

**DUDEK**

ORIGINAL



**PROPOSAL**

# Cannabis Ordinance EIR

**PREPARED FOR**

County of Nevada

May 24, 2018

May 24, 2018

Brian Foss, Planning Director  
Nevada County Planning Department  
950 Maidu Avenue  
Nevada City, California 95959-8617

**Subject: Nevada County Cannabis Ordinance Environmental Impact Report Proposal**

Dear Mr. Foss:

The County of Nevada (County) needs a team of consultants who can thoroughly evaluate impacts associated with adoption and implementation of the Cannabis Ordinance (proposed project). Dudek will work closely with the County to prepare a legally sustainable Environmental Impact Report (EIR) and mitigation monitoring program for the proposed project.

Dudek, a California-based environmental firm with 12 offices and more than 400 planners, scientists, civil engineers, contractors, and support staff, will team with AIM, a Northern California public involvement and outreach firm familiar with cannabis-related projects, to prepare the environmental documentation for the proposed project. Katherine Waugh, AICP, a senior environmental project manager in our Auburn office, will manage the EIR and serve as the primary point of contact for the County. She will be assisted by firm Principal Steve Peterson.

We selected a team specifically for its ability to address environmental impacts for complex and controversial projects and to actively engage an involved citizenry to collaboratively reach solutions. Dudek and AIM have worked together on numerous projects and have the expertise and experience to assist the County with this challenging endeavor. AIM's Project Manager Nichole Porter, along with Ms. Waugh and Mr. Peterson, bring to this EIR preparation substantial experience in the region and a reputation for successfully completing complex and challenging projects.

**California Environmental Quality Act Experts.** Dudek's environmental planners have processed more than 2,700 documents pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), including many complex, controversial projects in environmentally constrained areas. Dudek's project managers and technical experts support our clients through the CEQA process and stay up-to-date on the latest legal and technical developments in environmental impact analysis.

**Experienced with Complex Public Engagement Projects.** We have performed multiple projects for jurisdictions with highly engaged citizens, including El Dorado County, Sacramento County, Sonoma County, Palo Alto, Napa, Sacramento, Roseville, Santa Cruz, San Luis Obispo, Rohnert Park, and Santa Barbara. We understand the need to balance socioeconomics, community relations and community character while addressing growth, traffic and parking, population, biological resources, cultural resources, and land use and planning consistency. We have completed numerous regional projects similar in scope and complexity to the proposed project (e.g., the Oak Tree Ordinance in El Dorado County and the Sacramento County Open Space Plan). Our McKinley Village EIR Project for the City of Sacramento successfully developed a site that had been the subject of three prior development applications and one CEQA lawsuit while maintaining an ambitious EIR schedule. The McKinley Village project is adjacent to an established neighborhood and received a great deal of scrutiny and opposition from engaged residents and stakeholders.

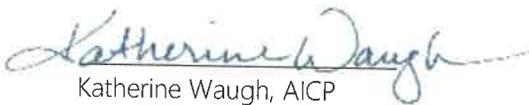
**Project Management Familiar with the Local Environment.** Ms. Waugh, Dudek's project manager and a foothill community resident and environmental specialist, is familiar with the County's distinct character and engaged citizenry, and will bring her local and regional knowledge to this project.

Ms. Waugh has managed technically complicated, controversial projects operating with strict budgets and schedules, as well as a high level of community interest. Additionally, Ms. Waugh has served as project manager for EIRs and MNDs in Nevada, Placer, Sierra, Lassen, Sacramento, and Santa Clara counties and is familiar with environmental planning issues throughout Northern California.

**Responsive Problem Solving.** Dudek thoroughly researches the issues, discussing them with key County staff and drawing on our technical experts' knowledge to find solutions. We respond quickly to requests and effectively manage project schedules. Our team understands local agencies' planning functions and how the environmental consultant can best serve the interests of the County.

We welcome the opportunity to speak with the County regarding its environmental service needs; if you have any questions or wish to discuss our proposal, please contact Project Manager Ms. Waugh at 530.863.4642 or [kwaugh@dudek.com](mailto:kwaugh@dudek.com).

Sincerely,



Katherine Waugh, AICP  
Project Manager



Steve Peterson, AICP, LEED AP  
Principal in Charge

*Steve Peterson is authorized to sign on behalf of Dudek.*

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# 1 Detailed Work Program

## Project Understanding

The County of Nevada (County) is seeking a qualified firm to prepare an environmental impact report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the County's Cannabis Ordinance. For more than a year, the County has worked closely with a Community Advisory Group (CAG) to gather public input for the development of long-term cannabis regulations in Nevada County.

During the process, state regulations related to cannabis have changed and public and stakeholder participation and attention has increased. Farmers in the County want to become legal providers of medical cannabis while following the rules created by the ordinance; they also want to be sure that can be profitable as a business while adhering to the regulations outlined by the County. We understand that an aggressive, yet realistic, schedule is a priority so that the County can quickly and efficiently address all environmental concerns while remaining responsive to all stakeholders.

In short, we recognize the importance of thorough and efficient review and analysis of environmental impacts associated with a new cannabis industry in the County.

A host of environmental issues can occur associated with the cannabis industry. Outdoor cultivation differs greatly from indoor cultivation and can, for example, result in impacts to protected species and their habitats, watersheds, and neighboring communities. Other environmental concerns associated with cultivation include proper disposal of plants that may have been treated with various fungicides, herbicides, and insecticides; proper treatment and disposal of wastewater; increased demand for water supply and energy; potential for spillover light to occur; and the potential for an increase in crime and the need for more police surveillance.

## Experience in Similar Assignments

In our 38-year history, Dudek has prepared more than 2,700 CEQA and NEPA documents. We have a wide range of experience preparing initial studies (ISs), negative declarations (NDs)/mitigated negative declarations (MNDs), and environmental impact reports (EIRs) under CEQA as well as preparing environmental assessments, findings of no significant impact, and environmental impact statements (EISs) under NEPA.

Most importantly, our project team for the Nevada County Cannabis Ordinance has experience working on controversial ordinances and plans, as well as other high-profile projects that have been highly scrutinized by engaged citizens and stakeholders. Knowing how the ordinance will be implemented is critical to conducting the analyses in the EIR, and Dudek's experience and local presence will be critical in developing the assumptions for ordinance implementation.

## Project Approach

This section includes a narrative of our services to be provided in response to the County's CEQA requirements.

As described below, the Dudek team will prepare a legally defensible EIR that analyzes the potentially significant direct and indirect environmental effects associated with adoption and implementation of the proposed project. Dudek will work closely with County staff to properly characterize the nature of the project, including all phases (described in the following sections); describe the environmental baseline; utilize the County's Thresholds of Significance (or work with the County to develop project-specific Thresholds of Significance), assess environmental effects; and identify feasible mitigation and alternatives.

## Scope of Work

### Phase 1

#### EIR Initiation

Our scope of work includes an EIR project initiation meeting with the County project team (i.e., County Counsel Planning Department staff, and other staff members identified by the County's Project Manager) and key team members to discuss the EIR tasks. Other tasks will be to confirm the area to be evaluated/surveyed, overall project schedule, background information and any project issues, establish communication protocols and specifics related to internal review drafts, and the format of the EIR. This meeting will also address the roles of County staff members in the preparation of the EIR.

#### Develop Project Description

After the EIR initiation meeting, Dudek will develop a clear and understandable project description to include in the Notice of Preparation (NOP). The project description will include a narrative description and a map showing the project area and a description of the Cannabis Ordinance development process, including County-sponsored public involvement and outreach programs in 2017. The project description will also outline the ordinance's application and approval process, including identifying the various approvals that would be required. We assume the project description will use the current cannabis regulatory framework as baseline conditions.

After receipt of County comments on the draft project description, Dudek will finalize the project description for inclusion in the NOP and eventually in the EIR.

#### Deliverables:

- Draft project description (electronic submittal only) for internal review

#### Outreach Management, Stakeholder Database and Ongoing Communications

AIM, Dudek's subcontractor, will provide strategic advice and counsel, review project materials and reports, coordinate with the County and project team, and monitor team communications throughout the project. In addition, AIM will attend a project kick-off meeting and regular coordination meetings by phone with the County and project team, as needed.

Building upon the County's previous CAG stakeholder process, AIM will work with the County and project team to develop and maintain a stakeholder database throughout the CEQA project's duration. This database will include: stakeholder name, contact information as well as the preferred method of contact and potential key concerns and/or areas of interest in the plan. AIM will work with the County and the project team to further identify key stakeholders, which include but are not limited to:

- Historic Nevada City Chamber of Commerce
- South Nevada County Chamber of Commerce
- Greater Grass Valley Chamber of Commerce
- Grass Valley Downtown Association
- Penn Valley Area Chamber of Commerce
- Truckee Chamber of Commerce
- Nevada County Cannabis Alliance
- Community Support Network of Nevada County
- FREED Center for Independent Living
- One Source – Empowering Caregivers
- Gold Country Community Services
- Wolf Creek Community Alliance
- Sierra Club – Sierra Nevada Group
- Partners in English Language Learning (PiELL)

### **Deliverables:**

- Enhanced and updated stakeholder database

### **Public Information and Notification**

AIM will work with the County's existing communication channels to disseminate information about the project and outreach opportunities throughout the project's duration. AIM will provide content to the County for posting to the County website, County Notify Me system, County News Flash, and County social media channels including Facebook and Twitter.

### **Deliverables:**

- Project and outreach opportunities website content

### **Outreach Materials**

AIM will develop outreach materials to inform the community-at-large about the draft Cannabis Ordinance, the draft EIR, and their processes. These materials may include informational brochures, fact sheets, Frequently Asked Questions (FAQ's), and comment cards. A template for each material will be developed consistent with any graphic or text styles adopted for project, will be easily updated, and will be either printed or distributed through electronic means. AIM will provide two versions of each developed collateral material: one in English and one in Spanish.

**Deliverables (English and Spanish):**

- Informational brochures
- Fact sheets
- Frequently asked questions
- Comment cards

**Project Webpage Updates**

AIM will develop content for the Cannabis Conversation project webpage, hosted on the County's website. AIM will prepare accurate and timely updates to inform community members of important project information and opportunities to provide input. Webpage visitors will be able to access project information such as fact sheets, FAQ's, a project schedule, and will also have the opportunity to provide their contact information to receive electronic project updates.

**Project Update E-Newsletters (2)**

AIM will design, develop content for, and distribute two project update email newsletters throughout the Cannabis Ordinance and environmental process. The first e-newsletter can serve to provide an update following the public scoping meetings and include the meeting summaries. The second e-newsletter can share the County Planning Department's staff report, which will discuss all the project components, the environmental analysis, and the project's consistency with applicable plans and policies. The e-newsletters will include photos and a link to the project webpage.

**Approach to Anticipated Environmental Issues and Initial Study**

Dudek proposes to prepare an initial study and a project-level focused EIR, per CEQA Guidelines Section 15161. This will allow the EIR to focus on truly significant issue areas. The IS will follow the checklist items, as presented in Appendix G of the CEQA Guidelines.

