

PREPARED FOR:



PROPOSAL FOR PREPARATION OF AN

Environmental Impact Report for the Nevada County Cannabis Ordinance

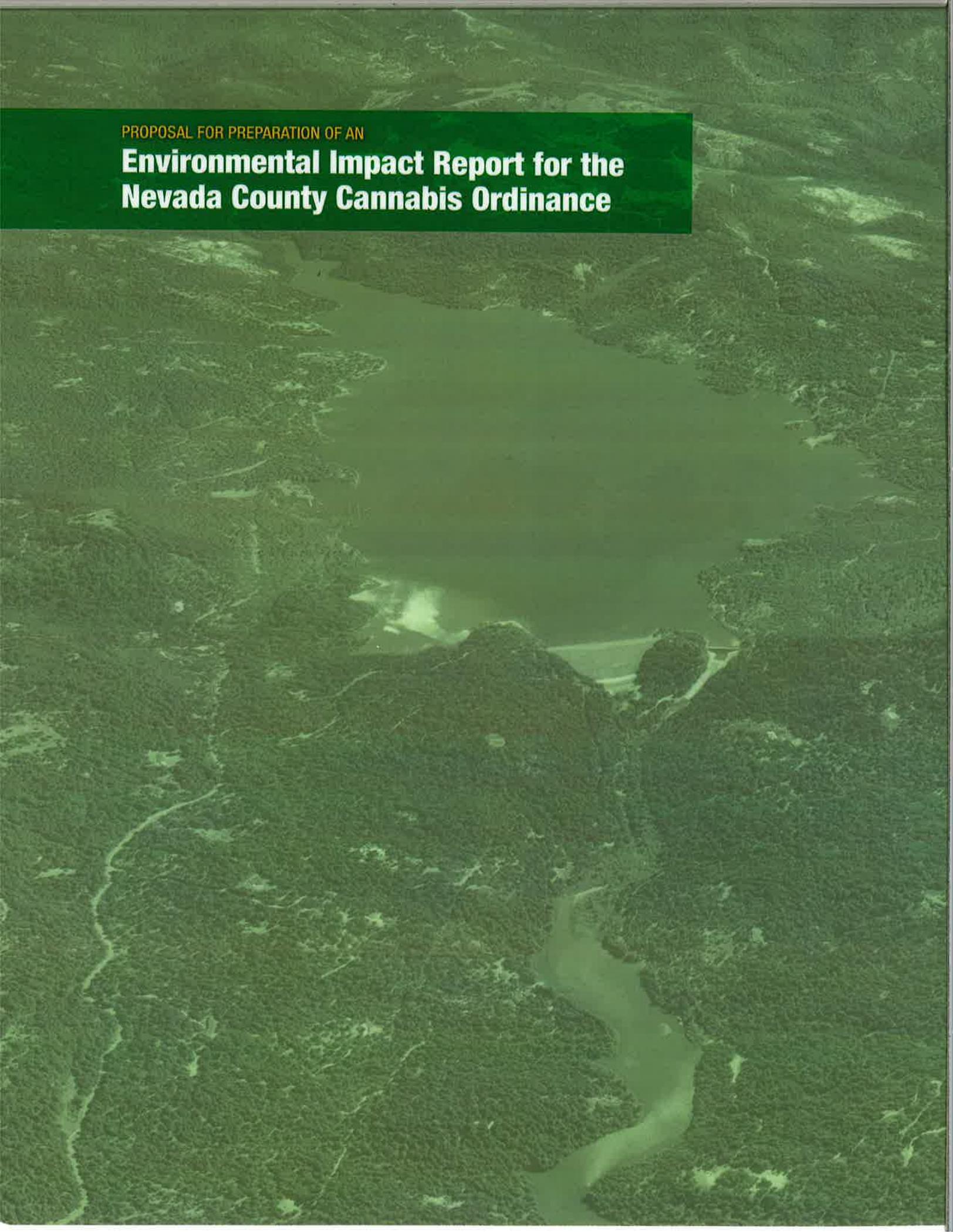


PREPARED BY:

Kimley»Horn

Expect More. Experience Better.





PROPOSAL FOR PREPARATION OF AN

**Environmental Impact Report for the
Nevada County Cannabis Ordinance**

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May 24, 2018

Mr. Brian Foss
Planning Director
Nevada County Planning Department
950 Maidu Avenue
Nevada City, California 95959

555 Capitol Mall
Suite 300
Sacramento, California
95814
TEL 916 858 5800

RE: Kimley-Horn Proposal for Nevada County Cannabis Ordinance Environmental Impact Report

Dear Mr. Foss and Members of the Selection Committee:

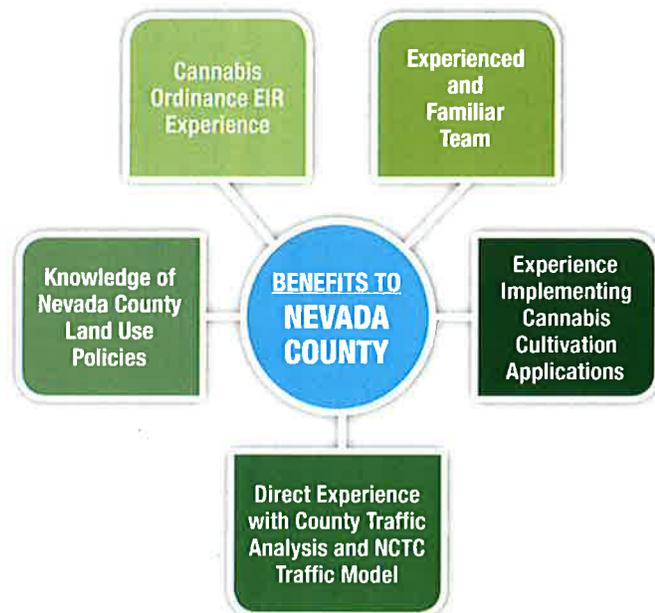
The County of Nevada is implementing a new cannabis cultivation ordinance — an action that can be at once welcomed and encouraged, as well as controversial and galvanizing in public opinion. The Kimley-Horn team has worked with County staff in a similar situation on the County's Housing Element Program Implementation Program EIR, and we are looking forward to bringing that same commitment and service to this project. Our team also provides County staff with direct experience in implementing county-wide cannabis ordinances. ***Our team prepared the EIR for the Kern County Cannabis Ordinance, the first EIR in the state to be certified for such an ordinance.*** Our team looks forward to applying that experience to support County staff on this high-profile project.

**EXPERIENCED.
KNOWLEDGEABLE.
COMMITTED.**
*These are the qualities the
Kimley-Horn Team will bring to
Nevada County.*

In this role, Kimley-Horn will leverage our ***expertise in the field of environmental studies; in particular for cannabis-related projects.*** The Kimley-Horn team will be led by seasoned professionals adept at implementing complex policy-related projects. Alex Jewell will serve as project manager and orchestrate the talent our team brings to Nevada County. He will engage our team's specialists to ensure that the right people are at the table at the right time, providing expert analysis for all project issues. Christa Redd, known for her knowledge of cannabis-related issues and as a respected environmental planner, will serve as deputy project manager.

This talented team leadership will balance the needs of a practical and enforceable cannabis ordinance with the environmental process needed to gain Board of Supervisors approval. Our management approach will focus on effective communication and collaboration in the development of innovative yet practical solutions, high quality work deliverables, and comprehensive outreach efforts.

Additionally, our team includes our in-house traffic experts who have specific experience working on Nevada County traffic studies and with the Nevada County Transportation Commission Traffic Model. We have also brought together the subconsultants from our Kern County team, including in our air quality, odor, and water supply experts. The County will benefit from the experience of this cohesive staff.



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With the Kimley-Horn Team, Nevada County will receive:

Strong Project Leadership: Serving as the project manager, I will be focused on collaboration, and overall vision of the project along with day to day tasks. I commit to being thoroughly prepared for the tasks at hand, and to deliver quality and timely products that you can have confidence in. Bottom line, it is my job to advance the project in a worry-free environment.

Local and Experienced Project and Design Managers: The Kimley-Horn team is made up of people that you've worked with before, people that you know and trust, and people that have Nevada County experience.

Past Project Experience: Our team brings knowledge of Nevada County land use policy processes and program managements through our experience with the Housing Element Program Implementation Program EIR. We will hit the ground running upon Notice-to-Proceed.

Proven History to Deliver: Kimley-Horn seeks to continue our record of providing Nevada County with exceptional service on a wide variety of projects. Through our work history, we have established that we are a trusted partner who is committed, dependable, and will deliver.

As the Project Manager for our team, I am personally committed to making our work on the County's cannabis ordinance successful. My team and I will use the combination of institutional knowledge, cannabis ordinance experience, and our past Nevada County experiences to create a positive and collaborative partnership. We will deliver creative solutions to problems and balance priorities throughout the project.

Thank you for the opportunity to propose on this important project, and please contact me at alex.jewell@kimley-horn.com with any questions or to discuss our proposal.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Handwritten signature of Alex H. Jewell in black ink.

Alex H. Jewell, AICP, LEED AP
Senior Project Manager

Handwritten signature of Matthew D. Weir in black ink.

Matthew D. Weir, P.E., T.E., PTOE
Vice President



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SECTION 1 – UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING

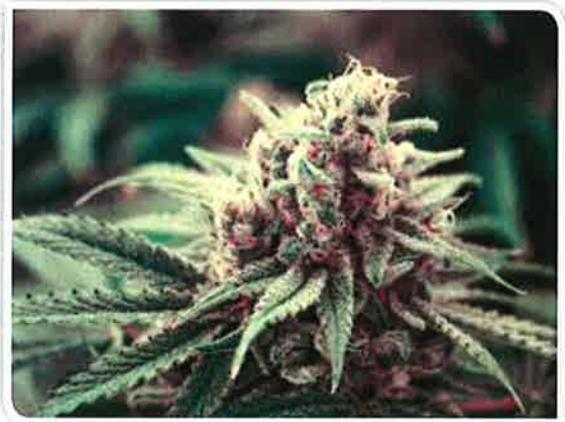
The County of Nevada Board of Supervisors' objective is to develop a long-term County cannabis ordinance that focuses on cultivation, protects neighborhoods, mitigates impacts, establishes appropriate activities for the County, and regulates a developing commercial cannabis industry. Over the last year the Board approved a contract with a consultant to facilitate an independent and impartial process of gathering community input. The independent stakeholder process, known as the Community Advisory Group, held ten public meetings between May and December 2017 to provide the community opportunities for input regarding the development of long term cannabis regulations. A final report was submitted to the Board in January 2018. This process culminated with County Staff preparing a draft cannabis ordinance and the initiation of the environmental review process.

The proposed ordinance would allow cannabis cultivation in the Agricultural General (AG), Agricultural Exclusive (AE), and Forest (FR) zone districts, including personal cultivation as allowed under State law, and commercial cultivation for medical purposes only. The draft ordinance provides definitions and other technical requirements for consistency with current State law (the Medical and Adult-Use Cannabis Regulation and Safety Act [MAUCRSA]) and to address environmental impacts related to cultivation. Further, the ordinance identifies penalties for not complying with County cannabis regulations including fines, permit revocations and criminal penalties. The County is seeking a programmatic EIR to address the environmental impacts associated with approving the Cannabis Cultivation Ordinance, which would allow cannabis cultivation activities as well as those activities associated with the transportation and distribution of cannabis products from cultivation sites. This approach allows the County Board of Supervisors to consider broad implications and impacts associated with the project while not requiring a detailed evaluation of individual properties on a case by case basis.

KEY ISSUE AREAS

The following have been identified as key issues that need to be addressed as part of the Program EIR:

Odor Control – This is a known concern to County staff and community members. The concern revolves around the location of potential new commercial cannabis cultivation sites located adjacent to existing residences. Although the scent of cannabis plants is not necessarily harmful to people, the plants can produce a variety of odors, especially during the flowering phase, which is often considered and perceived by some individuals as objectionable or offensive. For others, the smell of cannabis may often be described as fragrant, aromatic, or pleasant. As such, odors from cannabis are considered to be highly subjective. Further, the detectability and concentration of odors generated from cannabis activities vary drastically based on the type of activity proposed/occurring at each site. The Kimley-Horn team will work with County staff to develop feasible design standards and/or mitigation options that can be included within the ordinance. These options include property setbacks, odor management or abatement plans, such as requiring specific HVAC systems for indoor cultivation facilities. Personal use cannabis cultivation of six plants would be contained to indoors only, thus, it is assumed to have a limited impact on odors.



