liability – \$2,000,000 per occurrence / \$4,000,000 aggregate
- Auto Liability – \$1,000,000
- Umbrella Liability – \$3,000,000 per occurrence / \$3,000,000 aggregate
- Worker’s Compensation – Per Statute
- Professional Liability - \$1,000,000

Certificates of insurance to our clients can be issued for no additional fee.

Request for Retainers

For new clients, a retainer of up to 50% of the contract is required prior to beginning work on the project. Payment for the balance of the study will be required prior to issuance of signed/stamped report.

Invoicing and Terms of Payment

Saxelby Acoustics reserves the right to submit monthly invoices for services and expenses which have been incurred when the project duration is expected to exceed 30 days. Payment for professional services is due within 30 days of the invoice date, and past due thereafter. Past due invoices will incur interest at the rate of 2% per month on the balance due, unless otherwise agreed upon. We will accept bank transfer (ACH) and credit card payments for no additional fee. We do not accept cash payments.

APPENDIX C: GHD SCOPE OF WORK



2200 21st Street
Sacramento, California 95818
United States
www.ghd.com



June 28, 2023

Christy Consolini
Planning Director
Town of Loomis

Proposal to Conduct Traffic Analysis for the Hidden Grove Project in Loomis

Dear Christy,

We understand that the Town of Loomis requests additional evaluation of “plus project” traffic conditions with alternative circulation networks for the proposed Hidden Grove project. The attached scope of work attempts to identify and clarify the circulation network scenarios that we believe will be most helpful to the Town in evaluating the proposed project. Moreover, we recognize the need for the results of these evaluations to inform circulation improvement recommendations that are both consistent with the Town’s General Plan and supportive of vehicle miles traveled (VMT) reduction requirements per CEQA.

It is our understanding that analysis completed to date, specifically, the existing and cumulative year intersection Level of Service (LOS) results, will remain effective and will serve as the baseline for additional “plus project” circulation network scenarios. As described in our scope and presented on the attached figure, we propose the following circulation network scenarios to perform “plus project” operational analysis:

1. Boyington Road Access (Partial): Direct connection to King Road
2. Boyington Road Access (Full): Direct connection to King Road and Horseshoe Bar Road
3. Webb Street Extension: Webb Street extension to Horseshoe Bar Road
4. Optional Scenario – Webb Street Extension with Boyington Road (Full)

Please call me directly with any questions. We look forward to continuing our work with you on this project.

Regards,

A handwritten signature in black ink that reads "Makinzie Clark". The signature is fluid and cursive.

Makinzie Clark, AICP Candidate
Senior Transportation Planner

916-245-4211
Makinzie.Clark@ghd.com

This document is in draft form. The contents, including any opinions, conclusions or recommendations contained in, or which may be implied from, this draft document must not be relied upon. GHD reserves the right, at any time, without notice, to modify or retract any part or all of the draft document. To the maximum extent permitted by law, GHD disclaims any responsibility or liability arising from or in connection with this draft document.

1. Detailed Scope of Work

Task 1: Project Management and Meetings

GHD will serve as overall Project Manager for all tasks included in this Scope of Work. GHD will also prepare for and attend up to 1 in-person (in the Town of Loomis) and 3 virtual project team meetings. Additional meetings can be added on a time and materials basis with the client's prior authorization.

Task 1.1 Study Initiation Meeting

The Project Team (Consultant Team) will attend a study initiation meeting with the Town of Loomis (the Town) and the environmental consultant. Among the purposes of the meeting will be to refine the work program, project schedule, and budget where necessary to ensure mutual understanding of the intended process, its objectives, milestones, and deliverables. GHD is prepared to attend this meeting in person (if held within the Town of Loomis) or virtually.

The most appropriate and effective lines of communication with Town staff and others will also be clarified during the initial project meeting. In addition, we will discuss format and organization of all documents and highlight specific issues that, at least from this early perspective, must be addressed.

Task 1.2 Site Plan Review

Data collection was completed under the previous contract with the Town and included peak hour intersection turning movement counts. No additional traffic data is assumed to be collected under this proposed scope. In addition, trip generation, distribution, and assignment performed under the previous contract is assumed to remain effective. If there are changes to the proposed project land use conditions, GHD will revise this scope and budget to reflect the necessary effort to determine new "plus project" traffic conditions.

GHD will obtain copies of the most current Hidden Grove Site Plan to be used as the basis for traffic analysis. GHD anticipates the Town to confirm the appropriate site plan along with the proposed internal project circulation network to be used in these analyses.