The IS will address all those issue areas or topic elements that would result in either no impact or a less-than-significant impact. The IS will incorporate information from the technical studies and reports prepared by and for the County that respond to current and potential resource conditions that could be affected by the draft ordinance. We will work with County staff to review available information that could be provided to Dudek.

Based on our understanding of the project and its setting in the County, we are anticipating the EIR will further evaluate the following environmental issue areas: aesthetics, agricultural/forestry resources, air quality, biological resources, cultural resources, greenhouse gases (GHGs), hazards and hazardous materials (including fire hazards), hydrology, land use and planning, public safety, public services, odors and air quality, and utilities.

**Deliverables:**

- Electronic review copy of the administrative draft IS.
- Final IS, based on internal review comments.

**Phase 2****Prepare Notice of Preparation**

The goal of the NOP scoping process is to provide responsible and trustee agencies and the public with a clear understanding of the project, clarify the CEQA process, and provide an opportunity for comment on the scope of the EIR. The Dudek team will work with County to prepare project maps and prepare the NOP. If requested by County, the IS can either be attached to the NOP for public distribution or appended to the EIR.

Dudek will distribute the NOP to the updated and enhanced stakeholders list prepared during Phase I. Dudek will coordinate the distribution of the NOP (through mail, email, newspaper of general circulation, and posting with the Nevada County Clerk). Dudek can also prepare the State Clearinghouse transmittal and will deliver 15 copies of the NOP to the State Clearinghouse for state distribution, if requested by the County. Dudek will also provide the County with the final NOP for posting on your website.

Given the controversial nature of the proposed ordinance, we strongly suggest that a public scoping meeting be held during the 30-day NOP comment period. Dudek and AIM will develop and implement a comprehensive notification plan to ensure the community workshop is well advertised. AIM will ensure that the NOP to be published in a local newspaper, such as the Union. AIM will also design and develop notification materials that may include but are not limited to flyers, posters, and social media updates. Materials will be developed in both English and Spanish. AIM will partner with the CAG and key stakeholders, including local businesses and community-based organizations to further promote the workshop.

### Scoping Meeting

Dudek and AIM will develop and implement a comprehensive notification plan to ensure the community workshop is well advertised. AIM will develop a NOP to be published in a local newspaper, such as the Union. AIM will also design and develop notification materials that may include but are not limited to flyers, posters, and social media updates. Materials will be developed in both English and Spanish. AIM will partner with the CAG and key stakeholders, including local businesses and community-based organizations to further promote the workshop.

The format of the scoping meeting will be coordinated with and approved by County staff, but our recommendation would be to conduct a meeting that combines "open house" and "formal comment" formats. This informal meeting format allows people to learn more about the project in a series of conversations with County and Dudek staff members, helping to explain what the project entails and what it does not. This educational process helps participants prepare comments based on what is actually being proposed, instead of perception and possible misconception. After the open house period (typically 45 minutes), a structured CEQA scoping meeting with individual commenters would be conducted. The comments received during the scoping process will be considered in the preparation of the EIR.

### Administrative Draft Environmental Impact Report

Based on the information received during the previous tasks, Dudek will prepare an administrative draft EIR. A stable project description is the basis of a defensible CEQA process. In this instance the draft ordinance will be the foundation of the project description, but will need to be supplemented with extensive assumptions about the pace, extent, and locations of cannabis cultivation and other activities allowed under the draft ordinance. We anticipate the assumptions will be refined during the scoping period and additional project details added. Important considerations for the project description include the following:

- **Statement of objectives.** This statement describes the project purposes, and provides a basis of developing and assessing project alternatives, and (if necessary) developing a statement of overriding consideration. Objectives should be specific enough to be meaningful but not so narrow that they preclude consideration of a reasonable range of alternatives.
- **All project phases.** The project description shall describe all phases of the project. In this case, phases would be related to any phasing included in the ordinance itself.
- **Intended uses of the EIR.** The project description shall include a list of County agencies that will rely upon the EIR for discretionary and ministerial actions. The EIR looks at the direct and reasonably foreseeable indirect physical effects of the action ("the whole of the action") rather than focusing on the nature of individual approvals. Put another way, the permits, while important, are not the subject of the EIR.

The administrative draft EIR will contain all of the sections required (CEQA Guideline Section 15120 to 15132), including the following:

- **Executive Summary.** The executive summary shall briefly describe the proposed project, each significant impact and proposed mitigation measures, areas of controversy, and issues to be resolved, including the choice among alternatives.
- **Project Description.** The project description previously discussed and refined through the NOP scoping process will be incorporated into the EIR.
- **Impact Analysis.** The impact analysis provided in each technical section of the EIR includes:
  - A description of the existing environment (the environmental baseline against which the effects of the project are compared) will require careful consideration: some California counties' similar CEQA processes have opted to use a voluntary online registry, which created baseline conditions that have bordered in being indefensible.
  - A discussion of potential inconsistencies with any County-adopted land use plans, including the general plan, specific plans, and community plans, water basin management plans, regional transportation, GHG reduction plans, and resource conservation plans.
  - Potential project-level impacts, including cumulative impacts. This analysis will carefully consider both environmental impacts and the ordinance's impacts on the quality of life of residents and businesses that are proximal to cannabis grow areas; the draft ordinance provides members of the public, who may have been affected by unlicensed growing operations.
  - Potentially feasible mitigation measures to reduce or avoid significant impacts.
  - Consideration of cumulative impacts. The Dudek team will work with the County to identify other past, present, and reasonably foreseeable projects that could interact with the proposed project.

**Alternatives.** Using the project objectives and the potentially significant environmental issues, Dudek will work with County staff to identify appropriate project alternatives. At a minimum, up to three alternatives will be evaluated, in addition to the no-project alternative. Dudek would work with County staff to conduct a thoughtful and complete alternatives analysis. We would rely on our teams' experience in working on cannabis projects in other jurisdictions to inform this process. For example, Santa Barbara County's EIR discussed a wide range of project alternatives that analyzed different zoning scenarios (e.g. Exclude Activities in AG-1 Zone Alternative). The alternatives considered included a Restricted Number of Licenses Alternative, a Preclusion from Williamson Act Lands Alternative, and a No Cannabis Activities with Enhanced Enforcement Alternative. It is also important to know that under Medicinal and Adult Use Cannabis Regulation and Safety Act, if a jurisdiction opts not to allow any cannabis activity, they do not receive any of the newly available state funding for enforcement operations. In essence, a No Project Alternative might end up being the worst alternative for the environment since there would be no resources to clean up clandestine operations that may have adverse impacts on the environment.

- **Additional Information.** Additional information provided in the EIR includes the identification of potentially significant and unavoidable effects, growth-inducing effects, effects that are considered less than significant, and a list of preparers and persons/agencies consulted.
- **Appendices.** Technical information, including the reports and additional data used to prepare the impact analysis, will be included as appendices, rather than adding additional written material to the main document. The results of the scoping process may also be included in the appendices.

The administrative draft EIR will be delivered to County staff for review and comment. We assume that the review of the administrative draft EIR will be done electronically; no hard copies of the document will be provided. We can provide a shared access site where the files can be posted and reviewed by multiple people at one time. We assume that if we use this method for review of the document the County project manager will review all comments (provided in track changes) to resolve any internal inconsistencies before submitting final edits/comments to Dudek.

## Environmental Analysis

### Overview

Dudek will prepare the technical reports described as follows, in addition to any technical reports provided by the County, to prepare the following environmental analyses. Aesthetic analyses, traffic analyses, and other resource analyses will be completed in accordance with the work program described as follows.

### Aesthetics

Dudek will use the CEQA Guidelines Appendix G significance thresholds for to prepare a Visual Resources Technical Report to assess the potential for construction and operational impacts associated with cannabis cultivation allowed under the proposed ordinance project. The Aesthetics section will provide a thorough analysis of the various components of the project, including baseline effects of existing unauthorized grow operations as well as and new grow operations, and include a discussion of relevant regulations.

Dudek will conduct an aesthetics field investigation and during this task; a photographic inventory of at least three typical project sites and surrounding areas will be performed to serve as examples for the qualitative aesthetics analysis.

The impact analysis of aesthetic character and potential impacts will include a methodology discussion that will describe the general approach to each significance threshold. As previously stated, the project will be evaluated against significance thresholds for aesthetics from Appendix G of the CEQA Guidelines. For each significance threshold, an analysis of anticipated construction and operational impacts will be provided and will be assessed from off-site locations. The anticipated visual contrast that would be experienced at each observation point will be described and will factor into the overall evaluation of project impacts. If significant impacts are identified for any of the significance criteria, Dudek will work with County on developing feasible mitigation measures intended to lessen the anticipated impacts.

### Assumptions and Deliverables:

- The Visual Resources Technical Report will include up to two rounds of revisions based on comments received from the County. Comments from County will be submitted as a unified set to ensure an efficient document revision process.

### Air Quality

The project area is located within the Northern Sierra Air Quality Management District (NSAQMD). The EIR will evaluate changes in air quality associated with project construction and operational activities. An air quality and climate change study will be prepared to support this analysis. This study will assess annual construction emissions from off-road construction equipment and on-road motor vehicles. Emissions will be compared to the NSAQMD emissions-based thresholds of significance as well as other NSAQMD thresholds.

Baseline and three project-type/cultivation intensity conditions will be analyzed and reactive organic gases, sulfur oxides, particulate matter equal to or less than 10 microns in diameter (coarse), and particulate matter equal to or less than 2.5 microns in diameter (fine), and oxides of nitrogen will be quantified using the California Emissions Estimator Model and evaluated. The effect of changes relative to the existing project baseline will be considered, and, if necessary, feasible mitigation measures recommended by the NSAQMD will be applied to reduce these quantitative impacts.

It is anticipated that odors will be a potentially significant issue and the impact analysis of this characteristic would focus on boundary thresholds, local meteorological conditions, physical barriers for odor reception, and the proximity and type of sensitive receptors. We anticipate that the CEQA analysis of this issue could include the development of programmatic mitigation measures that prescribe a process for assessing the odor impact potential for individual grow operations and identify a step-wise process for mitigating individual impact sets.

### **Biological Resources**

The biological resources analysis will be based on a biological study report that will identify significant biological resources that exist within the County. The analysis will include the results of a review of the California Department of Fish and Wildlife California Natural Diversity Database, the California Native Plant Society Inventory of Rare and Endangered Plants, and the U. S. Fish and Wildlife Service database to identify any special-status species that have the potential to occur in the project area. The information provided in the biological study report will be used to assess the ability of the project to result in direct and indirect impacts to any protected biological resources associated with construction and operation of cannabis cultivation. This impact assessment would support both the EIR and in support of subsequent biological protection measures that could be developed as mitigation in support of permit application processing.

### **Cultural Resources**

In addition to new facilities, the proposed project would affect areas already used or impacted by existing grow facilities. The analysis will describe the cultural resources setting including the prehistory and history of the project area and identify any areas of high sensitivity to contain subsurface resources. Given the County-wide scope of this project, a cultural records analysis will not be conducted. As part of the cultural resources analysis, County is required to comply with the tribal consultation requirements set forth in Assembly Bill 52 (AB 52). If requested, Dudek will prepare draft letters to the tribes that have requested notice. Dudek will incorporate the results of any tribal consultation in the EIR.