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Visual Concerns – Commercial cannabis cultivation could create visual impacts by altering scenic vistas or degrading scenic resources through the introduction of fencing, security equipment (e.g., gates, wire, cameras, and lights), greenhouses, hoop structures, buildings, accessory structures, lighting, and other development directly related to cannabis cultivation. Commercial cannabis cultivation could occur throughout the County within eligible zoned parcels. Potential mitigation could include a screening plan to address both the blocking of the actual cultivation areas as well as the potential visibility issues that could occur with security fencing and equipment, specific to each site. Personal use cannabis cultivation would be contained to indoors only, and is assumed to have a limited impact on aesthetics.



Land Use Compatibility – Impacts to existing nearby residential communities and agricultural and commercial areas could result from land use conflicts related to the commercial cultivation of cannabis plants, manufacturing of cannabis products, and related licensing activities (e.g., processing, transportation, distribution, testing). Residents and business owners may also perceive a change in neighborhood character, particularly if the activities are assumed to be associated with nuisances, theft, or crime. This analysis will need to discuss the regulations, restrictions, and development standards included in the ordinance, such as setbacks from sensitive uses, prohibitions on noise and odor generation that can be perceived offsite, and would regulate cannabis activities and restrict the potential for neighborhood incompatibility. Personal use cannabis cultivation of six plants would be contained to indoors only, and is allowed by both the draft County ordinance and the MAUCRSA.



Water Supply – The Nevada Irrigation District (NID) has expressed concerns regarding the potential increase in water demand, particularly with regard to their 2015 Urban Water Management Plan that did not anticipate serving cannabis growing customers. The EIR analysis will need to evaluate the potential impacts on NID's future water planning. Water demand for commercial cannabis activities would result primarily from the cultivation and irrigation of cannabis, which has been characterized as being a high-water-demand activity. Water demand is typical of other agricultural crops, and is dependent on whether the cultivation is indoor, outdoor, or mixed-light. Personal use cannabis cultivation of six plants would be contained to indoors only, and is assumed to have a limited impact on water supply, similar to a backyard garden.



Traffic Related Impacts – The project does not directly propose any new development and would not foreseeably result in substantial changes in land use patterns within the County. The project is not expected to result in significant changes in existing vehicle fleet patterns or automobile trips from the home to work or necessary commercial services. However, with implementation of the project, it is foreseeable that commercial cannabis operations may be licensed on lands that do not currently support some form of agricultural or commercial operation. As such, an unknown amount



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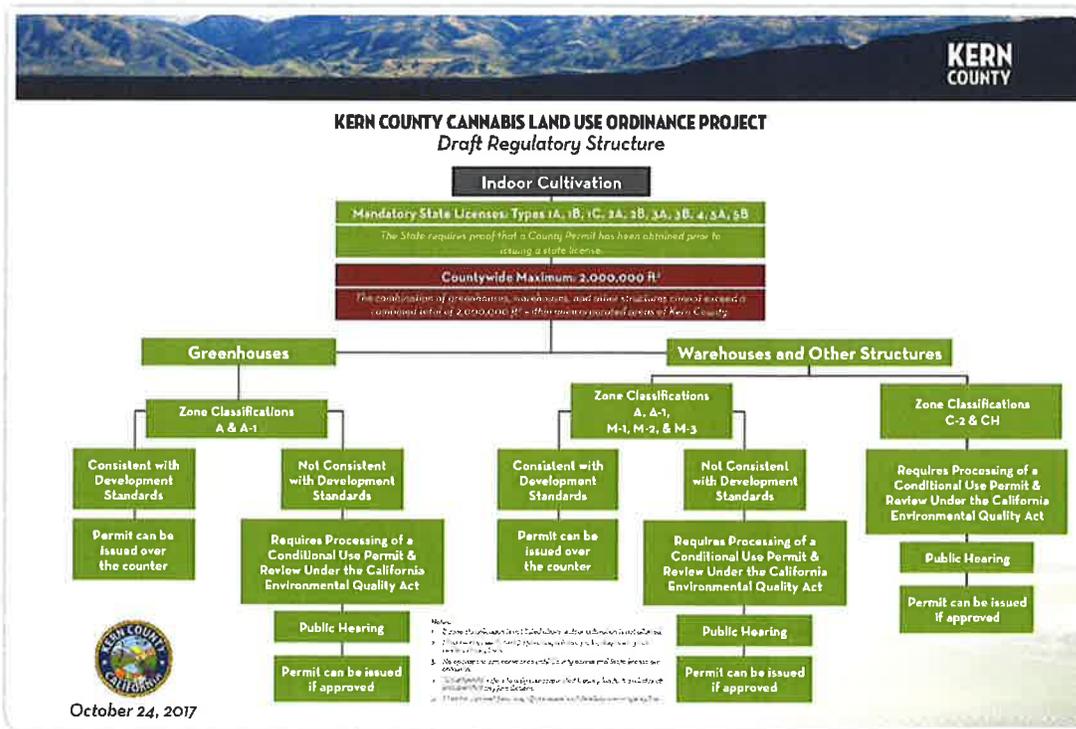


of future cannabis activities would foreseeably be located in eligible areas of the County, which do not currently provide employment opportunities or support workforce populations. Implementation of the proposed project has the potential to increase traffic volumes and degrade roadway and intersection operations beyond projected or planned levels in applicable local or regional transportation plans, policies, and/or programs.

PROVEN PROGRAM EIR APPROACH

Our team is organized to address the needs of a county-wide land use ordinance, especially related to cannabis. We are familiar with the MAUCRSA, which creates the general framework for the regulations within the State, and provides basic guidelines and requirements; however, a local agency can impose more stringent requirements than the State. In addition to the MAUCRSA, other agencies - such as the California Departments of Food and Agriculture and Public Health, and the California Bureau of Cannabis Control - have guidelines that are based on the MAUCRSA. Similar to other agricultural crops, commercial cannabis cultivation would also be regulated by the local department, such as Nevada County Community Development Agency, which includes the Agricultural Commissioner and the Environmental Health Department, and the Nevada County Sheriff and Fire Departments.

The Program EIR will look at the physical impacts to the environment as a result of the proposed Nevada County Cannabis Ordinance. A key initial step in the CEQA process for a land use cannabis ordinance is to provide a visual representation of the ordinance in the form of a flow chart. These flow charts help define the project description within the Initial Study/Notice of Preparation and provide a quick reference for the general public during IS/NOP circulation. They can then be adjusted based on any changes resulting from public input. These flow charts become the backbone of the Program EIR project description and helps to maintain consistency within the EIR. Each chapter of the Program EIR then evaluates the individual resources and the physical impact of the Land Use Cannabis Ordinance on those resources.



Example of Cannabis Ordinance Flow Chart, Prepared for Kern County Cannabis Land Use Ordinance

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CEQA/Planning Approach

As part of providing comprehensive environmental services to public clients statewide, we have developed a “formula for success” for the preparation of environmental documents, technical studies, and staff reports. Kimley-Horn’s strategy for the environmental review and planning process begins with reviewing available project documentation, considering County policies, and reviewing any technical studies that may have been prepared for each application.

The project will consider a complex set of environmental issues and concerns, while balancing community, businesses, and public agency interests within the boundaries of the regulatory review process and procedures. Such complexities will require creativity, extensive hands-on experience, and a commitment to carry the environmental document through to completion. This effort will require active participation and the application of a collaborative team approach that will result in a successful application process.

Identifying Critical Issues

Kimley-Horn’s environmental and planning leaders anticipate and identify critical issues early in the CEQA process based on their experience on similar projects, and they work to foster a professional team relationship and rapport between all members of the project Team to facilitate resolution of issues. The early identification and resolution of critical issues is imperative to keeping the project on track and avoiding unnecessary delays. Careful and timely documentation by Kimley-Horn of all key project decisions also helps maintain project progress by avoiding the need to revisit issues that have already been resolved.

Public Outreach

Our staff is experienced in leading public meetings and presentations of complex and controversial projects, and in providing the public with the information they want in a variety of formats. Because the project is a countywide ordinance and will apply to properties throughout the County, we are planning to conduct three public scoping meetings in various locations in the unincorporated areas of the County. Our team understands the need to provide accessible, appropriate, and convenient public venues for outreach, and will work with County staff to identify the right locations to hold the scoping meetings. We understand how important it is for residents and property owners who are most likely to be affected by the ordinance to have an opportunity to learn about the project and to comment on the NOP. By providing the community with background on the environmental process, making them aware of their opportunities to comment on the ordinance and the environmental analysis, and maintaining an open and transparent communication process, Kimley-Horn’s public outreach approach helps to address public concerns early in the process and manage the level of potential controversy.

Monitoring Relevant Changes to CEQA and Applicable Cannabis Policies

Kimley-Horn environmental staff receives regular training on changes in CEQA and applicable case law affecting the interpretation of current statutes. We are currently addressing recent and upcoming changes to CEQA Statutes and Guidelines, such as Assembly Bill (AB) 52, related to adding tribal cultural resources to CEQA, and Senate Bill (SB) 743, related to transportation/traffic impacts. In addition, we are also addressing recent case law and executive orders that may affect the thresholds used to identify impacts to resources or the overall CEQA process. These include case law regarding the administrative record, Executive Order EO B-40-17 which builds on EO B-37-16 to continue to make water conservation a way of life in California as a result of the severe drought and the resulting implications for determining hydrology and water quality impacts within environmental documents, and Executive Order B-30-15 regarding new and stricter statewide greenhouse gas emission reduction targets for 2030. As environmental regulations continue to evolve, we are developing new strategies to protect the interests of our public clients by maintaining compliance with the latest requirements.





APPROACH TO PROJECT MANAGEMENT AND SCHEDULE

Integrated Quality Control

Quality projects don't happen by accident at Kimley-Horn. Our people have been firmly committed to quality performance since the firm began more than 50 years ago, and ultimately our people are responsible for exceeding client expectations. This aspect of our business is openly communicated and actively advocated within Kimley-Horn. Quality standards are a major subject of each person's orientation, annual review, and ongoing training program. Kimley-Horn's quality control/quality assurance (QC/QA) means much more to us than a cursory review; these measures are built into our project management processes and are an integral part of our firm's culture.

Kimley-Horn has been at the forefront of integrating quality processes into the services provided by design professionals. Our in-house program, Continuous Quality Improvement (CQI), was implemented in 1993 and is a model for how consulting professionals can find incremental ways to improve services to clients.

Achieving quality is far more than a companywide program. It is fundamentally about how we conduct each specific project for each client. Kimley-Horn insists that each project has a carefully structured scope of services, a corresponding schedule, and an accurately developed budget. We simply don't begin an assignment until these three elements are in place and mutually agreed upon by Kimley-Horn and the client. Each project we undertake has a quality review task built into it, and all projects over a certain fee amount are assigned a Quality Control Manager. The QC Manager is not directly involved in completion of the deliverables, but steps in at key points and provides a thorough critique of the work completed to date. These measures are requirements at Kimley-Horn and are implemented at the project level for best results.

Kimley-Horn also has a QC/QA manual that outlines the general firmwide requirements for implementing checks and reviews that are necessary for a project. The manual is intended to be a reference basis for individual project quality control plans.

Critical Path Method Scheduling

Meeting the project schedule is high priority for Kimley-Horn. Critical elements in maintaining schedules include a clear definition of the responsibilities of team members and frequent communication relative to achieving work effort goals. Schedule control begins with the preparation of a detailed schedule in Microsoft Project, or excel depending on the County's preference, that includes milestone completion dates for specific tasks and the overall project.

The schedule identifies task dependencies and relationships, which allows our project managers and clients to understand which tasks must be completed so that other tasks may be accomplished, along with commitments by individuals for each task. Twice monthly, our cost-point accounting software generates a Project Effort Report showing effort expended by task. This internal control allows us to make, on a timely basis, any adjustments that may be necessary to maintain schedule and stay within budget.

To meet schedule and minimize down time, we move beyond a specific project schedule and work plan and utilize weekly, and on a firm wide basis monthly and six-month, projections of staffing needs to assure we have the resources in place to meet a client's needs.

At Kimley-Horn we know that schedule and quality control are equally important. A project that is behind schedule too often sacrifices the opportunity for quality reviews. We insist that our project managers build into their schedules adequate time for a thorough quality control review so that our project documents can be thorough, accurate, and complete.

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Controlling Scope and Budget

Throughout the project, the Kimley-Horn Team will implement procedures to control total project costs. Environmental documentation costs will be controlled by frequent monitoring and early identification of any change affecting project costs. This monitoring is easily accomplished through a comprehensive Work Breakdown Structure (WBS) based on a detailed review of the project description and our past experience working on similar projects. Budgets and schedules for each component of the WBS are reviewed with each team task leader prior to beginning work, and regular updates of cost to date and percent complete are provided to each leader throughout the life of the project.