Task 2: Traffic Operations Analysis

Intersection Level of Service (LOS) analysis for the proposed project based on the distribution and assignment of project peak hour trips was completed under the previous contract with the Town and is assumed to remain effective. The results of this completed analysis will serve as the baseline for additional "plus project" circulation network scenarios. No new or additional model runs are included in this scope.

Task 2.1 Traffic Operations Analysis

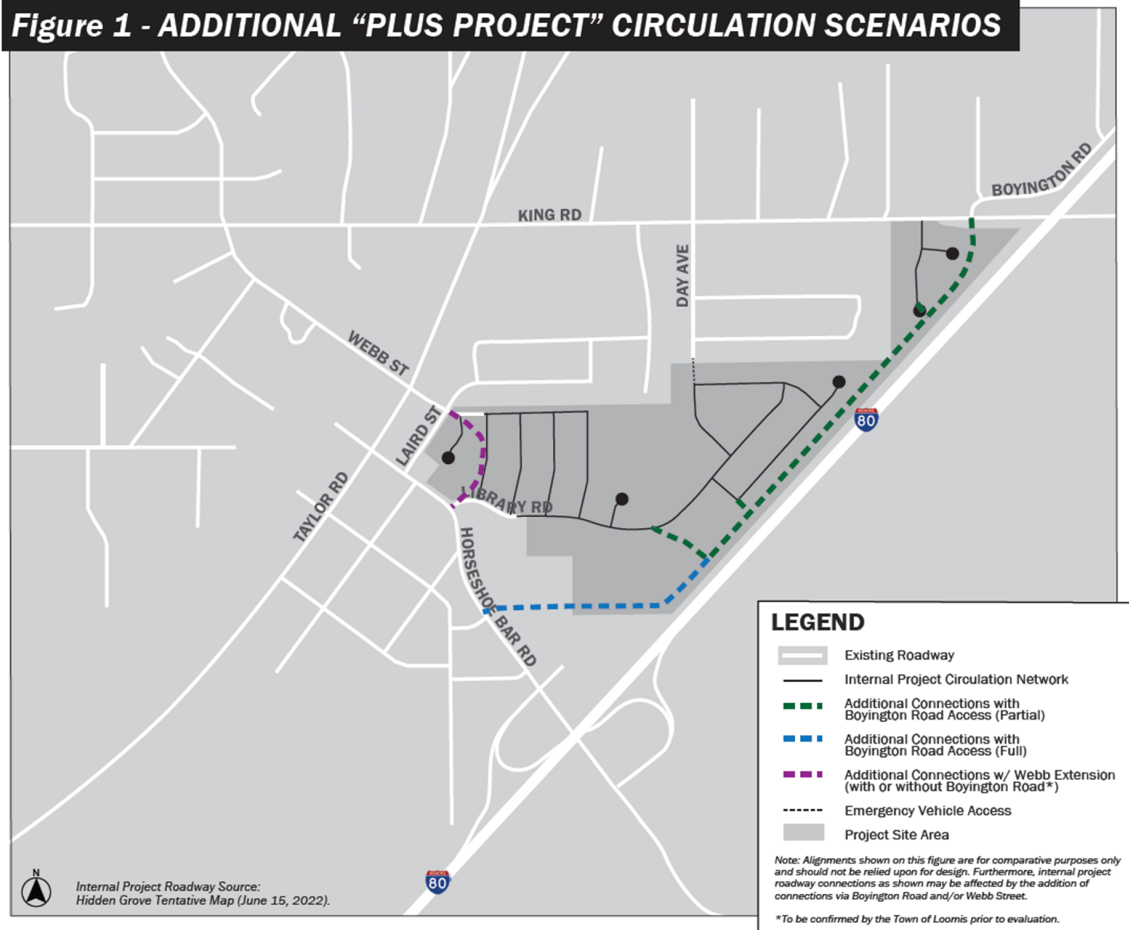
GHD will perform peak hour operational analysis for "plus project" conditions for both existing and future years for the ten (10) intersections previously evaluated:

1. Library Drive / Horseshoe Bar Road
2. Horseshoe Bar Road / Laird Street
3. Webb Street / Laird Street
4. Webb Street / Taylor Road
5. Court 9 (proposed) / King Road
6. King Road / Boyington Road
7. King Road / Taylor Road
8. Taylor Road / Horseshoe Bar Road
9. Horseshoe Bar Road / I-80 WB Ramps
10. Horseshoe Bar Road / I-80 EB Ramps

GHD will perform the “plus project” peak hour operational analysis for three circulation network scenarios which include variations of roadway connections consistent with the Town of Loomis Circulation Element. We offer the Town the option of including a fourth scenario, to be performed if requested by the Town and included in the budget. LOS results for these scenarios will be summarized in tables. These circulation network scenarios include:

1. **Boyington Road Access (Partial):** Project circulation network *with access to Boyington Road, connecting to King Road along the existing reservation alignment.* This scenario does not assume full connection of Boyington Road to Horseshoe Bar Road. This scenario may require changes to internal project streets.
2. **Boyington Road Access (Full):** Project circulation network *with access to Boyington Road, connecting to King Road and Horseshoe Bar Road along the existing reservation alignment.* This scenario may require changes to internal project streets.
3. **Webb Street Extension:** Project circulation network per existing site plan *with the Webb Street Extension between Laird Street and Horseshoe Bar Road.* This scenario may require changes to internal project streets. It is GHD’s recommendation that Boyington Road is *not* included in this circulation network scenario to allow for effective comparison of the impact that these two connections may have on project and background trips through the study intersections.
4. **Optional Scenario – Webb Street Extension with Boyington Road (Full):** Project circulation network per existing site plan *with the Webb Street Extension, between Laird Street and Horseshoe Bar Road, and Boyington Road, connecting to King Road and Horseshoe Bar Road along the existing reservation alignment.* This scenario may require changes to internal project streets.

Figure 1 - ADDITIONAL “PLUS PROJECT” CIRCULATION SCENARIOS



Task 2.2 Taylor Road Queuing Analysis

GHD will perform peak hour operational analysis for “plus project” conditions for both existing and future years for study intersections along Taylor Road under all circulation network scenarios.

Task 2.3 Multimodal & Safety Assessment

GHD will provide a qualitative assessment of multimodal conditions and safety implications based on a comparison of the circulation network scenarios.

Task 2.4 Intersection Improvements for General Plan Consistency

GHD will develop recommendations to improve intersection operations consistent with General Plan LOS policies for one circulation network scenario based on input from the Town. Improvement recommendations will be consistent with the Town’s Circulation Element. LOS results for the “improved scenario” will be summarized in a table.

Task 3: Vehicle Miles Traveled (VMT) Qualitative Assessment

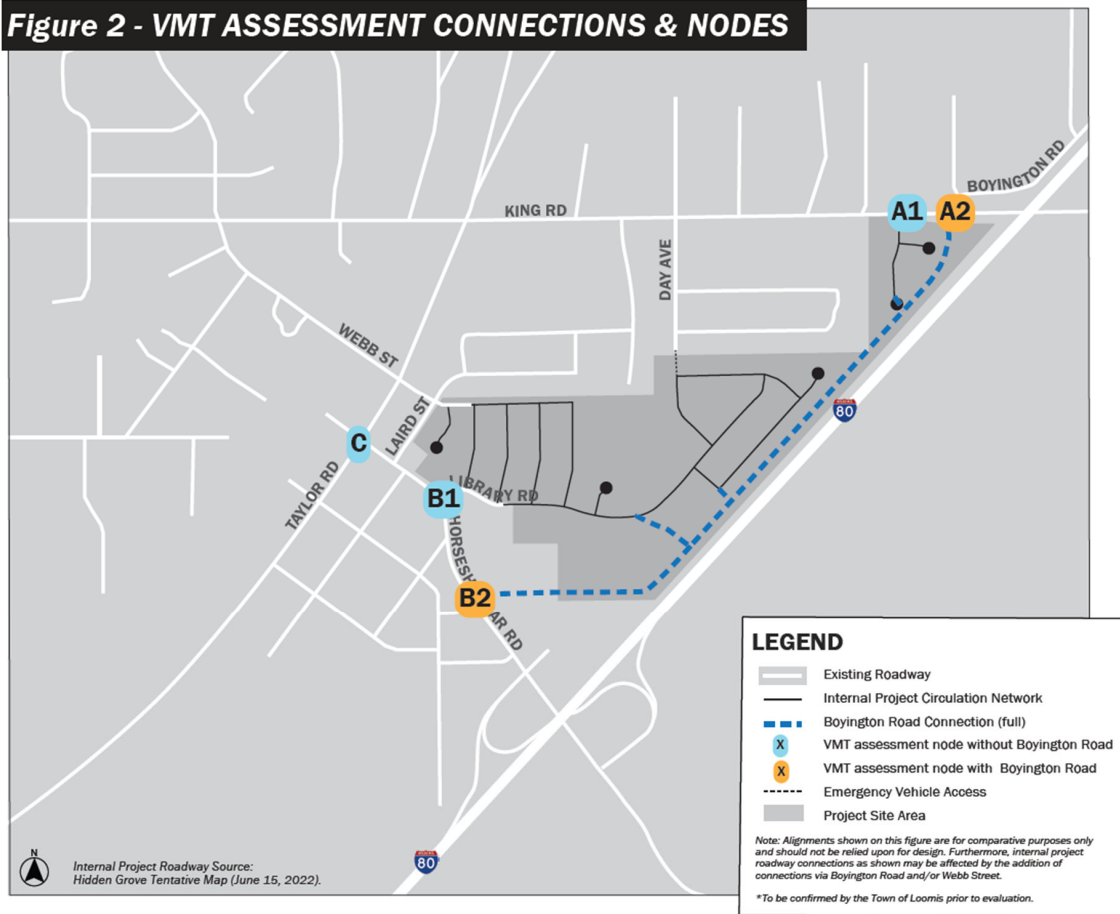
Vehicle miles traveled (VMT) analysis for the proposed project was completed under the previous contract with the Town and is assumed to remain effective. The results of this completed analysis will serve as the baseline for the VMT qualitative assessment as described below.