### **Greenhouse Gases**

The issue of global climate change is inherently a cumulative issue as the GHG emissions of individual projects cannot be shown to have any material effect on global climate. Section 15183.5 of the CEQA Guidelines encourages streamlining the analysis of GHG emissions, providing the lead agency has a plan to reduce GHG emissions. Nevada County does not have a climate action plan or other emissions reduction plan other than compliance with their adopted General Plan policies. The GHG section will rely on information included in the air quality and climate change study. The GHG evaluation will include a discussion of the existing climate change conditions, the applicable regulatory programs, an estimate of the construction and operational emissions for three project-type/cultivation intensity conditions. To address the project's contribution to GHGs during project construction, Dudek will quantify the project's short-term construction-related GHG emissions using the California Emissions Estimator Model software. The EIR section will assess if implementation of the project would generate GHG emissions that may have a significant impact on the environment or would conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. If required, mitigation measures would be included to eliminate or minimize project impacts.

### **Hazards, Public Safety and Hazardous Materials**

Potential project-related impacts to hazardous conditions or use of hazardous materials associated with project construction or operation will be described, including addressing existing illegal cannabis grow operations. If there is the potential for construction-related activities to result in any hazardous conditions to construction-workers this will be disclosed and evaluated. The potential for hazards associated with wildland fire issues will also be disclosed and evaluated. Mitigation measures will be provided where potentially significant impacts are identified.

### **Hydrology and Water Quality**

Cannabis growing facilities have the potential to modify area water consumption, drainage, runoff, and water quality. Dudek will prepare a hydrology report as part of the environmental compliance plan. This report will identify characteristics of the drainage area and the storm duration and return frequency. Generalized peak runoff rate and volume will be identified to determine the potential effects of erosion and sedimentation from the project and to identify potential mitigation measures required to adequately transport post-development runoff. Best management practices and other measures will be identified, as necessary, to reduce potential project-related impacts.

### **Noise**

Noise associated with project construction activities and operation of the grow facilities will be identified and quantified. Dudek will briefly describe the noise setting of the project area and will reference noise studies plan to prepare this section. Potential project-related changes to noise levels will be assessed and potential direct impacts to County residents in proximity to grow facilities. Mitigation measures will be provided where potentially significant impacts are identified.

### **Traffic/Transportation**

Dudek will prepare a traffic analysis of typical grow operations to identify projections of vehicular support needed for development of different sizes of operations. The permanent operations of the proposed project would generate one on-site employee to maintain the site. The traffic analysis will be prepared consistent with California Department of Transportation requirements and parameters.

For any significant impacts found, Dudek will recommend mitigation measures in the form of a construction traffic best management practices to mitigate any temporary significant traffic impacts. The methodologies, findings, and mitigation measures (if any) will be summarized in a draft traffic analysis technical memorandum and will be submitted to the applicant for review and comment. Upon receipt of one round of consolidated comments, Dudek will prepare a final technical memorandum that incorporates comments from the County.

### **Deliverables:**

- Electronic copy of the administrative draft EIR for internal review (no hard copies will be provided for this internal review document)

### **Draft Environmental Impact Report**

Based on comments received on the administrative draft EIR from County staff, Dudek will prepare a screencheck of the draft EIR that incorporates all comments. The screencheck draft EIR will be provided electronically for County review to ensure the document is adequate and addressed all the prior comments. Dudek will finalize the draft EIR based on any minor revisions made on the screencheck document.

The publication of the draft EIR will begin a 45-day review period during which electronic and written comments will be received from agencies and members of the public. Dudek will prepare the Notice of Completion and deliver 15 executive summaries plus 15 CDs to the State Clearinghouse (Office of Planning and Research) to start the 45-day public review period. Dudek will assist County by preparing a Notice of Availability to be sent to the established mailing list. It is assumed Dudek will facilitate the publishing the availability of the EIR in a local newspaper and assist County in posting the Notice of Availability on the County's website and the Nevada County Clerk's office. Dudek and AIM will also be available to assist County in facilitating a public hearing during the review period to memorialize any oral comments from the public. Dudek will attend this meeting to record comments received. If desired, Dudek will set up a dedicated email address to receive electronic comments.

**Deliverables:**

- Electronic copy of the screencheck draft EIR for internal review
- Notice of Completion and 15 CDs and 15 executive summaries of the draft EIR delivered to Office of Planning and Research
- 25 hard copies of the draft EIR with the appendices provided on a CD affixed to the back cover
- One master CD that includes:
  - Final PDF version of the draft EIR for posting on the County website;
  - Final MS Word version of the draft EIR;
- Preparation of the Notice of Availability and direct mailing to the project mailing list

**Phase 3**

**Administrative Final EIR**

After the close of the 45-day public comment period, Dudek will compile and number all written comments received during the public review period. Dudek will prepare responses to all environmental issues raised in the comments and prepare an administrative final EIR for County's review. The administrative final EIR will provide the response to comments chapter, any revisions to the text of the draft EIR based on agency and public comments received, and the mitigation monitoring and reporting program. The mitigation monitoring and reporting program will list the mitigation measures identified in the EIR. The mitigation measures will be provided in tabular form with each mitigation measure identified, including timing, entity responsible for implementation, and method of verifying compliance.

Should comments on the draft EIR raise new issues, or require that new surveys or technical studies be conducted to complete adequate responses, Dudek will initiate discussions immediately with staff to evaluate the options. This scope assumes a total of 20 letters or approximately 100 individual comments (five substantive comments per letter) requiring responses. If more comments than anticipated are received, it is assumed County staff would assist in preparing responses to comments received, or a change order would be negotiated.

**Deliverables:**

- Electronic copy of the administrative final EIR (including all bracketed comments) for internal review

**Final EIR**

After staff review of the administrative final EIR and compilation of one set of consolidated comments, Dudek will prepare a screencheck final EIR that incorporates all County comments. County staff will do a final review of the screencheck final EIR, and Dudek will prepare the final EIR document.

**Deliverables:**

- Electronic copy of the screencheck final EIR for internal review
- 20 CD copies and 25 hard copies of the final EIR

**Findings and Statement of Overriding Considerations**

Dudek will prepare the CEQA Findings of Fact (Findings) using the County's preferred template. The Findings will provide a brief project overview, document the project's procedural history (e.g., dates of document circulation), describe the legal requirements under CEQA for the Findings, provide definitions of key terms used in the Findings, identify the documents in the record of proceedings, and provide the location and custodian of those documents. The Findings will list impacts determined to be less than significant, will reach specific conclusions regarding impacts found to be significant, and will include the effect of the mitigation measures associated with those significant impacts. These conclusions will be consistent with the required Findings in CEQA Guidelines Section 15091(a) and shall reference the specific substantial evidence in the record to support each conclusion.

Dudek will prepare the Findings for review and comment by County staff and County Council prior to EIR certification. One round of review, including Dudek's response to a unified set of County comments on the findings, is included in this scope of work.

If one or more significant and unavoidable impacts are identified in the EIR, Dudek will prepare a statement of overriding considerations. County staff will provide Dudek with their preferred format to prepare this document. Dudek will also work with County staff to identify the economic, social, and regional benefits of the project that may offset the local environmental impacts.

**Deliverables:**

- Electronic copy of the Findings and statement of overriding considerations for internal review

**Participation in Hearings**

Dudek will assist County staff in preparing for and will attend two County hearings on the EIR. We would also be available on a time and materials basis to participate in Nevada County Planning Commission and or Board of Supervisors meetings to assist the County in making recommendations on certification of the EIR.

**Project Meetings**

To address any potential issues or concerns raised during preparation of the draft EIR, it is assumed up to three meetings held via conference call are included in this scope of work. An additional meeting to review comments received on the draft EIR is also assumed. These meetings are in addition to the NOP scoping meeting and the hearing to take comments during the 45-day review period.

**Project Management**

We prioritize project management and believe that a focused, well-managed effort on the part of the Dudek team will be key to the success of this project. This task includes preparation of regular progress reports to be submitted with our monthly invoice to County. A key element of Dudek's progress report procedures is identification of upcoming issues and obstacles, as well as a summary of tasks completed during the previous month to identify issues as early in the process as possible, to maintain project momentum and minimize unexpected issues.

## Putting the EIR to Work: Automated Mapping/Facilities Management/GIS

To maximize the long-term value of our work on the EIR, we propose designing and implementing a Cannabis Ordinance web portal for tracking compliance and trends relating to the Cannabis Ordinance. This could include functionality such as:

- Public submittal of permit applications via the web (integrated with the “My Neighborhood” web application)
- Internal tracking of permit applications, including status
- Quality assurance/control workflows with email/SMS notifications as permits are reviewed or violations are reported
- Mobile-friendly forms for reporting violations into a central database
- Business intelligence dashboard for tracking summary statistics and/or performing trend analysis (e.g., track the number of active permits by status or perform hotspot analysis for recent violations)

We are familiar with the “My Neighborhood” web application and noticed the County already has parcels coded by eligibility under the Cannabis Ordinance. We could use this existing structure and collaborate with the County’s GIS team to incorporate database structure and user-interface functionality for online permit applications, violation reports, and a secured internal-use-only tool for tracking permit applications and violations through a standardized quality assurance/control workflow.

### Assumptions:

- We would develop this solution using the ESRI ArcGIS stack (i.e., ArcGIS Enterprise/Online, Web AppBuilder, Operations Dashboard, Collector for ArcGIS, Survey123, and Insights for ArcGIS).
- We may develop custom integrations and/or web forms that require hosting on a web server. Dudek can provide hosting, or we can host on a County server if desired. If a County web server is used, Dudek will need appropriate access (e.g., SFTP, FTP-S, SSH) to deploy and maintain the solution during development.
- We assume the County already has appropriate licenses for use of the software chosen for the web portal. (We would assist the County to make best use of existing infrastructure/licenses.)
- We would collaborate with County GIS to build functionality into the existing enterprise geodatabase (or hosted feature layers) and to leverage the existing “My Neighborhood” web application (and County internal tools) where possible.