The control of project costs and unnecessary changes is an important element of Contract Administration. We are committed to informing the County as soon as possible of any potential or proposed out-of-scope items that will affect the established budget. Strict adherence to the original scope of work and budget can be achieved through timely and continuous communications between Kimley-Horn and County staff.

Project Progress and Review Meetings

Kimley-Horn will attend project team meetings with the County and other involved agencies on a monthly or as-needed basis. These meetings will be to discuss the project objectives, review schedule and work progress to date, resolve critical issues promptly, address budget issues and concerns, and discuss any other related items. Action Item Checklists to identify issues, identification of responsible parties and deadlines, and detailed meeting minutes will be distributed promptly after each meeting.



SECTION 2 – SCOPE AND SCHEDULE

COMPREHENSIVE SCOPE OF WORK

The following Scope of Work has been prepared pursuant to the information contained in the RFP and subsequent information received while discussing with County staff. Each of the issues is approached thoroughly in order to fully assess potential impacts, establish thresholds of significance, and identify mitigation measures. Kimley-Horn is the lead firm for this work program and will provide services from our Sacramento office.

Kimley-Horn and Associates, Inc. (Kimley-Horn) agrees to perform the following Scope of Services for County of Nevada (County), to provide a Program Environmental Impact Report (EIR) and related technical studies for the to evaluate the proposed Nevada County Cannabis Ordinance.

Kimley-Horn has submitted this proposal to prepare an EIR to assess potential impacts and identify mitigation measures for the proposed project. The Draft EIR, Final EIR, and associated work products will be prepared in accordance with the criteria, standards and provisions of the California Environmental Quality Act of 1970, Section 21000 et. sec. of the State CEQA Guidelines (California Administrative Code Section 15000), the County of Nevada Environmental Guidelines, and the regulations requirements and procedures of other responsible Public Agencies with jurisdiction by law. Each of the issues is approached thoroughly in order to fully assess potential impacts, establish thresholds, and identify mitigation measures.

1.0 Project Scoping

1.1 Research And Investigation

Kimley-Horn will obtain and review available data for the project area as well as policy documentation from the County of Nevada, state and federal agencies, and other agencies which may be affected by the project. This information, along with environmental data and information available from the County and other nearby jurisdictions, will become part of the foundation of the EIR and will be reviewed and incorporated into the analysis, as deemed appropriate.

1.2 Agency Consultation And Scoping

As indicated in Section 15083 of the State CEQA Guidelines, many public agencies have found that early consultation solves many potential conflicts that could arise in more serious forms later in the review process. Although the Notice of Preparation (NOP) and Public Scoping session meeting will provide that opportunity, Kimley-Horn will conduct additional discussions with local, state, and federal agencies, as needed, which will assist in the early stages of the analysis and issue identification. Kimley-Horn will prepare a presentation for the County Planning Commission.

1.3 Notice Of Preparation (NOP)

Kimley-Horn will prepare a NOP for review and approval by the County. Once approved, Kimley-Horn will assist County staff in distributing the NOP to the appropriate state and federal agencies and as identified on a mailing list to be provided by the County. Kimley-Horn assumes that posting in the local newspaper and any radius mailing will be provided by the County. Comments received in response to the NOP will be evaluated during preparation of the Draft EIR.

1.4 Public Outreach And Scoping Report

Because the ordinance would affect properties in different communities, and different communities are likely to have some individual issues not common to the other areas, Kimley-Horn will assist staff with a scoping meeting for up to three communities. Kimley-Horn will prepare a presentation, sign-in sheets, and comment cards for each meeting. Kimley-Horn will provide the County with a scoping report that contains the presentation, the sign-in sheets, copies of any comment cards received, and listing of the questions and concerns raised at the meeting.

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2.0 Preparation Of Technical Studies

2.1 Water Supply Evaluation

As a subconsultant to Kimley-Horn, Tully and Young will prepare a Water Supply Evaluation for the project.

Task A - Review Available Documents Detailing Water Supply and Demand Conditions

- » Prepare water demand estimates related to the potential cannabis production in Nevada County. Specifically, prepare a range of estimates for the water demands associated with cannabis production on a residential and commercial basis that capture potential future scenarios anticipated by the County. The demand calculations will be derived from Nevada County cannabis production estimates prepared as part of the Cannabis Ordinance development. The planning horizon for future water demands (e.g. 20+ years) will be developed in coordination with County staff to assure consistency with other evaluation planning horizons.
- » Discuss the proposed water source(s) that are available to meet potential cannabis production demands while considering other existing and planned water uses throughout the County. This analysis will include consulting existing information from applicable 2015 Urban Water Management Plans (UWMP) and other relevant water planning documents, to identify and address water use issues. The initial investigation would evaluate Nevada Irrigation District's urban and agricultural water planning documentation.
- » Identify and evaluate the availability and reliability of known local surface water and groundwater supplies not otherwise part of NID's water supply portfolio. Specifically, review and evaluate alternative supply sources to determine applicability to cannabis production potential.
- » Participate in phone and email communications to clarify outstanding questions and to discuss initial findings and recommendations.

Task B – Prepare Water Supply Evaluation Technical Memorandum to Support the Ordinance EIR

- » Tully & Young will prepare a technical memorandum, defined as a Water Supply Evaluation (WSE), will include:
- » Representations of Project-specific water demands anticipated to result from the ordinance.
- » Characterization of supply and demand conditions associated with the determined water sources for the Project (e.g. in context of existing and other future planned uses for the same source). Conditions will be evaluated for an agreed upon planning horizon, considering normal, single-dry, and multi-dry hydrologic conditions as readily represented in existing documents characterizing the water supply.
- » Evaluation of the potential reliability of supplies in accordance with the selected planning horizon.

2.2 Air Quality/Greenhouse Gas Emissions

As a subconsultant to Kimley-Horn, Trinity Consultants will prepare the air quality and GHG analysis to evaluate cannabis cultivation in the AG, AE, and FR zoning districts.

Task A – Conduct an extensive review of probable project construction and development plans that may be proposed under the County's Cannabis Ordinance. This includes construction start and end dates, phasing, construction duration, planned equipment use, current land uses of the impacted property, potential demolition activities, grading and traffic study data related to anticipated activities and/or growth allowed under the proposed ordinance.

- » Where information is not available, regulatory defaults will be applied. Where regulatory defaults are not available, realistic and defensible assumptions based on other municipalities' estimates will be applied.

Task B – Conduct emissions modeling to predict criteria pollutant impacts using the latest Northern Sierra Air Quality Management District (NSAQMD) and California Air Resources Board (CARB) approved modeling programs.

- » Because the future location of growing operations or dispensaries is currently unknown, the primary focus would be on a methodical distribution to be analyzed: placing grow operations and dispensaries throughout the county based on population or spatial distribution in which such activities are evenly spaced throughout the unincorporated portion of the county (excluding cities that are expected to ban dispensaries).

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- » Additionally, air quality impacts will be determined for the following components:
 - Up to 150 acres of permitted outdoor cultivation or nurseries;
 - Up to 650,000 SF of Indoor Cultivation facilities; and
 - Up to 300,000 SF of processing and production for active ingredient edibles, infused drinks and solid products.

These emissions will be considered from various locations based on information received from Nevada County Planning. Should the County identify or request a different approach that approach would be examined and evaluated in lieu of the above approach.

- » Establish baseline emissions based on NCTC Traffic Impact Zones and projected increases due to the project components anticipated by the County.
- » Determine the projected incremental increase/decrease in emissions (criteria only) resulting from the proposed and planned activities based on the project components anticipated by the County.

Task C – Review and determine the potential impacts the above operations and/or activities may have based on the creation of, or increases in, Greenhouse Gas emissions (as identified in AB 32). This review will quantify such emissions, to the extent possible. Currently the main sources of GHG emissions are vehicular travel from customers, employees and deliveries, energy consumption for grow lights, ventilation systems and general space conditioning, CO2 machines (used to promote plant growth in indoor environments) etc.¹

Task D – Conduct emissions modeling to predict health risks to nearest receptors based anticipated location of dispensaries, farming and processing facilities on projected impacts from Hazardous Air Pollutants using the latest NSAQMD-approved modeling programs as required.

- The health risk analysis (if conducted) will include findings of air quality-related health risks associated with plant fertilizer applications.
- » Recommend possible ordinance modifications to reduce excessive health risks associated with the proposed ordinance if necessary.

Task E – Determine potential air quality impacts relative to consistency with the Northern Sierra Air Quality Attainment Plan and/or the California State Implementation Plan for the federal Clean Air Act.

- » Determine potential air quality impacts to the local, state and federal Ambient Air Quality Standards posed by the ordinance.

Task F – Review industry-standard odor control devices/systems for indoor growing and processing operations that control or eliminate odors from such operations so as to reduce or eliminate potential nuisance odor issues from adjacent residents or businesses.

- » Determine the viability of commonly available and typically used odor control devices to allow the County to establish construction and/or operational requirements for indoor growing/processing operations.
- » Conduct detailed source modeling, based on the known odor constituents contained in cannabis, for a pre-set indoor growing/processing structure to determine general setback distances from such facilities, equipped with various means of odor control, so as to reduce the probability of nuisance odor complaints from nearby residents or businesses.
- » Based on the results of the odor source modeling conducted, recommend standard setback distances to the County for implementation to ensure that nuisance odors are controlled as much as practicable.

Task G – Examine the ordinance's predicted impacts on emissions thresholds based on California Environmental Quality Act (CEQA), NSAQMD air quality standards for construction and operational impacts. A potentially significant impact to air quality, as defined by CEQA would occur if the project caused one or more of the following to occur:

- » Conflict with or obstruct implementation of the applicable air quality plan;
- » Violation of any air quality standard or substantial contribution to an existing or projected air quality standard;

¹ Mills, E. (2012). *The Carbon Footprint of Indoor Cannabis Production*. *Energy Policy* 46: 58-67

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- » A cumulatively considerable net increase of any criteria pollutant for which the project region is designated non-attainment under an applicable Federal or State ambient air quality standard (including emissions which exceed quantitative thresholds for ozone precursors);
- » Exposure of sensitive receptors to substantial pollutant concentrations; and/or
- » The creation of objectionable odors affecting a substantial number of people.
- » Provide analysis of the ordinance's ability to impact air quality when combined with current county emissions/operations to satisfy any cumulative analysis requirements, if applicable.
- » Provide to the extent possible, additional requirements imposed by the NSAQMD. (Regulations that may require air permits or other specific plans as well as potential nuisance regulations.

2.3 Traffic Impact Analysis

Kimley-Horn will prepare a programmatic-level traffic impact analysis evaluating cannabis cultivation on the AG, AE, and FR zoning districts.

Task A – Research & Estimates

- » Research existing information and studies relating to trip generation and traffic operations and patterns associated with the cultivation of medical and recreational cannabis.
- » Review population, production and market demand data relating to traffic generation and operations of roadways within anticipated zones of production and sales.

Task B – Trip Generation Estimates

- » Develop demand of vehicular trip generation and generalized distributions for associated with cannabis cultivation.

Task C – Analysis

Use the Nevada County Transportation Commission (NCTC) traffic model to:

- » Determine zones and potential areas for cannabis activities.
- » Prepare generalized analysis of daily roadway impacts associated with cannabis cultivation with existing plus project and existing plus horizon year (2035) scenarios.

Task D – Report Preparation

Prepare written report summarizing the investigation, including conclusions and recommendations as required.

Task E – Coordination

- » Coordinate County staff and NCTC staff regarding project information and the development of traffic estimates, evaluation and report up to 16 hours.
- » Assist the County in responding to comments to traffic related questions to the draft and final EIR documents up to 16 hours.

3.0 Preparation Of Administrative Draft EIR

3.1 Introduction And Purpose

The Introduction section will cite the provisions of CEQA and the County of Nevada CEQA implementation procedures for which the proposed project is subject to. This section will identify the purpose of the study and statutory authority as well document scoping procedures, summary of the EIR format, listing of responsible and trustee agencies, and documentation incorporated by reference.

3.2 Executive Summary

Kimley-Horn will provide an Executive Summary for the EIR including a Project Summary, an overview of project impacts, mitigation and levels of significance after mitigation, summary of project alternatives, and areas of controversy and issues to be resolved. The Environmental Summary will be presented in a columnar format.