Task 3.1 VMT Qualitative Assessment

The VMT qualitative assessment will be performed for the Boyington Road connection (full) circulation network scenario, which would connect King Road and Horseshoe Bar Road with access to internal project streets. GHD will calculate the distance (miles) between specified nodes (intersections) with and without the Boyington Road connection (full), as shown in the figure below. Since Boyington Road is not an existing roadway, GHD will request confirmation from the Town on the assumed roadway lengths associated with the Boyington Road connection (full) prior to proceeding with this analysis.

The VMT assessment will focus on project trips made from project access at King Road (A1 or A2) to Horseshoe Bar Road (nodes B1 and B2 or C). The project trips that were previously assigned between King Road (A1) and Horseshoe Bar Road (B1 or C) via Taylor Road would be reassigned via Boyington Road to access Horseshoe Bar Road at nodes B1 or B2. The number of project trips that would be reassigned to travel via Boyington Road will be used to calculate VMT. To estimate the potential changes in project VMT, GHD will multiply the number of project trips reassigned to Boyington Road by the difference in trip length between nodes.

Figure 2 - VMT ASSESSMENT CONNECTIONS & NODES



2. Documentation, Agency Reviews & Schedule

GHD proposes a sixteen (16) week schedule to complete the Traffic Operations Analysis and VMT Qualitative Assessment once concurrence on the circulation network scenarios is achieved with the Town. The results of these analyses and assessments will be documented in technical memorandums with supporting figures or illustrations as determined necessary by GHD. Following receipt of one set of Town comments on the Draft memorandum, GHD will submit the Final memorandum within two (2) weeks. GHD will coordinate with the environmental consultant on the timelines of the overall CEQA document preparation. GHD assumes that the text, tables, and other documentation of tasks included within this scope will be incorporated into the overall CEQA document by the environmental consultant.

[Note: Agency comments requiring significant new analysis or technical discussion may be subject to additional charges. This additional work will be completed only with the client's prior authorization and will be billed on a Time and Materials Basis.]

3. Budget

The total budget for Tasks 1-3 is provided on the following page.

2200 21st Street
 Sacramento, California 95818
 United States
 www.ghd.com



Proposed Budget Table

Proposal	Name		Todd Tregenza		Makinzie Clark		Don Hubbard		Zach Stinger		Total GHD Labor \$
	Role	Rate	Project Director	Project Manager	Project Engineer	Project Engineer	Project Planner/Engineer	Total Hours			
Task			\$290	\$185	\$300	\$150					
Task 1: Project Management & Meetings			15	20		5					\$8,800
Task 2: Traffic Operations Analysis			4	45		145					\$31,235
Task 3: VMT Qualitative Assessment			4	20	16	10					\$11,160
Subtotal Hours (Tasks 1-3)			23	85	16	160					284
Subtotal Dollars (Tasks 1-3)			\$6,670	\$15,725	\$4,800	\$24,000					\$51,195.00
Task 2 Optional Subtask: Circulation Network Scenario #4				10		20					\$4,850
Subtotal Hours with Task 4			23	95	16	180					314
Subtotal Dollars with Task 4			\$6,670	\$17,575	\$4,800	\$27,000					\$56,045.00

This document is in draft form. The contents, including any opinions, conclusions or recommendations contained in, or which may be implied from, this draft document must not be relied upon. GHD reserves the right, at any time, without notice, to modify or retract any part or all of the draft document. To the maximum extent permitted by law, GHD disclaims any responsibility or liability arising from or in connection with this draft document.