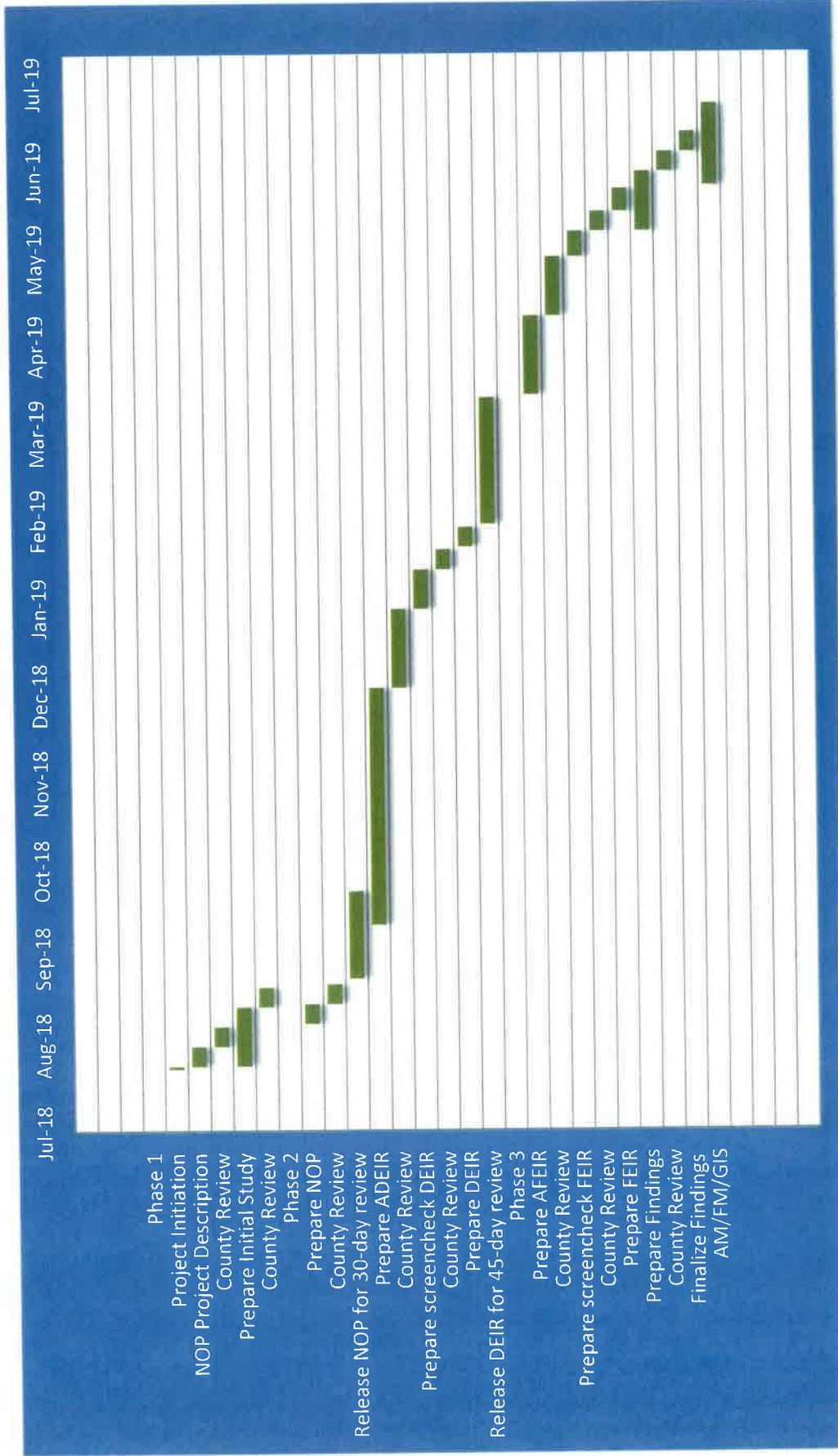
### Deliverables:

- Technical memorandum (a detailed whitepaper explaining the approach, developed and provided to the County early in the project lifecycle and before beginning development on the Cannabis Ordinance web portal)
- Two demonstration/review meetings (held at approximately 50% and 90% completion of web portal development)
- User guide and training (provided upon completion of development)

## Schedule

We understand schedule is always important to a project and have prepared a realistic schedule that completes the EIR in approximately 12 months, as shown in **Figure 1**.

FIGURE 1. PROJECT SCHEDULE



## Cost Estimate

The cost estimate to prepare the EIR would be \$309,975 in Dudek labor and \$12,948 in Dudek expenses and \$26,680 in AIM labor and expenses, for a total of \$349,603.00, as shown in the cost estimate provided in **Table 1**. Dudek reserves the right to reallocate the task budgets, as necessary, to address the actual costs of individual analyses. Dudek will work within the agreed budget to conduct this analysis; in the event that new information or conditions require a budget augmentation, Dudek will advise the County as soon as possible. No work outside of this agreement will be conducted without the written authorization of the County.

TABLE 1. COST ESTIMATE

Employee	Steven L Peterson	Brian P Grover	Katherine M Duncanson-Waugh	Dennis M Pascua	Michael Henry	Scott W Eckardt	Christine M Kronenberg	Kyle P Harper	Jonathan Martin	Markus Lang	Matthew J Morales	Christopher L Barnobi	Adam R Giacinto	Laura A Burris	Lisa R Achter	Raoul B Ranoa	Tyler R Friesen	Mladen Popovic	Kassandra Dickenson	Devin R Brookhart	Patrick A Cruz	Erlin D Worthington	Labor Hours	Labor at Billing Rates	AIM Sub-Consultant Cost	Sub-Consultant Billing	Reimbursables Cost	Reimbursables Billing	Total
Employee Type	Principal	Principal	Senior Project Manager/Specialist II	Senior Project Manager/Specialist II	Senior Project Manager/Specialist I	Enviro Specialist/Planner VI	Enviro Specialist/Planner VI	GIS Programmer	Hydrogeologist V/Engineer V	Enviro Specialist/Planner V	Enviro Specialist/Planner V	Enviro Specialist/Planner V	Enviro Specialist/Archaeologist IV	Enviro Specialist/Planner IV	Enviro Specialist/Planner III	Senior Designer	GIS Specialist III	Analyst III	Analyst I	Publications Specialist III	Analyst II	Analyst I							
% Used on job	3%	1%	25%	1%	1%	2%	1%	3%	6%	5%	7%	2%	2%	2%	5%	2%	6%	2%	21%	3%	1%	1%							
Phase	240.00	240.00	225.00	95.00	240.00	215.00	195.00	180.00	175.00	175.00	165.00	165.00	165.00	165.00	155.00	150.00	140.00	115.00	105.00	105.00	105.00	95.00							
<b>Phase 1</b>																													
EIR Initiation	4		24																16				44	\$8,040		-	1,200	1,380	\$9,420.00
Prepare Project Description		2	24													6	48		18				98	\$15,390		-		-	\$15,390.00
Public Information			8																24	6			38	\$4,950	3,750	4,313	450	518	\$9,780.00
Public Outreach + Scoping	2		24																24	2			52	\$8,610	6,500	7,475	400	460	\$16,545.00
Prepare IS	1		6																		6		13	\$2,220		-		-	\$2,220.00
<b>Phase 2</b>																													
NOP + scoping mtg			12																6		2	4	24	\$3,920	12,950	14,893	1,300	1,495	\$20,307.50
Prepare ADEIR																			16				16	\$1,680		-		-	\$1,680.00
Introduction			1																16				17	\$1,905		-		-	\$1,905.00
Summary + table			6																2				8	\$1,560		-		-	\$1,560.00
Project Description + EIR Graphics	2	8	32													24			8			8	82	\$14,800		-		-	\$14,800.00
Intro to Analysis			8						6	6									8				28	\$4,740		-		-	\$4,740.00
Aesthetics			2							24									24				50	\$7,170		-	1,200	1,380	\$8,550.00
Air Quality + Odors			4				6				75								24				109	\$16,965		-		-	\$16,965.00
Biological Resources			4		8									36	48				8	40			144	\$21,240		-		-	\$21,240.00
Cultural			2										40						8				50	\$7,890		-		-	\$7,890.00
Forestry						40																	40	\$8,600		-		-	\$8,600.00
Greenhouse Gases + Energy			4				6				50								8				68	\$11,160		-		-	\$11,160.00
Hazards			4						40										24				68	\$10,420		-		-	\$10,420.00
Hydrology & Water			4						60						40				18				122	\$19,490		-		-	\$19,490.00
Noise			4									40							8				52	\$8,340		-	1,500	1,725	\$10,065.00
Traffic			4	24												8	16	42	2				96	\$11,660		-		-	\$11,660.00
CEQA Considerations			4							24									8				36	\$5,940		-		-	\$5,940.00
Alternatives	8		12								32												52	\$10,220		-		-	\$10,220.00

TABLE 1. COST ESTIMATE

Employee	Steven L Peterson	Brian P Grover	Katherine M Duncanson-Waugh	Dennis M Pascua	Michael Henry	Scott W Eckardt	Christine M Kronenberg	Kyle P Harper	Jonathan Martin	Markus Lang	Matthew J Morales	Christopher L Barnobi	Adam R Giacinto	Laura A Burriss	Lisa R Achter	Raoul B Ranoa	Tyler R Friesen	Mladen Popovic	Kassandra Dickenson	Devin R Brookhart	Patrick A Cruz	Erin D Worthington	Labor Hours	Labor at Billing Rates	AIM Sub-Consultant Cost	Sub-Consultant Billing	Reimbursables Cost	Reimbursables Billing	Total
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% Used on job	3%	1%	25%	1%	1%	2%	1%	3%	6%	5%	7%	2%	2%	2%	5%	2%	6%	2%	21%	3%	1%	1%							
Phase	240.00	240.00	225.00	95.00	240.00	215.00	195.00	180.00	175.00	175.00	165.00	165.00	165.00	165.00	155.00	150.00	140.00	115.00	105.00	105.00	105.00	95.00							
QA/QC/Production	8		35																24				67	\$12,315		-			\$12,315.00
Screencheck DEIR	1		8																18				27	\$3,930		-		2,000	\$5,930.00
DEIR + hearing			16																32				48	\$6,960		-	400	460	\$7,420.00
Phase 3																													
AFEIR	8		40		4	4	4	4											18	8			94	\$17,590		-			\$17,590.00
Screenchcheck FEIR			6																16				22	\$3,030		-			\$3,030.00
FEIR			4																16				20	\$2,580		-		1,000	\$3,580.00
Meetings	8		40																				48	\$10,920		-	2,200	2,530	\$13,450.00
PM	4		110																				114	\$25,710		-			\$25,710.00
AM/FM/GIS								54									40						94	\$15,320		-			\$15,320.00
Findings	2		16																		6		24	\$4,710		-			\$4,710.00
<b>Total Hours</b>	<b>48</b>	<b>10</b>	<b>468</b>	<b>24</b>	<b>12</b>	<b>44</b>	<b>16</b>	<b>58</b>	<b>106</b>	<b>86</b>	<b>125</b>	<b>40</b>	<b>40</b>	<b>36</b>	<b>92</b>	<b>38</b>	<b>104</b>	<b>42</b>	<b>394</b>	<b>56</b>	<b>14</b>	<b>12</b>	<b>1,865.00</b>	<b>\$309,975</b>		-			
<b>Total Billing</b>	<b>\$11,520</b>	<b>\$2,400</b>	<b>\$105,300</b>	<b>\$2,280</b>	<b>\$2,880</b>	<b>\$9,460</b>	<b>\$3,120</b>	<b>\$10,440</b>	<b>\$18,550</b>	<b>\$15,050</b>	<b>\$20,625</b>	<b>\$6,600</b>	<b>\$6,600</b>	<b>\$5,940</b>	<b>\$14,260</b>	<b>\$5,700</b>	<b>\$14,560</b>	<b>\$4,830</b>	<b>\$41,370</b>	<b>\$5,880</b>	<b>\$1,470</b>	<b>\$1,140</b>		<b>\$309,975</b>	<b>23,200</b>	<b>26,680</b>	<b>8,650</b>	<b>12,948</b>	<b>\$349,603.00</b>

## 2 Qualifications and Experience

Dudek is a California-based environmental firm with 12 offices and more than 400 planners, scientists, civil engineers, contractors, and support staff. We assist private and public clients on a broad range of projects that improve our clients' communities, infrastructure, and natural environment. From planning, design, and permitting through construction, we help move projects forward through the complexities of regulatory compliance, budgetary and schedule constraints, and conflicting stakeholder interests.