3.3 Project Description

The Project Description section of the EIR will detail the project locations, background and history of the project, characteristics, goals and objectives, permits and approvals which are required for the project based on readily available information. This section will include a summary of the local environmental setting for the projects three locations. Exhibits depicting the regional and site vicinity will be included in this section. An aerial photograph will be included within the Project Description.

3.4 Cumulative Projects To Be Considered

In accordance with Section 15130(b)(1)(a) of CEQA, this section provides a detailed listing of cumulative projects and actions under consideration for the analysis. Cumulative Impacts, the likelihood of occurrence and level of severity will be studied. The purpose of this section is to present a listing and description of projects, past, present and anticipated in the reasonably foreseeable future. The potential for impact and levels of significance are contingent upon the radius or area of interaction with the proposed development. Kimley-Horn will consult with County staff and other applicable local jurisdictions to define the appropriate study area for the cumulative analysis.

3.5 Environmental Analysis

Kimley-Horn will evaluate the necessary information with respect to the existing conditions, the potential adverse effects of project implementation (both individual [direct/indirect] and cumulative), and measures to mitigate such effects. Environmental issues raised during the scoping process (Notice of Preparation responses, Public Scoping Meeting; and any other relevant and valid informative sources) also will be evaluated. The analyses will be based upon readily available data, results from additional research, and an assessment of existing technical data. This task includes a peer review of the existing technical studies and the preparation of some technical studies where that information is deficient. The Environmental Analysis section of the EIR will thoroughly discuss the existing conditions for each environmental issue area, and will identify short-term and long-term environmental impacts associated with the project, along with their levels of significance. Feasible mitigation measures will be recommended to reduce the significance of impacts and identify areas of unavoidable significant adverse impacts even after mitigation.

The environmental documentation will assist in identifying constraints, modifications, and improvements which may be incorporated into the land planning process. This section will include analysis for the following environmental issue areas:

Aesthetics/Light and Glare

Kimley-Horn will evaluate the necessary information with respect to the potential adverse effects upon project implementation based on information gathered during public outreach to better understand and address public concerns, particularly at a neighborhood level. This section will identify potential visual impacts associated with the project, accounting for the existing resource protective policy framework and proposed development standards, and resultant incremental changes to both local and regional features, including public viewsheds, night-lighting, construction of new buildings, and driveways/roads, particularly as visible from state and local scenic routes, as well as to public views in towns and neighborhoods.

This scope of work assumes that no visual simulations for the project are required. Kimley-Horn can provide visual simulations for the project upon request and authorization of an approved scope of work by the County.

Agriculture and Forest Resources

This section of the EIR will address potential impacts on existing agricultural and forest lands within the AG, AE, and FR zoning districts that could be affected by the proposed cannabis cultivation ordinance. This analysis will describe existing agriculture and forest resources and operations in the County, including cultivated agriculture, grazing and equestrian operations, crop types forestry resources and acreages, and general locations based on readily available data from existing sources, including the Agricultural Commissioner's Agricultural Production Report, Statewide Important Farmland Maps, and Williamson Act contracts in the County. Applicable mitigation will be identified, if necessary.

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Air Quality and Greenhouse House Gas Emissions

This section of the EIR will address air quality and Greenhouse Gas/climate change aspects of the project. The section will discuss the existing environment; applicable laws, ordinances, regulations, and standards; applicable significance criteria and thresholds; the analysis methodology used; the analysis itself; the resulting impact findings related to CEQA significance and regulatory compliance; mitigation measures; and conclusions.

The results of the technical analysis from Task 2.2 will be incorporated into the EIR section.

Biological Resources

This section of the EIR will describe existing biological resources in the County based on data from readily available existing sources such as state and federal data (e.g., critical habitat designations, California Natural Diversity Database) and local County data including potential known sensitive vegetation and habitats (e.g., oak woodlands) and special status species. This analysis will summarize best available data and reports on impacts from cannabis cultivation on wildlife.

This evaluation will assess potential direct and indirect impacts of cannabis cultivation on biological resources, particularly oaks and oak habitats, riparian corridors, wetlands, and special status species. Such impacts could include direct loss of habitat, incremental impacts of cumulative cannabis cultivation through direct habitat removal, increased disturbance, changes in runoff or clearance for fire protection. Applicable mitigation will be identified, if necessary.

Cultural Resources

This section of the EIR will address the potential cultural resources impacts associated with implementing the cannabis ordinance. Based on the records search, an overview and synthesis of materials collected will be summarized (i.e., Native American sites, ethnographic sites, historic homesteads, and historic structures,) and the potential to encounter unidentified prehistoric and historic resources will be addressed.

This section of the EIR will address the potential cultural resources impacts associated with construction and operation of the proposed project. It will describe the cultural background and setting of the project area, the regulatory setting, and will provide the results of cultural resources surveys and analyses conducted for the proposed project. Potential impacts on cultural resources that could result from the project, including prehistorical and historical archaeological sites and paleontological discoveries, will also be discussed and feasible mitigation measures will be provided. This EIR section will be based on existing information in the General Plan, General Plan EIR, National Register, California Register. This scope of work assumes that no cultural resource studies will be required.

With regards to the AB 52 Consultation, this scope of work assumes the County will contact the known Native American Tribe(s) as established by the Native American Heritage Commission to complete the AB 52 consultation process.

Tribal Cultural Resources

In accordance with the requirements of AB 52, Kimley-Horn will include an analysis in the EIR that specifically addresses Tribal Cultural Resources. This chapter will contain relevant legislative and regulatory information related to the Tribal Cultural Resource, efforts taken by the County of Nevada to comply with AB 52, and results of any consultation requests received.

Geology and Soils

This section of the EIR will evaluate the potential for geology, soils and seismicity impacts associated with the project. This evaluation will be based on publications from the U.S. Geological Survey, California Division of Mines and Geology, Soil Conservation Services, and the 1998 General Plan & EIR. The analysis will focus on the seismicity of the area and the potential for liquefaction, subsidence and similar effects, as applicable. No formal geotechnical studies are proposed as part of this scope of work.

This section will include information associated with the regional and site-specific geology and soils constraints (such as compressible soils, serpentine soils, active faults, landslide hazards, disruptions, displacements, compaction, or over-covering of the soil, and areas subject to subsidence) and existing topography. Applicable mitigation will be identified, if necessary.

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Hazards and Hazardous Materials

This section of the EIR will evaluate potential impacts from known hazardous material concerns using a County database search and any existing County-provided reports and studies. From information provided from a database search, Kimley-Horn will determine areas in Nevada County that could pose a risk to cannabis cultivation. The EIR analysis will locate high-risk properties relative to major transportation routes, residential communities, and existing businesses that currently use, dispose and manage hazardous materials and waste.

The EIR analysis will determine overall risk and develop impacts based on existing contaminated properties or properties that currently use hazardous materials and current hazardous materials regulations developed by the Nevada County. Kimley-Horn also will review available information on location and transport of hazardous materials and discuss the general constraints that contaminated soils and groundwater may pose to development and regulations of the State with regard to contamination management and clean up. Mitigation will consist of program-level measures, as necessary.

Hydrology and Water Quality

This section of the EIR will describe the hydrological setting of the County, including its location within the regional watershed system, and inventory. This section will describe the potential cannabis water pollutant types and their sources. This will include assessment of flood hazards and determination of 100-year flood zones. Information sources will include readily available published flood maps, flood data provided through Nevada County, the U.S. Geological Survey, and the California Department of Water Resources.

Water quality issues will address the potential impacts on water quality from the proposed cannabis cultivation. This section will address areas of potential impacts to water quality and provide remediation measures (best management practices) that would reduce the presence of contaminants in runoff water and groundwater infiltration from the project site both during construction and post development.

Land Use Compatibility

This section of the EIR will evaluate the appropriateness of the proposed uses within the project site in comparison to surrounding uses. The spatial relationship of onsite uses will be analyzed. The analysis will include a consistency review of potential key land use goals and policies as they relate to the proposed Project, including the County's General Plan Land Use Element, agricultural policies, Grading Ordinance, etc. This analysis will utilize information readily available from the County, as well as the NOP process to identify particular concerns and any potential for public controversy. In addition, Kimley-Horn will discuss the cannabis cultivation uses and identify potential project and cumulative impacts to nearby residences and other sensitive uses. Kimley-Horn will recommend Identify potential mitigation measures as needed to address any adverse land use impacts, including adjustments in proposed geographic restrictions, canopy size limits, and setbacks.

Noise

This section of the EIR will address the potential noise impacts associated with construction and operation of proposed cannabis cultivation. The noise section will describe the existing conditions on the proposed project site, the regulatory setting, the impacts of the proposed project, and feasible mitigation measures to reduce impacts. Assess the adequacy of recommended development standards to reduce noise levels and describe potential for noise levels to exceed regulatory standards or to create a substantial nuisance. Noise control requirements would be considered for inclusion in policies or development standards, if appropriate.

Public Services and Utilities

Kimley-Horn will contact potentially affected agencies to identify relevant existing conditions, project impacts and recommended mitigation measures. The discussion will focus on the potential alteration of existing facilities, extension or expansion of new facilities, the increased demand on services based on the proposed land uses. Kimley-Horn will review available information on public services in the County and confirm any known public service issues or demands associated with existing cultivation sites through consultation with appropriate public service providers to focus the analysis, most likely on fire protection and law enforcement services.

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Transportation and Traffic

The purpose of this section is to evaluate existing traffic conditions and the potential traffic impacts of the proposed project. The evaluation will consider impacts on local roadways, intersections, and regional facilities, as well as proposed project access and internal circulation. Mitigation measures will be recommended to avoid or lessen impacts, as necessary.

This section of the EIR will be based upon the findings of the traffic impact analysis (from Task 2.3) including any recommended mitigation measures will be integrated into the EIR analysis. The EIR will evaluate project effects on traffic and circulation (both existing plus project, and long-term (horizon year) impacts, access, and other relevant areas of concerns consistent with the requirements of CEQA and the County, such as offsite traffic improvements.

Utilities and Service Systems

This section of the EIR will discuss the potential alteration of existing facilities, extension or expansion of existing facilities, and increased demand on utility services based on the proposed cannabis cultivation ordinance. The analysis will describe the capacity of existing systems that would serve cultivation sites, including water, wastewater, solid waste, and energy systems.

The results of the Water Supply Evaluation from Task 2.1 will be incorporated into the EIR section.

Energy

This section of the EIR will analyze the energy implications of the project pursuant to Public Resources Code §21100(b)(3) and Appendix F of the State CEQA Guidelines. Refer to Task 2.1, above. These statutes and guidelines require an EIR to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. The Draft EIR section addressing energy conservation aspects of the project will discuss the existing energy environment; applicable energy conservation laws, ordinances, regulations, and standards; energy conservation related significance criteria and thresholds (if any); the analysis; the resulting impact findings; additional energy conservation mitigation measures, if needed; and conclusions.

3.6 Growth Inducement

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

3.7 Cumulative Impacts

In accordance with the State CEQA Guidelines Section 15130, Kimley-Horn will discuss cumulative impacts for each environmental issue area identified above, focusing on cumulative impacts and levels of severity in the project area at a quantitative and qualitative level. The analysis will include potential future development within the vicinity of the project site. The analysis will focus upon cumulative impacts from recently approved and/or pending projects in proximity. Kimley-Horn will work closely with County Staff to identify applicable approved and/or pending projects that should be considered for analysis within the Project Area.

3.8 Alternatives To The Proposed Action

Pursuant to the State CEQA Guidelines Section 15126.6, Kimley-Horn will provide an analysis of up to three (3) alternatives for the proposed project. Kimley-Horn proposes to include an analysis of the "No Project/No Development" alternative, and a "Reduced Project" alternative. Kimley-Horn will work with the County to identify another alternative as needed. Should additional alternatives be raised for consideration during the NOP process, Kimley-Horn will review these suggested Alternatives with the County and (as appropriate, with the Project Team) to determine whether or not they merit further consideration and analysis in the EIR.

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This section will also include alternatives that were considered and eliminated from further consideration. The County will be seeking a sufficient level of detail to allow decision makers to gain a greater understanding of the proposed alternatives should a determination be rendered to support an alternative development scenario. This alternatives section will culminate with the selection of the environmentally superior alternative in accordance with CEQA requirements.

3.9 Additional Sections

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

Effects Found Not to Be Significant. Kimley-Horn will provide a qualitative explanation of issues checked "no" in the County's Initial Study in order to substantiate the conclusions of the Initial Study.