Our professionals find practical, cost-effective approaches to help you achieve your specific project goals. We work to build your trust, which allows us to offer constructive solutions with your project's long-term success in mind. Our team focuses on:

### Dudek at a Glance

- Multidisciplinary environmental and engineering services
- 10 California offices, including Auburn and Sacramento
- 400+ employees
- Founded in 1980; employee-owned
- Top 100 U.S. Environmental Firms (Engineering News-Record)
- 92% rating for reliability, timeliness, and responsiveness (Dun & Bradstreet, 2016)

**Environmental Review.** Our environmental planners have processed more than 2,700 documents pursuant to CEQA and NEPA for a variety of large and small development, restoration, and conservation projects throughout the state. Combining comprehensive analysis and evidence-based findings, we provide legally defensible documents that are supported by substantial evidence, none of which has ever been successfully challenged in court. We conduct technically sound assessments and manage environmental review processes in a streamlined, compliant, and straightforward manner.

**Natural Resource Management.** We combine expertise in biological resource assessment and documentation, regulatory permitting, habitat management, and conservation program administration and land acquisition to provide science-based criteria and analysis for habitat conservation planning. Our experts' hands-on practical experience in preserve design; species survey methodologies; and habitat planning, design, and installation inform our policy recommendations to provide our clients with feasible and effective conservation and management plans.

**Stakeholder Involvement.** Dudek staff has extensive experience facilitating public outreach as part of the environmental review process. With demonstrated expertise in writing and negotiation, the Dudek team is equally able to communicate with agencies and technical colleagues towards the successful attainment of our clients' goals. Our project managers relay scientific and regulatory information in a way that is easy to understand and are able to gain the trust of a wide range of constituents. We facilitate community workshops and outreach events to address participants' concerns so they feel they are an integral part of the solution. Additionally, we have established strong working relationships with the local staffs of California and federal regulatory agencies. Our knowledge of agency expectations, interagency agreements, and local regulations involving your project are vital for keeping projects moving forward and obtaining final approvals.

As a midsized firm, we provide the personal service of project managers who stay with your project from start to finish, combined with the breadth and depth of capabilities characteristic of larger firms to meet your project's requirements. Our project managers are empowered to be problem solvers with the ability to make decisions in a timely fashion to keep project momentum moving forward. We are proud of our low employee turnover; our staff's long tenure means the project manager you see at the bidding stage will likely be with you at project completion.

## CEQA

Dudek has one of California's largest, most experienced teams for CEQA document preparation. Dudek's environmental experts work collaboratively with clients; local, regional, state, and federal agencies; and the public to clearly define project objectives, address concerns, and outline appropriate processes. We apply practical CEQA knowledge to comply with current laws, regulations, and case law. Our planners help clients creatively solve regulatory challenges within financial and scheduling constraints.

We produce complete CEQA documents done right the first time. Our environmental planners work with our in-house technical publications editors and graphic designers to prepare high-quality documents that are clearly organized and easily interpreted by the public, agencies, and individuals responsible for future project development. For projects both large and small, we prepare the following:

- Scoping
- Project descriptions
- Notices of preparation
- Notices of intent
- Technical studies and data collection
- Mitigation monitoring and reporting programs

We efficiently coordinate and prepare reports by utilizing our in-house technical experts in biological resources, habitat restoration, land acquisition and management, and economic analysis. Our team expedites complex project processing by designing and maintaining realistic document schedules, adhering to consistent communication protocols, leveraging our longstanding agency relationships, and anticipating potential issues as soon as possible.

## AIM Consulting

AIM Consulting, Inc. (AIM) was established in 2005 with one overriding goal in mind: to be an active participant in community building and encourage others to do the same through civic engagement. AIM's professionals are committed to the communities where they work in a professional capacity and as volunteers. The firm offers strategic communications and public outreach consulting services and specializes in projects that make a positive difference within the community – land use planning, transportation, transit, and water projects. With 30 years of experience, AIM's team of professionals develops public outreach programs that bring diverse community members together and creates a space for constructive dialogue that respects all individuals and leverages the positive work of the engaged community. AIM has provided public outreach and community engagement for several environmental-phase projects in Northern California, including the City of Sacramento's Central City Specific Plan, the City of Roseville's Washington Andora Widening Project, and the City of Sacramento's I Street Bridge Replacement Project. AIM also provided public outreach and engagement services for the Office of Cannabis Policy and Enforcement at the City of Sacramento, and AIM is working on many projects with the Placer County Transportation Planning Agency (PCTPA) and with other counties and jurisdictions in the Sierra Foothills.

Founded in 2005, AIM Consulting is an S-Corporation. AIM is certified as a Small Business Enterprise by the State of California, Department of General Services (Supplier No. 44639) and as a Disadvantaged Business Enterprise by the State of California, Department of Transportation (UCP Firm No. 35954).

## Foothill Communities Outreach

AIM has served as public outreach and engagement consultant on a variety of land use, transportation, transit and water projects for several foothill counties and agencies, such as Placer County, the Placer County Transportation Planning Agency (PCTPA), El Dorado County, the El Dorado County Transportation Commission (EDCTC), Amador County, Calaveras County, Calaveras Council of Governments (CalaCOG), and Georgetown Divide Public Utility District (GDPUD).

In these counties and jurisdictions, AIM has engaged local communities in a variety of ways, including but not limited to: project webpages and social media, focus group meetings, public meetings, virtual community workshops, and pop-up workshops. AIM has successfully notified cities and towns in rural areas about project status and upcoming outreach opportunities through not only electronic means but also through signage in key community locations, mailers, news releases, radio advertisements, and partnerships with local businesses and community-based organizations.

Below is a list of foothill communities where AIM has provided community engagement opportunities on a wide variety of projects:

- Coloma
- Lotus
- Camino
- Diamond Springs
- Pollock Pines
- Mount Aukum
- Fair Play
- Somerset
- Pleasant Valley
- Garden Valley
- Pilot Hill
- El Dorado Hills
- Cameron Park
- Shingle Springs
- Meyers
- Placerville
- San Andreas
- Cool
- Georgetown
- Fiddletown
- Auburn
- Colfax
- Loomis
- Dutch Flat
- Alta
- Newcastle
- Penryn
- Foresthill
- Meadow Vista
- Applegate
- Weimar
- Sheridan

Sample of AIM Work in the Sierra Foothills:

- Amador County – Four Bridges Replacement Project
- Calaveras County – Dogtown Road and Lime Creek Road Bridges Replacement Project
- Calaveras Council of Governments – Strategic Plan
- El Dorado County – Economic Development Vision Implementation Plan
- Georgetown Divide Public Utility District- Water Rate Study
- EDCTC – Sustainable Agritourism Mobility Study
- EDCTC – Diamond Springs – El Dorado Area Mobility and Livable Community Plan
- EDCTC – Placerville Drive Multi-modal Corridor Study
- EDCTC – Broadway Village Corridor Multi-modal Implementation Plan
- EDCTC – Sacramento Placerville Transportation Corridor Alternatives Analysis
- PCTPA – Highway 49 Rehabilitation Project
- PCTPA – Short Range Transit Plan
- PCTPA – Communications and Outreach
- PCTPA – Placer County Regional Bikeway Plan Update

## Project Team

Dudek’s work on community development projects; experience preparing environmental documents; and knowledge of the social, political, and environmental issues surrounding the development and introduction of a new cannabis industry Dudek in an ideal position to prepare the EIR for the County’s Cannabis Ordinance.

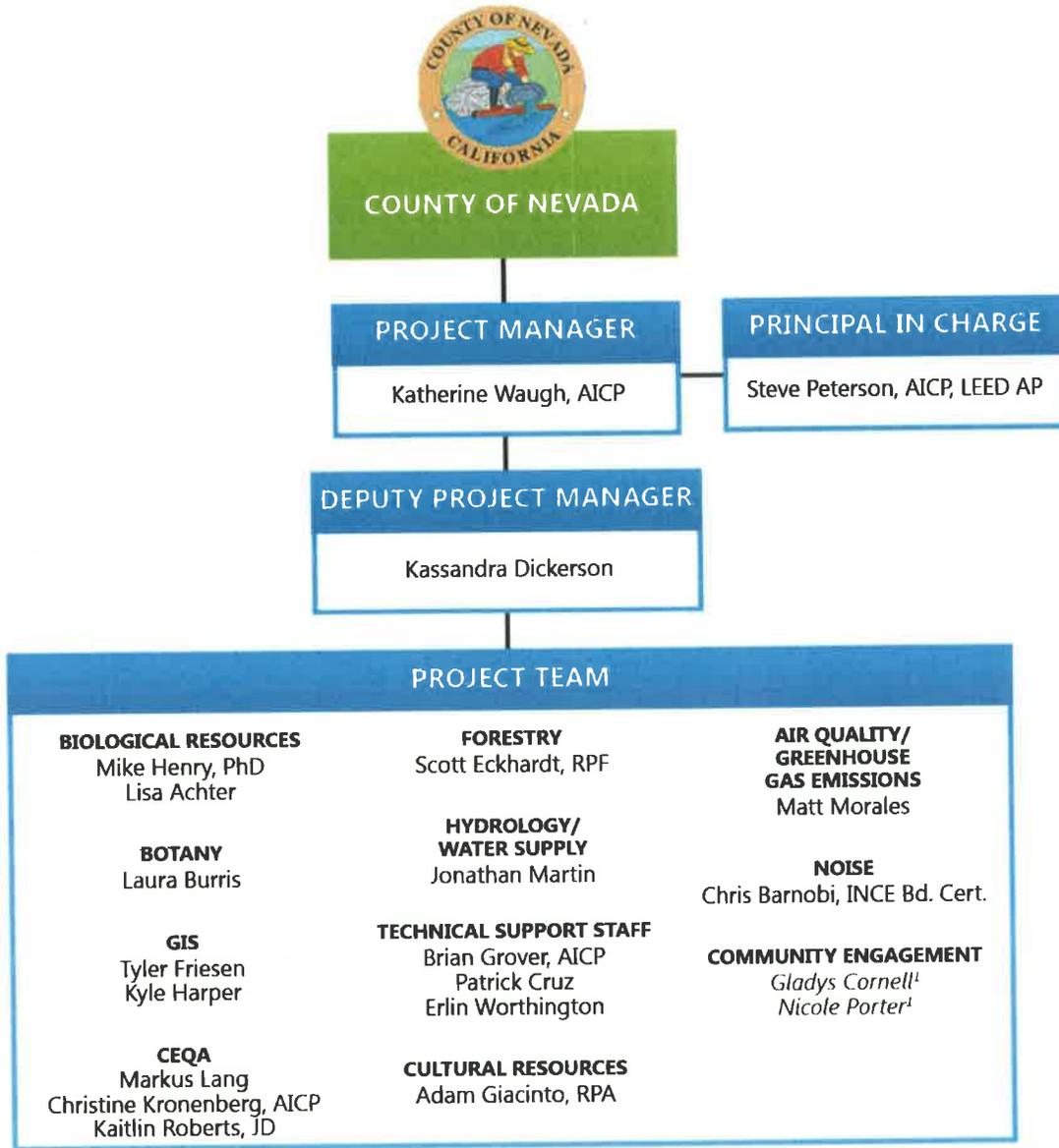
Senior Project Manager Katherine Waugh will serve as the County’s main point of contact and project manager for this effort. Ms. Waugh has managed the CEQA process for complex and controversial development projects, and has worked extensively throughout the foothill communities on the preparation of environmental documentation for local projects, including a tree ordinance associated with the El Dorado County General Plan Biological Resource Policy Update and a water resource setback ordinance in Sierra County. Additionally, she has managed environmental documents and analyses for projects in the County and neighboring communities. She will be supported by Principal-in-Charge Steve Peterson, who has experience managing environmental documents and complex projects with high public and stakeholder scrutiny that required public outreach and facilitation. Addition support will be provided by deputy project manager Cassandra Dickerson, an environmental specialist with experience developing cannabis permit application documents, technical memos, biological and hydrologic surveys, and site management plans.

Markus Lang and Christine Kronenberg will lead the CEQA analysis and bring a wealth of environmental documentation experience, including high-profile projects in the foothill and Sierra Nevada region. AIM Consulting will bolster the Dudek team with its expertise in community-based communication and stakeholder engagement. AIM’s outreach and facilitation experience includes stakeholder engagement for cannabis-related projects in Northern California.

The majority of the Dudek team members work in the firm’s Auburn office and have assisted municipalities and agencies with numerous environmental documents and analyses throughout the region. Several of the proposed team members live in Nevada County, and many proposed staff members live in foothill communities. We take great pride in working in the communities where we live, so that we can apply our local knowledge and understanding of natural and social impacts to our clients’ projects.

Figure 2 illustrates Dudek’s key personnel who will provide the required services to the County. The personnel shown in the organization chart will be committed to the proposed project, and no team member substitutions will be made without prior approval from the County. Brief biographies follow the organization chart.

FIGURE 2. ORGANIZATIONAL CHART



## Project Manager

### Katherine Waugh, AICP

Katherine Waugh is a senior planner with 18 years' experience with CEQA statutory requirements, current planning methods, and environmental documentation procedures. She prepares CEQA documents for a wide range of public and private projects, managing projects effectively and maintaining momentum to meet schedule and budget requirements. Ms. Waugh applies planning and environmental laws and regulations practically and with an attention to detail, allowing her to quickly identify and resolve critical planning and environmental issues. She maintains relationships with many local and state agencies, enabling efficient consultation and thorough attention to their concerns, while integrating outside agency requirements with the Lead Agency's mitigation measures and development review procedures. Ms. Waugh's relevant project experience includes serving as Senior Planner and CEQA Project Manager in the development of updated General Plan objectives, policies, and implementation measures and an Oak Resources Management Plan and preparation of a Programmatic EIR for El Dorado County, developing a water resources setback ordinance and preparing an MND for that ordinance in Sierra County, serving as Associate Planner in providing CEQA compliance for Placer County in consideration of a zoning ordinance amendment relating to regulation of commercial plant nurseries, providing extension-of-staff planning services and preparing EIRs and MNDs for private development and public projects in the City of Grass Valley, preparing an MND for the Floriston Spring Filtration Project, and an on-call environmental services contract with the Truckee-Tahoe Unified School District.

#### EDUCATION

University of California (UC), Davis  
BS, Environmental Policy Analysis and Planning

#### CERTIFICATIONS

AICP

#### PROFESSIONAL AFFILIATIONS

APA, AEP

## Deputy Project Manager

### Kassandra Dickerson

Ms. Dickerson is an environmental analyst with 4 years' experience specializing in CEQA/NEPA compliance, and environmental impact analysis. Ms. Dickerson has worked on various tribal projects across the country, including casino development, housing developments, and environmental sampling and management plans on tribal lands. Ms. Dickerson has resided within the Sierra Nevada foothills (El Dorado County) for over 20 years and has managed an organic beef cattle herd specifically within Nevada County for five years, El Dorado County for six years, and Amador County for six years. Ms. Dickerson is familiar with Nevada County communities and culture, as well as cannabis permit applications, site management plans, and ordinances within Northern California and the foothills. Her relevant project experience includes project management and development of cannabis permit applications for the San Andreas Medicinal Cannabis Cultivation Project, Kent Farms Cannabis Cultivation Project, Guinda Farms Cannabis Cultivation Project, Esparto Mills Cannabis Cultivation Project, Yolo Swanston Farms Cannabis Cultivation Project, and Cloverdale Farms Cannabis Cultivation projects; as well as technical support and professional counsel to Yolo County Staff in the preparation of Ordinance Amendment to Chapter 20 of Title 5 of the Yolo County Code regarding medical marijuana cultivation in 2016/2017, including template site management plans, erosion control plans, and biological site assessment studies.

#### EDUCATION

University of Dubuque  
BS, Environmental Science, Analytical Chemistry, Animal Biology

## Principal in Charge

### Steve Peterson, AICP, LEED AP

Mr. Peterson has more than 30 years' experience in facilitating, planning, and permitting of planning and infrastructure projects. He designs, leads, and documents public and agency outreach processes for local, state, and national governments. Mr. Peterson has special expertise in the preparation of planning and public involvement processes that support the preparation of project design and compliance documents for recreational development,

open space protection, renewable energy development, transportation, and infrastructure projects. He manages documents, such as EIRs and EISs, prepared in compliance CEQA and NEPA. Mr. Peterson's project management and facilitation experience includes the El Dorado County River Management Plan, Rubicon Trail Master Plan and EIR, El Dorado Trail Project, and the American River Watershed Investigation.

#### EDUCATION

California State University, Chico  
BA, Physical Geography and  
Environmental Planning

#### CERTIFICATIONS

AICP, LEED

## CEQA

### Markus Lang

Mr. Lang is a planning and environmental project manager with more than 12 years' experience conducting and managing environmental impact analyses in accordance with CEQA and NEPA, as well as biological resource assessments, constraints analyses, regulatory compliance, and urban and rural planning. He has acted as a consulting planner to for a variety of projects in northern California's Central Valley and Sierra Nevada regions and northern Nevada. Relevant local and regional work includes the

Tahoe Donner Land Management Plan; Nevada County Housing Element Rezone EIR (biological studies); CEQA and U.S. Forest Service Studies for the Four Seasons Water Tank Upgrade in Tahoe City; CEQA for the Eaglebird Mine, Sierra Hot Springs, and Meadow Ranch projects in Sierra County; and numerous CEQA documents under contract to the Auburn Recreation District..

#### EDUCATION

California Polytechnic State University, San  
Luis Obispo  
BS, Forestry/Natural Resources Management  
(Environmental Management Concentration)

#### PROFESSIONAL AFFILIATIONS

AEP

### Christine Kronenberg, AICP

Ms. Kronenberg is a senior environmental project manager and certified planner with more than 20 years' experience in city and land-use planning. Ms. Kronenberg manages the preparation of all types of environmental documents, and understands the importance of meeting project deadlines, schedules, and budgets. She expertly identifies issues that require immediate attention and effectively communicates with project participants, keeping them informed throughout the process in order to keep projects on schedule and on budget. Ms. Kronenberg has managed numerous complex projects with high levels of public scrutiny,

including the Ponte Palmero Project EIR in El Dorado County, the original Village at Squaw Valley USA EIR, the new Sutter Medical Center Campus EIR in Midtown Sacramento, and the McKinley Village (residential) Project EIR in Sacramento. All of these projects received a great deal of public scrutiny and input from the public and regulatory agencies. Additionally, she is managing a Mitigated Negative Declaration for a proposed cannabis manufacturing, cultivation, distribution and dispensary project for the City of Sacramento.

#### EDUCATION

San Diego State University  
MCP, City Planning  
University of Colorado, Boulder  
BA, Political Science

#### CERTIFICATIONS

AICP

#### PROFESSIONAL AFFILIATIONS

APA

**Kaitlin Roberts**

Ms. Roberts serves as an environmental specialist with over 10 years' of experience in the preparation of General Plans, Zoning Ordinances, EIRs, Initial Studies, Negative Declarations, public notices, and staff reports for a variety of planning projects. She has also assisted in the preparation of Biological Resource Assessment and wetland delineation reports and federal and state permitting packages. Ms. Roberts authors EIR chapters and conducts research, site visits, document review, and document tracking for environmental review projects. She is experienced at

preparing impact analysis in the areas of biological resources, cultural resources, geology, noise, public services, and public utilities and in preparing responses to comments on draft documents. Currently, Ms. Roberts serves as adjunct planning staff for the City of Rohnert Park and the City of Auburn. Her relevant experience includes drafting the City of Rohnert Park's Cannabis Ordinance, as well as assisting with the development of a water resource setback ordinance for Sierra County.

**EDUCATION**

Lincoln Law School of Sacramento  
JD

California Polytechnic State University,  
San Luis Obispo  
BS, Social Sciences

**CERTIFICATIONS**

State Bar of California, 2010

**Biological Resources**

**Mike Henry, PhD**

Dr. Henry is a senior ecologist with more than 16 years' professional experience involving management and analysis for a variety of biological research projects, including large-scale habitat conservation planning under Section 10 of the federal Endangered Species Act (FESA), watershed analysis, and a range of project- and program-level documents in compliance with NEPA and CEQA. He has served as a project manager or deputy project manager of environmental documents for diverse federal and municipal projects, including analyzing effects of CDFW regulatory changes, general plan updates, utility-scale solar photovoltaic (PV) development, a massive land acquisition and airspace establishment for a Marine Corps base in the Mojave Desert, beach restoration and managed retreat projects in the City of Malibu and Santa Barbara County, and an oil and gas development project in Santa Barbara County. Dr. Henry has published his biological research in international peer-reviewed

journals and presented findings at international conferences. His relevant and local experience includes providing biological and ecological services for projects that balance resource protection with the use of working lands, the Bear River Restoration Project at Rollins Reservoir EIR, the Feather River Regional Permitting Program EIR-EIS, El Dorado County General Plan Biological Resources Policy Update EIR, and the South Sacramento Habitat Conservation Plan (HCP) and EIS-EIR.

**EDUCATION**

UC Santa Barbara  
PhD, Ecology, Evolution, and Marine Biology  
BS, Aquatic Biology

**CERTIFICATIONS**

Certificate, Graduate Program in  
Management Practice

**PROFESSIONAL AFFILIATIONS**

- AEP
- International Association for Impact Assessment
- American Society of Limnology and Oceanography
- Society for Integrative and Comparative Biology
- Western Society of Naturalists

**Lisa Achter**

Ms. Achter is a wildlife biologist with more than 10 years of experience in terrestrial and aquatic biology, specializing in conducting biological resource and habitat assessments, constraints analyses, general and protocol-level biological surveys, and trapping and relocation studies for a number of special-status and common wildlife species in California. Ms. Achter is a Nevada County resident and has experience working in several different ecological areas of California, ranging from the Sierra Nevada Mountains and foothills, to the Central Valley and the Northern California Coast Ranges. She has particular experience and expertise with special-status amphibian and avian species, including western toad (*Anaxyrus boreas*), California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylei*), spotted owl (*Strix occidentalis*), burrowing owl (*Athene cunicularia*), and Swainson’s hawk (*Buteo swainsonii*), as well as several special-status bat species. She prepares mitigation and avoidance techniques to address impacts to special-status wildlife species and related habitats, and is knowledgeable about best management practices (BMPs) related to erosion control and riparian habitat preservation. She is conversant with environmental laws and regulations related to CEQA and NEPA, and regularly compiles biological sections of EIRs and other technical documents. Recent local and controversial project experience includes the South Sacramento HCP, McKinley Village EIR, NID Sphere of Influence EIR, Mitchell Farms EIR, and the Lincoln SUD-B Northeast Quadrant Specific Plan EIR.