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

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

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

3.10 Graphic Exhibits

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

4.0 Draft Environmental Impact Report

4.1 Screencheck Draft And Draft EIR

Kimley-Horn will provide seven (7) copies of the Administrative Draft EIR and technical studies. One (1) electronic copy will also be provided in WORD or PDF format (County to determine preference for format).

Kimley-Horn will respond to a single complete set of County comments on the Administrative Draft EIR, complete necessary revisions, and prepare and publish the "Screencheck" Draft EIR. Revisions will be prepared in conformance with the Scope of Work. All revisions will be provided in strikeout/underline. The Screencheck Draft document will also be provided electronically in Word. Kimley-Horn will provide seven (7) copies of the Screencheck Draft EIR and technical studies.

Kimley-Horn will respond to a second complete set of County comments on the Screencheck Draft EIR, complete necessary revisions, and prepare and publish the Draft EIR for public circulation and review.

4.2 Completion Of Draft EIR

Kimley-Horn will prepare the Draft EIR for the required 45-day public review period. Kimley-Horn will prepare and file 15 copies of the Draft EIR (EIR summary with EIR and technical appendices on CD) and Notice of Completion (NOC) with the Office of Planning and Research (OPR) State Clearinghouse. Kimley-Horn will provide the County with proof of submitting documents to OPR. Kimley-Horn will also work with the County to develop a distribution listing for the Notice of Availability and Draft EIR. This scope of work assumes that the County will be responsible for the distribution of the Draft EIR and Notice of Availability.



Kimley-Horn will coordinate with County staff to determine the number of copies needed to distribute the Draft EIR. This scope of work assumes Kimley-Horn will provide the County with fifty (50) copies of the Draft EIR (with appendices provided electronically on CD) and two (2) sets of the complete technical appendices in hard copy. Kimley-Horn will provide the County with electronic copies of all Draft documents in PDF format.

5.0 Response To Comments

5.1 Prepare Response To Comments

Kimley-Horn will respond to written and verbal comments received during the Draft EIR public review period. Kimley-Horn will prepare thorough, reasoned and sensitive responses to relevant environmental issues. This task includes written responses to both written and verbal comments received on the Draft EIR (includes review of hearing transcripts, as required).

The Draft Responses to Comments will be prepared and five (5) copies submitted for review by County staff. Following review of the Draft Responses to Comments, Kimley-Horn will finalize this section for inclusion in the Administrative Final EIR. Kimley-Horn recommends a one-day County/Kimley-Horn Team workshop to review Draft EIR comment letters and develop (and/or strategize) on responses to comments, to expedite the schedule and facilitate County review. Given the controversial nature of the project, this scope of work assumes up to 156 hours to respond to the comments on the Draft EIR.

5.2 Distribution To Commenting Agencies

Following review of the Draft Responses to Comments, Kimley-Horn will finalize this section for inclusion in the Administrative Final EIR. Up to ten (10) copies of the responses to comments will be submitted to commenting parties and the Planning Department in advance of the Planning Commission hearing.

6.0 Final EIR

6.1 Administrative And Final EIR

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

Kimley-Horn will prepare the Final EIR within two weeks of certification for the County. Kimley-Horn will print and mail the Final EIR with appendices and exhibits to commenting agencies pursuant to CEQA Section 21092.5, cooperating agencies and interested parties. Kimley-Horn will provide fifteen (15) copies of the Final EIR. In addition, Kimley-Horn will prepare and file the Notice of Determination (NOD) within five days following project approval.

6.2 Findings And Statement Of Overriding Considerations

Kimley-Horn will provide administrative assistance to facilitate the CEQA process including the preparation of the Notice of Determination, Statement of Overriding Considerations and Findings for County use in the project review process. Kimley-Horn will prepare the Findings in accordance with the provisions of Section 15091 and 15093 of the State CEQA Guidelines and in a form specified by the County. Kimley-Horn will submit the Draft Findings for County review and will respond to one consolidated set of County comments.

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6.3 Mitigation Monitoring And Reporting Program

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

The MMRP Checklist will serve as the foundation of the Mitigation Monitoring and Reporting Program for the proposed project. The Checklist indicates the mitigation measure number as outlined in the EIR, the EIR reference page (where the measure is documented), a list of Mitigation Measure/Conditions of Approval (in chronological order under the appropriate topic), the Monitoring Milestone (at what agency/department responsible for verifying implementation of the measure), Method of Verification (documentation, field checks, etc.), and a verification section for the initials of the verifying individual date of verification, and pertinent remarks. Kimley-Horn will prepare a Draft Mitigation Monitoring and Reporting Program which will be submitted to the County for review at the Administrative Final EIR milestone submittal. Kimley-Horn will respond to one (1) consolidated set of County comments on the Draft MMRP. Kimley-Horn will provide fifteen copies (15) copies of the MMRP.

7.0 Project Coordination And Meetings

7.1 Project Coordination

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

7.2 Meeting Attendance

Alex Jewell and Christa Redd will attend staff meetings and will represent the project team at public hearings and make presentations as necessary. Kimley-Horn anticipates several meetings with County staff, including a "kick-off meeting", progress meetings, public meetings and hearings. Alex Jewell along with other key Project Team personnel will also be available to attend meetings with affected jurisdictions, agencies and organizations as needed to identify issues, assess impacts and define mitigation. This scope of work assumes 24 hours for meeting attendance. Any additional amount of time beyond this initial budget will require approval from the client.

8.0 Document Reproduction

- » Seven (7) copies of the Administrative Draft Environmental Impact Report, Exhibits and Technical Appendices.
- » Seven (7) copies of the Screencheck Draft Environmental Impact Report, Exhibits and Technical Appendices
- » Twenty-five (25) printed copies of the Draft EIR, with technical appendices provided on CD, and twenty-five (25) copies of the Draft EIR on CD, one (1) copy of the Notice of Completion to be delivered to State Clearinghouse.
- » Five (5) copies of the Administrative Responses to Comments
- » Ten (10) copies of the revised Responses to Comments.
- » Fifteen (15) copies of the Final EIR, including:
 - Draft EIR (along with edits to show all needed corrections)
 - All comments received
 - Responses to Comments
 - Minutes of Final EIR Certification hearing(s)

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- » Fifteen (15) copies of the Mitigation Monitoring and Reporting Program bound separately from the EIR.
- » CEQA Findings of Fact

Reimbursable Expenses

Kimley-Horn has included a budget amount within this proposal to cover the direct costs for the project including, but not limited to, printing, plotting, reproduction, in-house reproduction, mileage, messenger service, and overnight deliveries.

9.0 Optional Task

The following task is provided as an optional task as it could be desired by County staff or the Board of Supervisors regarding fiscal impacts of cannabis cultivation in the County. While not required for the CEQA component of this scope of work, some jurisdictions have found the fiscal impact information useful in the decision-making process. The scope of work can be refined at the request of the County staff if found to be required for the project.

Task 9.1 – Fiscal Impact Analysis

As a subconsultant to Kimley-Horn, the Natelson Dale Group, Inc. (TNDG) would conduct an independent analysis of the potential fiscal impacts (County revenues and costs) of legalized production and sale of marijuana in unincorporated Nevada County. The fiscal impact analysis (FIA) will not advocate particular policies but will objectively evaluate the potential impacts of policy options defined by the County. Despite what would be ideal from a decision-making standpoint, these types of studies involve a certain degree of researcher judgment about factors for which it is not reasonable to expect definitive assumptions or conclusions. Thus, rather than framing the conclusions in absolute terms, TNDG's work will focus on defining possible outcomes within a range of potentially valid conclusions.

TNDG's work scope for the fiscal impact analysis would include the following tasks:

1. **Compile data and findings from relevant existing studies.** TNDG will review a range of existing documents relevant to the assignment, including the following (many of which TNDG has already evaluated based on the firm's recent similar work for Kern County):
 - a. Pre-election studies completed for Proposition 64;
 - b. Local policies adopted by other jurisdictions in response to the passage of Proposition 64.
 - c. Any available fiscal/financial research related to the identified ballot initiatives;
 - d. Any available research related to economic impacts of the previous legalization of medical marijuana;
 - e. Any available studies addressing the economic impacts that local agencies have experienced subsequent to the legalization of recreational marijuana in other states (e.g., Colorado).

The information extracted in these documents will be utilized by TNDG to derive general estimates of the dollar volumes of cannabis production and taxable sales Statewide as a consequence of the passage of Proposition 64. Where possible, data will also be derived to enable estimates of the "share" of this activity that might occur in unincorporated Nevada County. This information will be summarized in a memorandum for the County's review and discussion.

2. **Define land use parameters for purposes of the fiscal impact analysis.** TNDG understands that the County and the EIR consultant will define a project description, which will include assumptions regarding the square footages of greenhouse space (for cultivation) and dispensaries (for retail sales). Whereas the project description will represent a maximum or buildout level of activity, it is appropriate for the fiscal impact analysis to utilize square footages that represent the actual levels of development that are likely to occur given the overall size of the "industry" and unincorporated Nevada County's potential share of the statewide market. Generalized estimates (or ranges of estimates) will be derived by TNDG based on the Task 1 background research.

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3. **Evaluate incremental property tax revenue.** TNDG will develop a case study analysis of the change in assessed value for prototypical properties assumed to be developed for greenhouse or dispensary space. The analysis will reflect the existing assessed value of a "typical" property eligible to be converted to these uses, as well as projections of the post-development value for each use type (i.e., greenhouse and dispensary). These per-square foot factors will then be applied to the total square footages projected to be developed, thereby providing an aggregate projection of incremental property tax revenue associated with the proposed policies.
4. **Evaluate sales tax revenue (multiple taxation scenarios).** Based on the Task 1 "market" research and the Task 2 land use parameters, TNDG will forecast the total dollar volume of marijuana-related taxable sales in unincorporated Nevada County. Projections of sales tax revenue accruing to the County will reflect the following potential scenarios regarding the local sales tax rate:
 - a. Standard/existing local sales tax rate (1% of taxable sales);
 - b. Additional sales tax allowable under Proposition 64;
 - c. Potential add-on taxes subject to voter approval under Proposition 218.
5. **Evaluate cost impacts associated with increased demand for County services.** In coordination with the Public Services section of the EIR, TNDG will review the potential impacts that cannabis greenhouses and dispensaries would have on County-provided services. For purposes of the FIA, these impacts will be translated into annual cost projections. The cost impact analysis will address police protection (Sheriff's Department), fire protection, and other service categories determined to be relevant. The cost projections will be developed in consultation with the affected County departments.
6. **Evaluate potential development impact fees for marijuana production and sales activities.** TNDG will investigate the potential for one-time permit and/or impact fees that could be applied to greenhouse or dispensary projects (based on documentable cost impacts associated with these types of projects). TNDG is not proposing to conduct the full "nexus" study needed to adopt impact fees, but would provide preliminary estimates of the potential revenue generation. The analysis of potential impact fees would consider "best practices" models such fees recently adopted (or proposed) by other jurisdictions in California.
7. **Prepare draft FIA report.** TNDG will prepare a summary report describing the net fiscal impacts that the proposed policies would have on the County's General Fund. The report will provide a reader-friendly executive summary, as well as detailed documentation of the study methodology and assumptions.
8. **Prepare final FIA report.** TNDG will review the draft report with County staff and prepare a final document based on the comments received.
9. **Ongoing coordination with County staff and EIR consultant.** TNDG will coordinate closely with County staff and Kimley-Horn throughout the process to ensure consistency (of assumptions, etc.) with the EIR.
10. **Board of Supervisors hearings.** TNDG will be available to attend up to two public hearings at meetings of the County Board of Supervisors.