**EDUCATION**

Humboldt State University  
BS, Wildlife Management and Conservation  
Sierra College  
AA, Liberal Arts

**CERTIFICATIONS**

USFWS, GGS Recovery Permit,  
No. TE05665B-0  
CDFW, GGS MOU and SCP No. SC-12693

**PROFESSIONAL AFFILIATIONS**

The Wildlife Society

**Botany**

**Laura Burris**

A resident of Nevada County, Ms. Burris is a biologist with more than 10 years of experience in terrestrial biology. Ms. Burris specializes in botanical surveys and the ecological study of vegetation communities for application in habitat restoration, mitigation, and conservation. She is knowledgeable about NEPA and CEQA and their processes, and is skilled in managing and drafting environmental documents such as biological resource assessments, wetland delineation reports, arborist reports, habitat restoration plans, technical sections of EIRs and EISs, and regulatory permit applications. In addition to botanical expertise, Ms. Burris has extensive training and experience in reconnaissance-and protocol level surveys and construction monitoring for sensitive wildlife species, including Swainson’s hawk (*Buteo swainsonii*), burrowing owl (*Athene cunicularia*), sensitive bat species, sensitive butterfly species, California tiger salamander (*Ambystoma californiense*), Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylei*), and California vernal pool branchiopods. Her regional and relevant experience includes providing botanical services for the EIR and technical reports for the White Wolf Ski Resort, and Timber Harvest Plan and Timberland Conversions for the Jasude Estate and Abrue Vineyards.

**EDUCATION**

Humboldt State University  
BS, Biology

**CERTIFICATIONS**

International Society of Arboriculture<  
Certified Arborist  
CDFW, Voucher Plant Collector’s Permit  
CFWS, Scientific Collecting Permit  
40-Hour Wetland Delineation Training,  
Wetlands Training Institute 2014

**PROFESSIONAL AFFILIATIONS**

International Society of Arboriculture  
California Native Plant Society  
The Wildlife Society  
Botanical Society of America

## Forestry

### Scott Eckardt, RPF

Mr. Eckardt is a project manager and licensed forester with over 19 years' professional experience in the natural resource management field, specializing in forest and woodland resources management, fire and fuel management planning, and CEQA analysis of forestland and fire hazard impacts on projects throughout California. Project experience includes assessment and inventory of woodlands and forests; assessment of fire and fuel hazard conditions; preparation of fuel/vegetation management plans and fire protection plans, preparation of forest management plans, analysis of forestland and carbon/GHG impacts, development of CEQA sections and technical appendices, and development of impact mitigation measures and mitigation monitoring and reporting plans. In addition, he routinely utilizes geographic information system (GIS) tools and data in mapping, analysis of resource data, preparation of management plans, and modeling fire behavior and wildfire hazard conditions. Mr. Eckardt's most relevant experience includes development of El Dorado County's Oak Resources Management Plan and updating the associated General Plan policies and implementation ordinance, and an analysis of forestland impacts for the Calpeco Transmission Line Upgrade CEQA project.

#### EDUCATION

California State University, Long Beach  
MA, Geography

California Polytechnic State University,  
San Luis Obispo  
BS, Forestry and Natural Resources  
Management

#### CERTIFICATIONS

Registered Professional Forester, No. 2835  
ISA Certified Arborist, Cert. No. WE 5914A  
Association for Fire Ecology Certified  
Wildland Fire

#### PROFESSIONAL AFFILIATIONS

Cal Poly Forestry and Natural Resources  
Management Department Advisory Council  
Society of American Foresters  
ISA

## Hydrology/Water Supply

### Jonathan Martin

Mr. Martin has 8 years' experience researching ecological, hydrologic, and meteorological dynamics at the watershed scale. His strengths are surface and shallow-subsurface hydrology, plant water demands, stream bioassessments, and habitat microclimates as they relate to land use practices and regional climate patterns. Mr. Martin has provided groundwater modeling and hydrology reports for several high-profile contracts.

#### EDUCATION

University of Arizona, Tucson  
MS, Watershed Management and  
Ecohydrology

Northern Arizona University  
BS, Physical Geography

#### CERTIFICATIONS

40-hr HAZWOPER  
SWAMP certified

#### PROFESSIONAL AFFILIATIONS

Master Watershed Stewards  
Arizona Riparian Council

## Cultural Resources

### Adam Giacinto, RPA

Mr. Giacinto is an archaeologist with more than 13 years' experience preparing cultural resource reports, site records, and managing archaeological survey, evaluation, and data recovery-level investigations. His research interests include prehistoric hunter-gatherer cultures and contemporary conceptions of heritage. His current research focuses on the social, historical, archaeological, and political mechanisms surrounding heritage values. He has gained practical experience in archaeological and ethnographic field methods while conducting research in the Southwest, Mexico, and Eastern Europe. Mr. Giacinto's local and complex project experience includes the California High Speed Rail Project, Yokohl Ranch Project, and the Steephollow Creek and Bear River Restoration project in Nevada County.

#### EDUCATION

San Diego State University  
MA, Anthropology, 2011  
Sonoma State University  
BA, Anthropology/Linguistics  
Santa Rosa Junior College  
AA, Anthropology, 2004

#### PROFESSIONAL AFFILIATIONS

Register of Professional Archaeologists  
Society for California Archaeology  
American Anthropological Association  
Institute of Archaeomythology  
American Anthropological Association

## Air Quality/Greenhouse Gas Emissions

### Matt Morales

Mr. Morales is an air quality specialist with 12 years' experience preparing technical analyses for numerous planning and environmental projects related to development, natural resource management, and facility expansion. Trained in air quality, including GHG and climate change, he is adept at applying air quality models, such as the California Emissions Estimator Model, Caline4, AERSCREEN, AERMOD, and HARP 2, to perform quantitative analyses for NEPA and CEQA environmental documents, such as EIRs, ISs, and MNDs. Mr. Morales's controversial and regional project experience includes the Nevada Irrigation District Sphere of Influence EIR, the Combie Road Corridor Improvement Project in Nevada County, California High Speed Rail, Ponte Palmero EIR, and the Belden Barns Farmstead and Winery EIR in Sonoma County.

#### EDUCATION

UC Davis  
BS, Environmental Toxicology

## Noise

### Chris Barnobi, INCE Bd. Cert.

Mr. Barnobi has more than 9 years' experience in applied acoustics engineering, including analysis of sound-generating sources, assessment of community noise levels, quantification of vibration levels from industrial sources, evaluation of structural noise attenuation (exterior to interior), and design input for interior space acoustic performance. He has conducted sound level measurements and modeling for transportation noise sources, including highways, railways, and airports, as part of community noise level characterization efforts, and for identification of potential transportation noise impacts on noise-sensitive land uses. Mr. Barnobi has also served as lecturer for the Council for Accreditation in Occupational Hearing Conservation courses. His regional and relevant experience includes conducting noise analyses for the McKinley Village EIR, Ponte Palmero EIR, and the Yokohl Ranch EIR.

#### EDUCATION

Virginia Polytechnic Institute and State University  
MS, Mechanical Engineering  
North Carolina State University  
BS, Mechanical Engineering

#### CERTIFICATIONS

Professional Acoustical Engineer,  
OR, No. 88285PE  
INCE Board Certified

#### PROFESSIONAL AFFILIATIONS

INCE  
Society of Automotive Engineers

## GIS

### Tyler Friesen

Mr. Friesen is a current Nevada County resident and geographic information system (GIS) analyst with over 8 years' professional experience in geospatial technologies in both the private and public sectors. As a GIS analyst, Mr. Friesen has been responsible for spatial modeling/analysis, data development, and map production. His experience includes database development and management, asset management, LIDAR analysis, spatial analysis, spatial model building, network analysis, raster analysis and online web applications. He has assisted in the preparation of habitat conservation plans (HCPs), biological resources technical reports, and EIRs. He has also provided GIS support for numerous biological resources reports, wetlands permitting and jurisdictional delineation reports, fire protection plans, and focused species surveys throughout California. His project experience includes providing GIS support for the environmental permitting of the California High Speed Rail, Fresno to Bakersfield segment, as well as acting as the principal GIS analyst for the South Sacramento Habitat Conservation Plan. He is trained in a wide range of industry-standard applications, including ArcGIS Suite, Trimble Pathfinder and TerraSync, and ArcPad, as well as such hardware as Trimble GeoXH and Trimble Juno ST.

#### EDUCATION

California State University, San Diego  
BA, Geography, Minor in Environment and Society

#### CERTIFICATIONS

GPS for GIS, June 2009  
LIDAR in ArcGIS 10.1, February 2013

#### PROFESSIONAL AFFILIATIONS

Bay Area Automated Mapping Association  
URISA, Northern California Chapter

### Kyle Harper

Kyle Harper is an application developer with 16 years' experience in information technology, database architecture, computer programming, and Web application development. Mr. Harper has managed an agile software development team and built websites from the ground up using HTML5/CSS/JavaScript/PHP. He places an emphasis on user experience/engagement and team collaboration as the keys to developing successful software products. In addition to his programming experience, Mr. Harper has 6 years' focused experience in the biological field, with emphases on botany, plant ecology, and wetland ecology. He has participated in projects requiring vegetation mapping, focused rare plant surveys, regulatory permitting, and habitat restoration. During this time, Mr. Harper designed and implemented several applications for the collection, quality assurance (QA), analysis, and reporting of ecological findings. Many of his projects required rigorous statistical analyses in R, Python, Systat, and PC-ORD; several applications relied on spatial data and were built to interface with the ESRI ArcGIS suite of software, including Web-based maps using ArcGIS Server and ArcSDE.

#### EDUCATION

UC San Diego  
BS, Environmental Systems  
(Ecology, Behavior, and Evolution)

## Technical Support Staff

### Brian Grover, AICP

Mr. Grover is an environmental planner with 11 years' experience in professional environmental planning and document preparation, specializing in the management, research, and analysis of projects subject to compliance with CEQA and NEPA. Mr. Grover has managed numerous environmental documents for mixed-use projects throughout Southern California, including the Park Station and Montebello North Development Projects in La Mesa. He has served in a variety of project management and analyst roles for a diverse client base of municipalities, agencies, and private developers. His understanding of environmental laws and regulatory compliance provides a solid foundation to manage the preparation of legally defensible CEQA and NEPA documents. Mr. Grover's most relevant project experience is managing the Arjons Marijuana Production Facility entitlement process.