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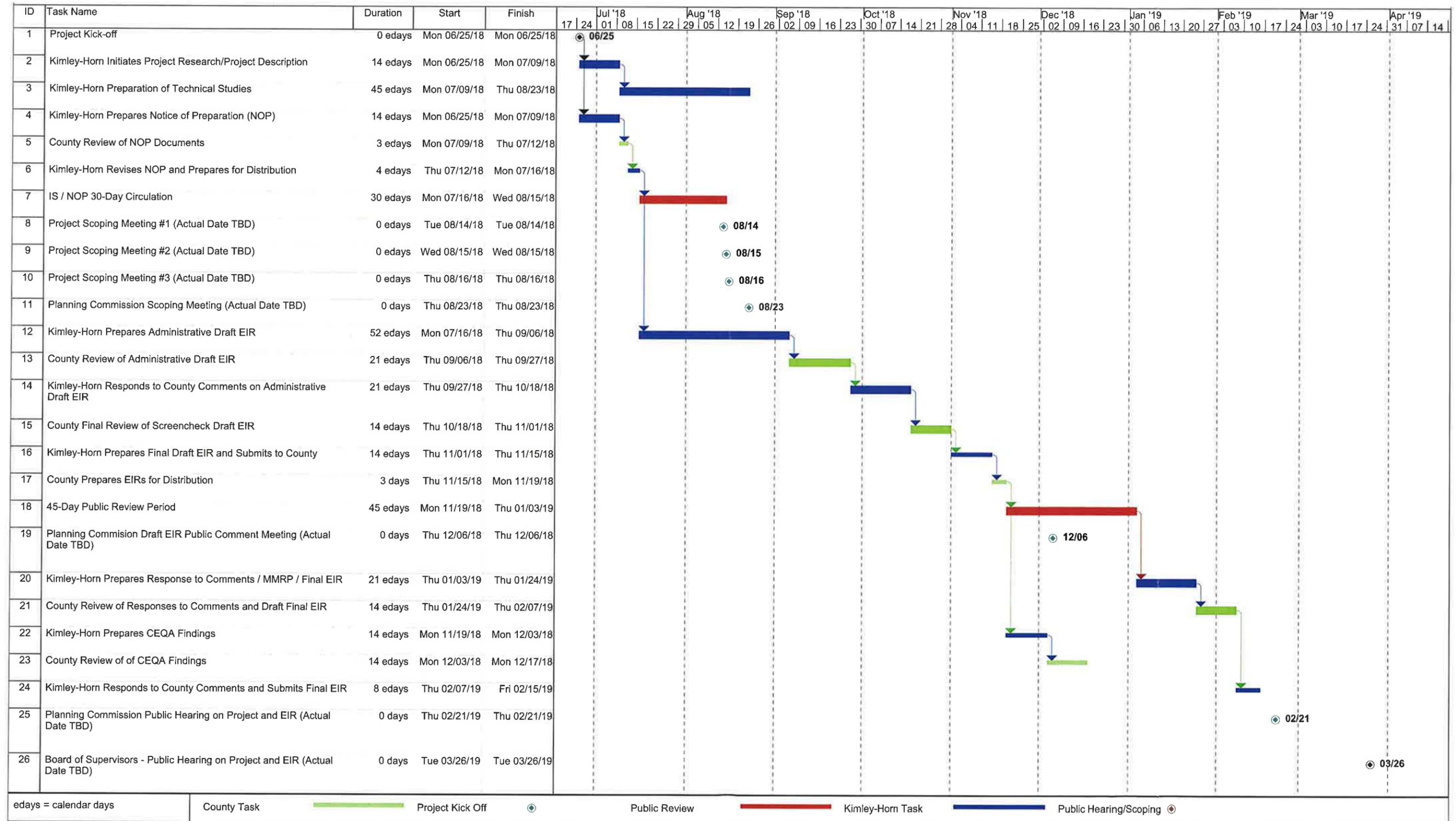


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PROPOSED EIR SCHEDULE





SECTION 3 – FIRM QUALIFICATIONS AND EXPERIENCE

KIMLEY-HORN

Kimley-Horn and Associates, Inc. provides our clients with a staff of experienced environmental specialists working within a collaborative environment of over 350 engineers, planners, and other design professionals in 11 offices throughout California, including our local office in Sacramento. Founded in 1967, Kimley-Horn is a full-service consulting firm offering comprehensive and innovative environmental, planning, civil engineering, water resources, traffic engineering, transportation planning, and GIS services. Nationally, the firm has 84 offices and over 3,100 staff.

Kimley-Horn has the experience preparing cannabis land use environmental assessments on a county-wide and individual application basis

Our staff produces environmental documents that are sensitive to the public's concern for resource protection and community impacts, as well as to the real-world issues associated with cost and feasibility of implementing mitigation measures. Our team draws on years of experience with public clients to develop user friendly, legally defensible documents and to assess project approaches that minimize local and regional impacts. On all environmental projects, we work extensively with our internal partners, agency staff, and clients to create the appropriate technical approach for the document and scope of related technical studies.

Environmental Document Preparation

Our staff is experienced in the preparation and processing of all types of environmental documents under CEQA, and has extensive knowledge of environmental document requirements. Our environmental professionals not only have years of experience in developing CEQA documents for land use, public policy, transportation, site development, and public works projects, but also receive regular training on changes in CEQA, and applicable case law affecting the interpretation of current statutes.

Environmental and Planning Services

Kimley-Horn provides a full range of services to cities, counties, and other state and local agencies throughout California. Our areas of expertise include:

- » Extension to Agency Staff
- » Agency Permit Processing (401 Water Quality Certification, Corps 404 Permit, California Department of Fish and Game 1602 Streambed Alteration Agreement)
- » Aesthetics/Visual Analysis
- » Air Quality/Green House Gases
- » Endangered Species Act Compliance
- » California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA)
- » Geographic Information Systems (GIS)
- » Hazardous Materials Assessment
- » Initial Site Assessment (ISA)
- » Mitigation Monitoring Programs (Public Resources Code Section 21081.6)
- » National Pollution Discharge Elimination System (NPDES) processing
- » Preliminary Environmental Assessment Report (PEAR)
- » Preliminary Environmental Study (PES)
- » Public Participation Programs
- » Traffic Impact Studies
- » Water Resources
- » Wetland Resources (assessment, delineation, mitigation, processing)

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Supporting In-House Resources

Kimley-Horn's environmental documents are supported by in-house professionals with expertise in civil engineering, land development, hydrology, water quality, water and wastewater, traffic analysis, transportation planning, aviation, landscape architecture, and GIS. Some of our principal areas of practice include:

In-house engineering resources support an efficient project approach and thorough analysis

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

Traffic Impact Studies

Kimley-Horn staff have reviewed or performed hundreds of traffic impact studies, from intersection and signal upgrades to large scale roadway improvements with major impacts on the transportation system. Kimley-Horn has the proven expertise to identify what types of improvements or mitigation measures are warranted and assess their respective impacts. In addition to operational impacts, we can also identify environmental impacts such as air and noise pollution, safety impacts, and impacts on pedestrians, bicycles, and transit. In-house land use and multimodal transportation modeling capabilities include such software packages such as EMME/2, TRANPLAN, TransCAD, MINUTP, T-Model, and QRS II for the analysis of regional transportation system plans, as well as corridor and interchange studies. Kimley-Horn was also one of the first consultants to use SACOG's next generation activity-based travel demand model, SACSIM, for the purposes of evaluating the traffic impacts associated with several development projects.

SUBCONSULTANT TEAM

Our subconsultant team members have all worked previously with Kimley-Horn on complex and often controversial environmental projects, and each is recognized for their ability to provide comprehensive evaluations tailored to the needs of unique projects.

Air Quality / Greenhouse Gas



Trinity Consultants have been providing California Environmental Quality Act (CEQA) compliance and project management services for more than 40 years. With California offices in Sacramento, Irvine, Oakland, Irvine, and Bakersfield, as well as nationally, the firm has completed more than 1,000 air quality impact analyses (AQIA) and CEQA determinations, including exemptions, initial studies, negative declarations, addendums, and environmental impact reports, including **specialized air quality determinations for the recent Kern County Cannabis Land Use Ordinance EIR with Kimley-Horn.**

The firm's experience includes CEQA compliance services for lead agencies, project applicants, and other environmental compliance teams, including attorneys and engineers. Trinity Consultants has prepared AQIAs for all industry sectors throughout the state, including cannabis, agricultural, food processing, industrial, retail, commercial, manufacturing, oil and gas, power and utilities, transportation, residential developments, solar power, and wastewater treatment facilities. Emissions estimation and dispersion models are critical parts of AQIAs, and an unparalleled area of expertise for the firm. Trinity also has experience with completing critical CEQA impact areas: energy, hazards, land use, noise, transportation, and water quality.

All of Trinity's CEQA AQIAs include compliance with AB 32 with the preparation of greenhouse gas analyses which include greenhouse gas emission estimates and reduction strategies. Trinity also prepares greenhouse gas emission inventories, climate action plans, health risk assessments, and ambient air quality models as part of its CEQA services.

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Trinity's California team has developed excellent working relationships with all California air quality districts, EPA Region 9, CARB, and city/county regulators statewide. Trinity is an active member of the California Climate Action Registry (CCAR), The Climate Registry (TCR), regulatory development task forces, and various California associations and work group committees.

Water Demand Evaluation



Tully & Young provides legal, technical, economic and political resources to water managers and land use planners. The firm helps clients enhance their decision making as part of searching for new supplies for growing communities; managing existing agricultural, urban, or environmental water supplies; or balancing competing demands and new opportunities. They assist clients in seeking workable solutions that meet their fundamental water planning and management objectives.

Tully & Young also specializes in researching and developing technical documents that support CEQA and NEPA – from addressing the California Supreme Court's ruling in *Vineyard Area Citizens for Responsible Growth v. Rancho Cordova* in water impacts analyses in CEQA/NEPA documents, to providing legally supportable analyses to assist with Specific Plans, General Plans and other CEQA-specific activities. For instance, Tully & Young specializes in drafting SB 610 Water Supply Assessments in accordance with Water Code Section 10910, et seq. These assessments must be developed by water purveyors in accordance with the legal requirements and also provide the baseline technical assessment for a land use agencies' environmental impact analysis for a specific project's water supply. Tully & Young's in-depth understanding of the SB 610 Water Supply Assessment law as related to CEQA projects is unique and comprehensive.

Tully & Young's in-depth understanding and application of California water law, Reclamation law, and other relevant laws and regulations affecting water management are critical to their ability to develop workable solutions. Tully & Young is very familiar with assessing water supply availability and associated water resource impacts for regional and local applications, and has a depth of experience in addressing water resources during the environmental review process.

Economic Analysis (Optional Task)

The Natelson Dale Group, Inc.
Economic and Financial Consultants

The Natelson Dale Group, Inc. (TNDG) is an economic and financial consulting firm established in 1974 which provides services to both public and private clients. The firm has provided economic analysis for a variety of unique development and policy projects for public agencies throughout California,

including Kern County, San Bernardino County, Ventura County, and the cities of Stockton, San Francisco, Azusa, Ontario, Calabasas, and others. **For the Kern County Cannabis Land Use Ordinance, TNDG was a part of the Kimley-Horn team to provide economic analysis for various land use scenarios.**

TNDG is dedicated to the direct involvement of its principals in all phases of the firm's work and maintains a highly-qualified staff of senior professionals to assist the principals in the conduct of each assignment. The company also regularly participates on multi-disciplinary consulting teams, both as a prime and a subcontractor.

TNDG utilizes sophisticated analytical techniques that are balanced with seasoned judgment as TNDG strives to produce analyses of the highest technical quality. Imaginative problem identification and study plan formulation are applied to each assignment. The final products are structured to assist the client make realistic decisions and achieve practical results in the shortest possible time. Results are communicated through a variety of media tailored specifically to their intended audiences.

For Socioeconomic Impact Analyses, TNDG carefully evaluates prospective impacts on local employment, business, housing, social services, and service delivery to residents of communities undergoing significant changes as a result of commercial, industrial, and other major projects. TNDG utilizes a combination of intensive community focus groups, community-wide surveys, critical analysis of employment and demographic data to highlight potential impacts to communities and their residents.

PROPOSAL FOR PREPARATION OF AN Environmental Impact Report for the Nevada County Cannabis Ordinance



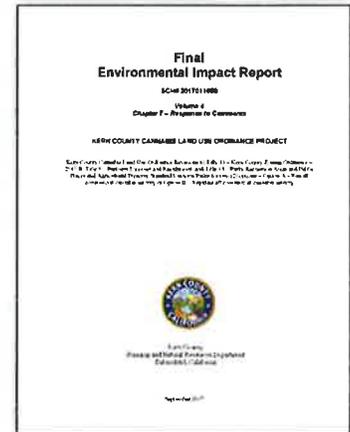
TNDG has also completed a variety of cost/benefit assessments for proposed development and infrastructure projects. These studies quantify a range of benefits including employment and income creation, and often involve the use of ‘multiplier’ ratios to determine the indirect or spin-off benefits of the proposed project.

REPRESENTATIVE PROJECTS

The following key projects represent our experience in working with local governments on recent cannabis projects, as well as other environmental documentation efforts. We encourage you to contact these references with regard to the performance, responsiveness, and quality of work provided by the Kimley-Horn team.

Kern County Cannabis Land Use Ordinance EIR Project, Kern County, CA

Kimley-Horn was responsible for preparing an EIR to identify and evaluate potential environmental impacts associated with an amendment to Title 19 of the Kern County Code of Ordinances (Zoning Ordinance), focusing on Chapter 19.120, Cannabis Land Use Regulation, and any other related County ordinances. The Zoning Ordinance and other related ordinances are proposed to be revised to either: (1) ban all medical and adult use cannabis related activities other than what is allowed under California Proposition 64, Adult Use of Marijuana Act (Proposition 64 or AUMA); or (2) include updated standards and conditions for future commercial medical and adult use cannabis cultivation, processing and packaging, and retail cannabis stores with mobile delivery. For the purposes of the California Environmental Quality Act, the proposed project included future activities expected to be undertaken pursuant to the proposed Kern County Cannabis Land Use Ordinance. The project site was defined as the unincorporated areas of Kern County. Critical issues included air quality, greenhouse gas emissions, odors, agriculture, biology, and traffic.



In compliance with Assembly Bill (AB) 52 (PRC §21084.2), Kimley-Horn also provided the County with assistance on formal notification to California Native American tribal representatives identified by the State of California Native American Heritage Commission (NAHC) to offer consultation with interested tribes regarding the proposed project.



Reference:

Ms. Lorelei H. Oviatt, AICP, Director • Kern County Planning and Natural Resources • (661) 862-8866

Extension of Staff for Processing Commercial Cannabis Permit Applications, Humboldt County, CA

Kimley-Horn is responsible for preparing Staff Reports and Initial Study/Mitigated Negative Declarations on behalf of Humboldt County Planning Staff to identify and evaluate environmental and land uses for cannabis facility permit applications pursuant to the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO). Permit applications include Special Permits; Zone Clearance Certificates; Retirement, Remediation, and Relocation; and Conditional Use Permits. For the purposes of the California Environmental Quality Act, the proposed project includes future activities expected to be undertaken pursuant to the CMMLUO. Although each site application is different, critical issues include air quality, greenhouse gas emissions, odors, agriculture, biology, cultural resources, and traffic.



Reference:

Michelle Nielsen, Senior Planner • Current Planning, Cannabis Services • (707) 445-7541



Nevada County Housing Element Rezone EIR, Nevada County, CA

Kimley-Horn staff prepared an EIR to implement the County's Housing Element Rezone Program. The EIR analysis evaluated 18 specific locations, including the Penn Valley area identified as a potential Dollar General Store site, for the implementation of a combining district or zoning overlay that will permit the placement of a minimum of 1,270 multi-family housing units to meet the County's low and very low housing income needs. Approximately half of the 18 sites are within the City of Grass Valley Sphere of Influence and require analysis with Grass Valley's land use regulations. Responsibilities included overall preparation of the EIR, and management of the project team and subconsultant technical studies. Specific issues addressed in the EIR include: Traffic, Air Quality, Biological Resources, Greenhouse Gas Emissions, Cultural Resources, Public Utilities and Services, Land Use Planning, and Cumulative analysis.



Reference:

Tyler Barrington, Principal Planner • Nevada County Planning Department • (530) 470-2723

Cordes Ranch Specific Plan Implementation, Tracy, CA

Kimley-Horn developed a CEQA strategy appropriate for the future development within the Cordes Ranch Specific Plan and pursuant to the Specific Plan EIR. Kimley-Horn served as an extension of City Staff to help the City identify the type and/or range of technical studies needed for site specific implementation, as well as to identify potentially controversial topics that may surface as a result of implementation efforts. Implementation of Cordes Ranch Specific Plan will involve the development of approximately 1,780 acres of land with commercial, office, business park industrial, and park and recreational uses. As part of this effort, Kimley-Horn prepared certain technical memorandums (e.g. transportation, air quality, GHG analysis) to verify and/or confirm that the conclusions in the EIR would remain valid should initial projects within Cordes Ranch be considered for near-term processing.



Reference:

William Dean, Assistant Director • Development and Engineering Services • (209) 831-6400

PROPOSAL FOR PREPARATION OF AN
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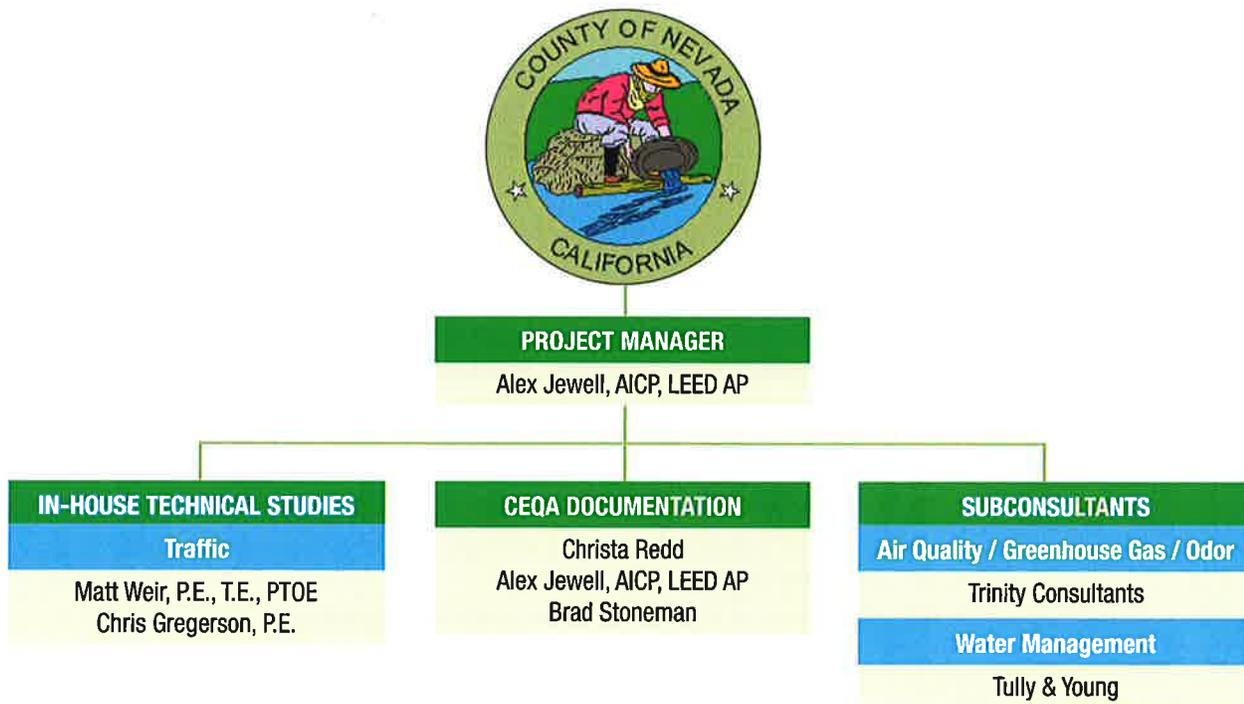
SECTION 4 – KEY PERSONNEL

TEAM ORGANIZATION

At Kimley-Horn, we understand the importance of making available the right people with the appropriate experience, training, and capabilities for this project. To support the preparation of an for the Nevada County Cannabis Ordinance, we have identified individuals from within Kimley-Horn who have experience working on the recent Kern County cannabis ordinance, including key subconsultants who participated in that project and have specialized expertise to support the Nevada County Cannabis Ordinance EIR. Kimley-Horn and our team members are committed to providing Nevada County with the commitment of our experienced team throughout all phases of the EIR.

Single Point of Contact

Project Manager Alex Jewell will provide Nevada County staff with a single point of contact from project kick-off through certification of the Final EIR, including public presentations and meetings. An experienced environmental professional, he has been responsible for the preparation of more than 50 EIRs for all types of projects throughout California.



PROPOSAL FOR PREPARATION OF AN Environmental Impact Report for the Nevada County Cannabis Ordinance



RESUMES OF KEY STAFF



Alex Jewell, AICP, LEED AP

Project Manager

Professional Credentials

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

Alex Jewell has 20 years of experience in the preparation and review of environmental documents for a wide variety of public and private development projects throughout California, including commercial and residential developments, transportation projects, visual impact studies, and public infrastructure improvements. His responsibilities include the preparation and review of environmental documents under CEQA and other federal, state, and local laws, as well as coordinating reviews of technical studies and planning reviews of development applications. He also has experience working as an extension of agency staff to provide project management, staff reports, and public presentations of project applications.

Relevant Experience

- » Nevada County Housing Element Rezone EIR, Nevada County
- » Nevada County Roadway Safety Signing Audit (RSSA) Phase 2, Nevada County
- » Sierra Nevada Conservancy Proposition 84 Grant Program Environmental Review and As-Needed Staff Support, Sierra Nevada Region
- » City of Tracy On-Call Environmental Analysis Services and Planning Assistance, Tracy
- » Tracy Gateway Environmental Studies, Tracy
- » Town of Los Gatos Environmental and Planning Services On-Call, Los Gatos
- » On-Call Environmental Services for New Superior Courthouses, Northern California
- » Bethel Church of Redding Collyer Drive Campus Planned Development EIR, Redding
- » Podva Residential Subdivision EIR, Danville
- » San Rafael Corporate Center, San Rafael
- » Moffett Place EIR, Sunnyvale
- » County of San Diego Department of General Services As-Needed Services, San Diego County
- » San Diego Gas & Electric As-Needed Permitting, San Diego

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Christa Redd

Project Manager

Christa Redd nearly 20 years of experience in the management and preparation of the environmental analysis for land development and transportation projects, including recent work on commercial cannabis regulations and land use applications. ***She was recently responsible for preparation of the Kern County Cannabis Land Use Ordinance EIR, providing coordination with the County and a diverse project team to develop the first such environmental document in the state.*** Her work has included coordinating large and complex land development projects and regulatory programs, and providing comprehensive CEQA and NEPA documentation for residential and commercial sites, industrial developments, institutional facilities, and local transportation facilities. Her responsibilities have included all aspects of project management, including coordination of technical studies, public meetings, client coordination, schedule compliance, and presentations to public decision makers.

Professional Credentials

- Master of Science, Environmental and Natural Resource Sciences, University of Nevada, Reno
- Certificate, Land Use and Environmental Planning, University of California, Davis, Extension
- Bachelor of Science, Environmental Science, Minor in Geosciences, Oregon State University

Relevant Experience

- » Kern County Cannabis Land Use Ordinance EIR, Kern County
- » Extension of Staff for Processing Commercial Cannabis Permit Applications, Humboldt County
- » CEQA and Environmental Compliance for Wilderness Ranch Commercial Cannabis Conditional Use Permit, Korbel
- » Sierra Nevada Conservancy Proposition 84 Grant Program Environmental Review and As-Needed Staff Support, Sierra Nevada Region
- » Tierra Robles Planned Development EIR, Shasta County
- » Salt Creek Heights Subdivision Planned Development EIR, Redding
- » Crossroads Commercial Center EIR, Bakersfield, CA
- » Boron Commercial Development EIR, Kern County
- » Grapevine Community and Specific Plan EIR, Kern County
- » Lerdo Jail Expansion EIR, Kern County
- » Osborne Hill Subdivision EIR, Nevada County
- » Stockdale Ranch EIR, Bakersfield
- » Woodland Commerce Center Annexation EIR, Woodland
- » Bethel Church of Redding Collyer Drive Campus Planned Development EIR, Redding
- » Stonefield Development EIR, Bakersfield
- » Bakersfield Land II, LLC EIR, Bakersfield
- » Beech Avenue Industrial Park EIR, Bakersfield
- » Saco Ranch Commercial Center EIR, Bakersfield
- » 99/Houghton Industrial EIR, Bakersfield

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Brad Stoneman

CEQA Documents/County Planning Documents

Professional Credentials

- Bachelor of Science, Environmental Studies, Utah State University

Brad Stoneman specializes in environmental planning and the preparation of CEQA documents such as mitigated negative declarations (MNDs), environmental impact reports (EIRs), and EIR addendums. He has five years of experience with development application processing, specific plans, and zoning, as well as management of restoration projects. In addition to preparation of CEQA documents, he has served as a field technician, water quality technician, and fisheries technician.

Relevant Experience

- » Kern County Cannabis Land Use Ordinance EIR Project, Kern County
- » Extension of Staff for Processing Commercial Cannabis Permit Applications, Humboldt County
- » Tierra Robles Planned Development EIR, Shasta County
- » Rim of the World Trail Habitat Assessment and Wetland Delineation, U.S. Forest Service, San Bernardino National Forest
- » Teresita Pines Environmental Assessment, USDA Forest Service, Angeles National Forest
- » New School Development Program EIRs, Los Angeles Unified School District, Los Angeles
- » Shady Canyon and PA-17 Bird and Habitat Assessment Surveys, Irvine
- » Safety and Risk Management Study for Dog Park Implementation, Barbara
- » Brea Sports Park and School EIR, Brea
- » Cabrillo Marina Environmental Analysis, Port of Los Angeles, Los Angeles
- » California High Speed Train Program EIR, Statewide
- » Gosford Village EIR, Bakersfield
- » Meadowpass Road Extension and Subdivision IS/MND, Walnut
- » Rosedale Ranch Master Planned Community EIR, Bakersfield
- » Old River Ranch Master Planned Community EIR, Bakersfield



Matt Weir, P.E. T.E. PTOE

Traffic/Transportation

Matt Weir has 18 years of experience in traffic impact studies and traffic impact analysis (TIA), traffic signal design, intersection and roadway design, traffic simulation, corridor studies, and ITS planning and design. A Traffic Engineer in California and Professional Traffic Operations Engineer, he specializes in traffic operations, including intersection and corridor studies, and traffic signal timing and design.

Professional Credentials

- Master of Science, Civil Engineering, Georgia Institute of Technology
- Bachelor of Science, Civil Engineering, Clemson University
- Professional Engineer, California, C72016
- Traffic Engineer, California TR2424
- Professional Traffic Operations Engineer (PTOE), 2728

Relevant Experience

- » Nevada County Roadway Safety Signing Audit (RSSA) Phase 1 and 2, Nevada County
- » Feasibility Study for Brunswick Road/Loma Rica Drive Intersection Improvements, Nevada County
- » Bear River Mill EIR Traffic Impact Analysis, Grass Valley
- » West Main Street Safe Routes to School, Grass Valley
- » City of Grass Valley On-Call Transportation Engineering Services, Grass Valley
- » City of Lincoln On-Call Plan Check Services, Lincoln
- » City of Roseville On-Call Transportation Planning, Roseville
- » City of West Sacramento On-Call Traffic Engineering and Transportation Planning, West Sacramento
- » Capitol Corridor Southeast Connector, Environmental/Preliminary Engineering for Segment D3/E1, Sacramento County
- » Caltrans District 3 Regional Managed Lanes Feasibility Study, Sacramento Region
- » Bureau of Land Management Office Building TIA, El Dorado Hills
- » Amoruso Ranch Master Planned Community Traffic Studies, Roseville
- » Barrett Ranch East TIA, Antelope
- » Sawmill Creek Residential Development TIA, Shingle Springs
- » McClellan Heights Infrastructure Study TIA, Kern County
- » Rio d'Oro Development Specific Plan EIR, Butte County
- » Salinas Valley Re-Entry Facility TIA Update, Monterey County
- » Jackson Gate North TIA, Martell
- » Quail Valley Ranch 1,500 Acre Residential Development Traffic Studies, Loma Rica
- » Mountain Gate at Shasta Residential Development TIA, Shasta
- » Ridgeview Village Unit 9 TIA, Cameron Park
- » Placer Oaks Residential Development TIA, El Dorado Hills

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Chris Gregerson, P.E.

Traffic/Transportation

Chris specializes in developing traffic impact analyses for both new developments and the expansion of existing developments. He has six years of experience in running travel demand models in both the standard and activity-based approaches as well as calibrating mode choice models for metropolitan regions. Chris is also skilled in GIS and has experience in managing and interpreting data for special analysis and graphics creation.

Professional Credentials

- Master of Science, Transportation Engineering, University of Illinois at Urbana-Champaign
- Bachelor of Science, Industrial Engineering, Virginia Polytechnic Institute & State University
- Professional Engineer in California #C86812

Relevant Experience

- » Tracy Hills Specific Plan Amendment Subsequent EIR, Tracy
- » Barrett Ranch East TIA, Antelope
- » Town Center West TIA, El Dorado Hills
- » 2017 Citywide Traffic Data Collection, West Sacramento
- » City of Folsom On-Call Traffic Engineering, Folsom
- » City of Sunnyvale On-Call Traffic Engineering Services, Sunnyvale
- » Capitol Corridor Southeast Connector, Environmental/Preliminary Engineering for D2 Expressway Project, Sacramento County
- » Jackson Township Phased Existing plus Project Traffic Modeling, Sacramento County
- » San Rafael Corporate Center, Initial Study/Environmental Checklist and Mitigated Negative Declaration, San Rafael, CA
- » Capitol Corridor Southeast Connector, Environmental/Preliminary Engineering for Segment D3/E1, Sacramento County, CA
- » San Luis Obispo Council of Governments (SLOCOG), SR 227 Corridor Study, San Luis Obispo County, CA
- » State Route 132 (D Street-14th Street) Intersection Improvement Project, Traffic Impact Analysis (TIA) and Intersection Control Evaluation (ICE), Modesto, CA

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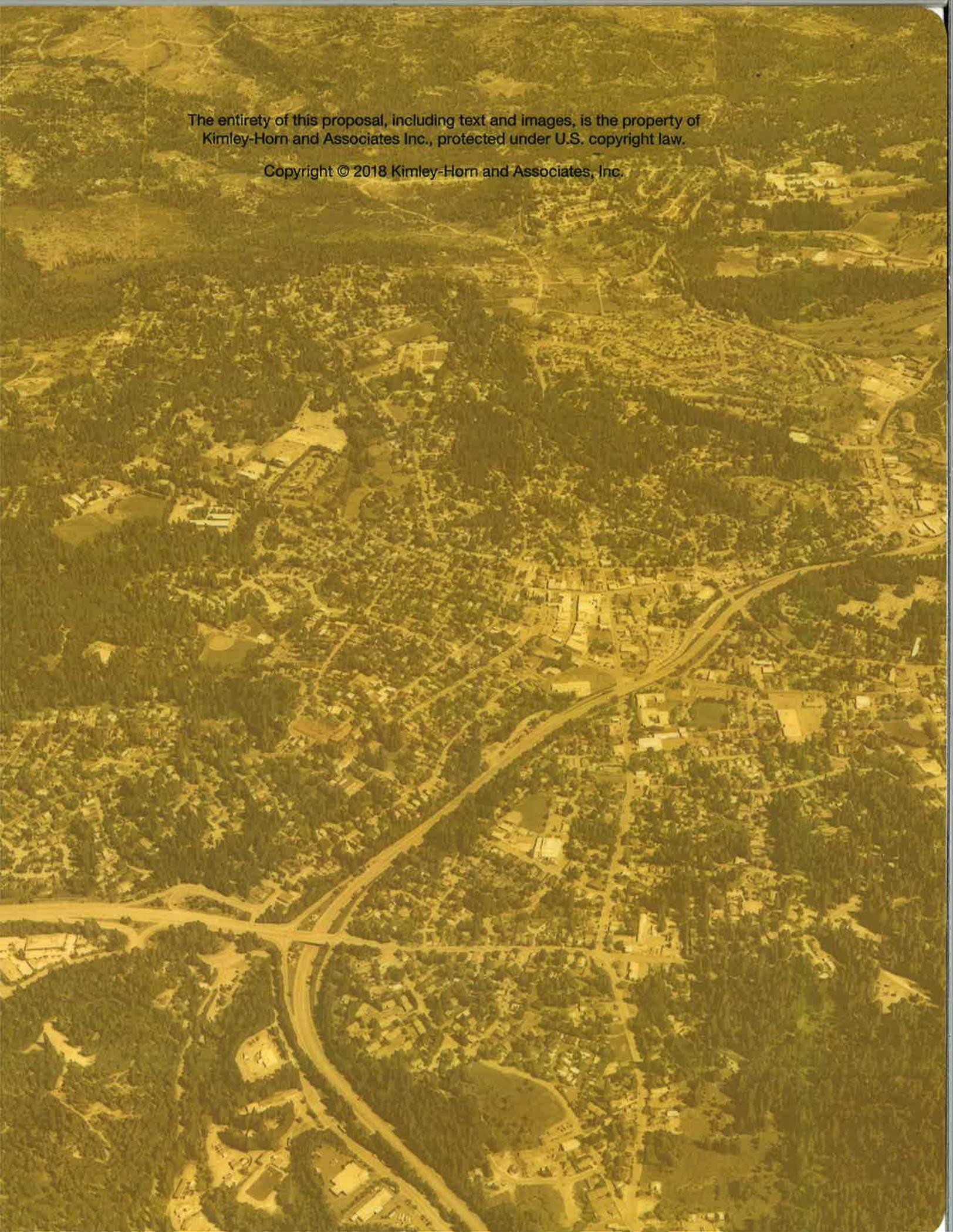


SECTION 5 – COSTS

TASK	PERSONNEL	Project Manager	Deputy Project Manager / Senior Engineer	Senior Environmental Planner	Environmental Planner / Project Engineer	Environmental Analyst / Design Engineer	Graphic Artist	Admin / Production Support	Total Hours	Sub / Direct	Fee Total
	Billing Rate	225	215	185	140	120	110	110			
TASK 1.0	PROJECT SCOPING										
1.1	Research and Investigation	1	2			8			11		\$1,615
1.2	Agency Consultation and Scoping	2				6			8		\$1,170
1.3	Notice of Preparation	1	2			24	4	2	33		\$4,195
1.4	Scoping Meetings and Scoping Report	20	20			24	4		68		\$12,120
	<i>Subtotal - Task 1</i>	24	24	0	0	62	8	2	120	\$0	\$19,100
TASK 2.0	TECHNICAL STUDIES										
2.1	Water Supply Evaluation			2		2			4	\$27,500	\$28,170
2.2	Air Quality / Greenhouse Gas & Energy Assessments			2		2			4	\$30,305	\$15,000
2.3	Transportation and Traffic Analysis			10	60	80			150		\$20,150
	<i>Subtotal - Task 2</i>	0	14	0	60	84	0	0	158	\$57,805	\$63,320
TASK 3.0	ADMINISTRATIVE DRAFT EIRs										
3.1	Introduction and Purpose	1				6			7		\$945
3.2	Executive Summary	1				10			11		\$1,425
3.3	Project Description	1	2			8			11		\$1,615
3.4	Cumulative Projects to be Considered	1				6			7		\$945
3.5	Environmental Analysis	8	20	38	70	200			336		\$46,930
3.6	Growth Inducement	2	2	2	4	6			16		\$2,530
3.7	Cumulative Impacts	1	1		1	8			11		\$1,540
3.8	Alternatives to the Proposed Action	2	2	6	8	24			42		\$5,990
3.9	Additional Sections	1				8			9		\$1,185
3.10	Graphic Exhibits						20		20		\$2,200
	<i>Subtotal - Task 3</i>	18	27	46	83	276	20	0	470	\$0	\$65,305
TASK 4.0	DRAFT EIR										
4.1	Screencheck Draft EIR	16	16		6	50		8	96		\$14,760
4.2	Completion of Draft EIR	2	2		4	20	4	6	38		\$4,940
	<i>Subtotal - Task 4</i>	50	70	92	176	592	44	14	1,038	\$0	\$19,700
TASK 5.0	Responses to Comments										
5.1	Response to Comments	12	24	24	36	60			156		\$24,540
5.2	Distribution to Commenting Agencies	1				4		2	7		\$925
	<i>Subtotal - Task 5</i>	100	139	162	305	1,010	88	30	1,834	\$0	\$25,465
TASK 6.0	FINAL EIR										
6.1	Final EIR	4	4			26	2	8	44		\$5,980
6.2	Findings and Statement of Overriding Considerations	4	4			16		2	26		\$3,900
6.3	Mitigation Monitoring and Reporting Program	4				12		2	18		\$2,560
6.4	Delivery of the Administrative Record	1				6		2	9		\$1,165
	<i>Subtotal - Task 6</i>	13	8	0	0	60	2	14	97	\$0	\$13,605
TASK 7.0	PROJECT COORDINATION & MEETINGS										
7.1	Project Management and Coordination	50	40			16			106		\$21,770
7.2	Meeting Attendance	40	40			26			106		\$20,720
	<i>Subtotal - Task 7</i>	90	80	0	0	42	0	0	212	0	\$42,490
TASK 8.0	DELIVERABLES (Reproduction, Mailing, CDs)										\$7,000
	TOTAL HOURS	145	153	46	143	524	30	16	1,057		
	*Percent of Total Labor (Hours)	14%	14%	4%	14%	50%	3%	2%	100%		
	TOTAL LABOR COSTS	\$32,625	\$32,895	\$8,510	\$20,020	\$62,880	\$3,300	\$1,760	\$64,805		\$255,985
TASK 9.0	OPTIONAL TASKS										
9.1	Fiscal Impact Analysis										\$44,000

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Kimley»Horn
Expect More. Experience Better.

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