#### EDUCATION

University of North Carolina at Chapel Hill  
MRP, Regional Planning  
UC San Diego  
BS, Structural Engineering

#### CERTIFICATIONS

AICP

#### PROFESSIONAL AFFILIATIONS

AEP, APA

### Patrick Cruz

Patrick Cruz is a CEQA/NEPA analyst, specializing in planning and permitting, CEQA/NEPA compliance, and environmental impact analysis. Mr. Cruz has worked as a planning intern for the County of Santa Barbara's Long-Range Planning Division. He has experience assisting with all facets of the ordinance creation process including crafting ordinance language, identifying best practices, and creating data and visualizations to facilitate public outreach and decision making. Mr. Cruz's relevant project experience includes assisting with cannabis permitting, licensing, and ordinance creation for Santa Barbara County.

#### EDUCATION

UC Santa Barbara  
BA, Environmental Studies  
BA, Geography (GIS emphasis)

#### PROFESSIONAL AFFILIATIONS

APA

### Erlin Worthington

Erlin Worthington is an environmental analyst specializing in CEQA/NEPA compliance, planning and permitting, and environmental impact analysis. She is certified LEED AP and has substantial experience conducting research, site visits, and document preparation, as well as crafting mitigation strategies for controversial projects. She has assessed project- or program-related impacts to biological resources, hydrology and water quality, transportation, noise, air quality, aesthetics and visual resources, hazardous materials, cultural resources, land use, public services, utilities, and agricultural resources. Ms. Worthington's relevant experience includes assisting with the development of the Santa Cruz County Cannabis EIR.

#### EDUCATION

UC Berkeley  
BS, Conservation and Resource Studies

#### CERTIFICATIONS

AICP

#### PROFESSIONAL AFFILIATIONS

AEP, APA

## Community Engagement

### Gladys Cornell (AIM Consulting)

Gladys Cornell is a community outreach and engagement specialist with 30 years of experience providing public engagement, media relations, and strategic communications services with an emphasis on land use, transportation and transit projects. Gladys has served successfully as the public outreach project manager for the City of Sacramento’s Office of Cannabis Policy & Enforcement Community Outreach. She is an active Urban Land Institute member and past chair of the Sacramento District Council, committed to creating and developing sustainable and healthy communities. She is a past Board member of the Sacramento Chamber of Commerce and currently serves on the Transportation Committee. Gladys is also an active member of the International Association of Public Participation and was recognized at the North American Conference in Montreal for exemplary public outreach.

#### EDUCATION

California State University, Sacramento  
BA, Journalism

#### PROFESSIONAL AFFILIATIONS

International Association of Public Participation (IAP2)  
Urban Land Institute  
Sacramento Metro Chamber of Commerce

### Nicole Porter (AIM Consulting)

Nicole Porter is Senior Project Coordinator, with extensive of communication and public outreach experience for cannabis projects. As Senior Project Coordinator, Nicole provides assistance to clients with meeting coordination, stakeholder engagement, public information, and the development of collateral materials and online engagement tools. Nicole also coordinates and notifies the community about upcoming workshops and opportunities for public participation. Nicole has experience with multiple social media platforms, design software and video filming and editing. As Senior Project Coordinator, Nicole is dedicated to providing communities with opportunities to engage in public outreach and information programs. She is a member of both Young Professionals in Transportation and the International Association of Public Participation.

#### EDUCATION

UC Davis  
BA, Political Science

#### CERTIFICATIONS

IAP2 Foundations in Public Participation

#### PROFESSIONAL AFFILIATIONS

IAP2

## Relevant Project Experience

The Dudek team has worked extensively in foothill communities; knows local plans, planning standards, and the regulatory environment; and enjoys interacting with an engaged citizenry. We have experience working in communities where projects are highly scrutinized and know how to prepare EIRs that stand up to challenge. The proposed management team has experience managing environmental documents and analyses for cannabis-related projects as well as similar ordinance development projects. Following are relevant projects that Dudek worked on that illustrate our ability to conduct the required scope of work for the proposed project.

## General Plan Biological Resources Policy Update

**Client:** County of Placer (formerly with the County of El Dorado)  
**Contact:** Shawna Purvines, Principal Planner, Community Development Agency  
 530.745.3031, [spurvine@placer.ca.gov](mailto:spurvine@placer.ca.gov)

Dudek is updating portions of the Biological Resource Policy language for the County of El Dorado's General Plan, which includes policies that outline native oak woodland and oak tree impact and mitigation requirements. The project has involved coordination with county staff and the Board of Supervisors on policy development direction and incorporating public and stakeholder comments. Dudek also worked closely with county staff and the Board of Supervisors to prepare updated policy language and an updated Oak Resources Management Plan. This included working with our subconsultant, New Economics, to prepare a Nexus Fee Study in support of the proposed in-lieu fee for oak resources mitigation. Dudek presented the Board of Supervisors with detailed discussions and technical biological, arboricultural, and forestry expertise to support the Board in determining the direction and goals of the policy language update. Dudek also prepared a detailed Draft EIR that evaluates countywide effects on biological resources that could occur as a result of continued General Plan implementation under the proposed updated policies and Oak Resources Management Plan. Dudek is currently working with county staff to complete the Final EIR for this project.

## Arjons Marijuana Production Facility

**Client:** Full Circle Ventures  
**Contact:** Marty Reed, CEO, 858.344.9093, [marty@emreed.com](mailto:marty@emreed.com)

Dudek is working with Full Circle Ventures to entitle a marijuana production facility in the City of San Diego. As part of this effort, Dudek completed a Conditional Use Permit application and all associated materials (e.g., noticing package and engineering drawings). Dudek responded to comments from the City of San Diego and resubmitted, and the project is currently being noticed to adjacent property owners.

## City of Rohnert Park Cannabis Ordinance

**Client:** City of Rohnert Park  
**Contact:** Jeffrey Beiswenger, Planning Manager  
 707.588.2253, [jbeiswenger@rpcity.org](mailto:jbeiswenger@rpcity.org)

Dudek, working as adjunct planning staff for the City of Rohnert Park, drafted an amendment to the city's existing marijuana ordinance. The ordinance, originally incorporated into the city's municipal code in early 2016, prohibits almost all marijuana-related activities, with the exception of limited personal cultivation. In response to the passage of Proposition 64 and to ensure consistency with current state marijuana laws, Dudek prepared a revised Cannabis Ordinance under the direction of the city's planning manager. The revised ordinance provides for detailed limitations on personal cultivation and prohibits commercial cannabis cultivation and distribution. Dudek carefully drafted the ordinance to maintain the city's historic practice of limiting marijuana-related activities without limiting the city's ability to adopt more or less restrictive practices in the future, should local policy goals change. The amended ordinance was unanimously approved by the Rohnert Park City Council on November 28, 2017.

## Sierra County Development Services

**Client:** County of Sierra  
**Contact:** Brandon Pangman, Senior Planner  
 530.289.3251, bpangman@sierracounty.ws

The County of Sierra has contracted with Dudek to provide planning services, development review, and environmental review for several projects, including:

**Water Resource Setback Ordinance.** Dudek prepared an ordinance to establish structural and septic system setbacks from a range of water resources, including lakes, streams, and wetlands. The project was a highly controversial component of the county's General Plan implementation. Dudek staff was brought into the project following a legal challenge over the county's prior effort at defining and applying water resource setback requirements to individual projects. Dudek relied upon science-based analysis and research to prepare recommendations for setbacks from several discrete types of water resources. Our environmental specialists also prepared a CEQA initial study/negative declaration to evaluate environmental effects associated with implementation of the new ordinance.

**Ridge Road Rehabilitation.** This federally funded project proposed right-of-way acquisition within National Forest lands and, therefore, required coordination with the California Department of Transportation and the U.S. Forest Service to address natural resources impacts of the proposed project. Dudek staff coordinated with the California Department of Transportation and U.S. Forest Service to conduct on-site studies and prepare a Preliminary Environmental Study, a Natural Environmental Study, a California red-legged frog habitat assessment, rare plant surveys, a wetland delineation, and U.S. Forest Service-specific studies, including a weed risk assessment, plant list survey report, watch list report, and biological assessment/biological evaluation.

**Bluth Cabins.** Dudek prepared a mitigated negative declaration and biological constraints analysis for a proposal to install 10, approximately 400-square-foot park model units and a septic tank to serve all of the units on approximately 1 acre located in the northeastern portion of a 10.55-acre site southwest of the town of Sierraville in Sierra County. Each unit would be available for public use as a short-term rental guest house/cabin.

## Ponte Palmero EIR

**Client:** County of El Dorado  
**Contact:** Aaron Mount, Associate Planner  
 530.621.5355, aaron.mount@edcgov.us

Dudek is preparing an EIR for the development of Phase 2 of the Ponte Palermo retirement village located within the unincorporated community of Cameron Park in the western part of the El Dorado County. The project proposes a community care facility, assisted living facility, and a clubhouse. The existing senior living center (Phase 1) is located on approximately 26 acres to the southeast of the project site and includes a congregate senior care facility, an Alzheimer's care unit, duplex cottages and a clubhouse. The project site is adjacent to the Bureau of Land Management's Pine Hill Preserve to the north that includes more than 4,000 acres dedicated to protecting the rare and endangered plants that grow within the Gabbro soils of western El Dorado County. The EIR is evaluating aesthetics, air quality and GHGs, biological resources, land use and planning, noise, and traffic.

## River Management Plan

**Client:** County of El Dorado  
**Contact:** Vickie Sanders, Parks Manager, Chief Administrative Office, 530.621.7538,  
 vickie.sanders@edcgov.us

Dudek staff prepared the El Dorado County River Management Plan and EIR for the South Fork of the American River, designed and implemented as part of a litigation settlement between property owners and the County of El Dorado. Dudek worked with another consultant to design and lead an intensive 35-workshop public involvement process, conducted coordination with resource agency representatives, directed user surveys, worked with representatives of hydroelectric power generators to identify flow ramping and timing issues, and led the development of 10 river management alternatives. Dudek coordinated surveys of river users and residents, analyzed the economic impacts of whitewater recreation, and prepared a river area noise analyses. Using this information, 10 project alternatives were presented for consideration by members of the public, organizations, interested agencies, and the County of El Dorado. The River Management Plan and its EIR were adapted to the satisfaction of the County of El Dorado, the plaintiffs, regulatory agencies, and the public. Dudek is currently working on an update to the adopted plan.

## Office of Cannabis Policy and Enforcement Communications and Outreach

**Client:** City of Sacramento  
**Contact:** Joe Devlin, Chief of Cannabis Policy and Enforcement, 916.808.4772,  
 jdevlin@cityofsacramento.org

In November 2016, California voters approved Proposition 64, the Adult Use of Marijuana Act, allowing adults 21 years or older to legally grow, possess, and use cannabis for non-medical purposes. Proposition 64 also allows the State to regulate non-medical cannabis businesses, and tax the growing and selling of medical and non-medical cannabis. In the City of Sacramento, the Office of Cannabis Policy and Enforcement is responsible for creating safe and legal access to safe cannabis, assuring safe operations within local communities, ensuring public safety and health, transitioning non-medical adult-use cannabis from illegal to legal, and supporting equal and equitable participation in the legal cannabis businesses industry. AIM provided community outreach services to the City of Sacramento Office of Cannabis Policy and Enforcement during this time of transition to the new state law.

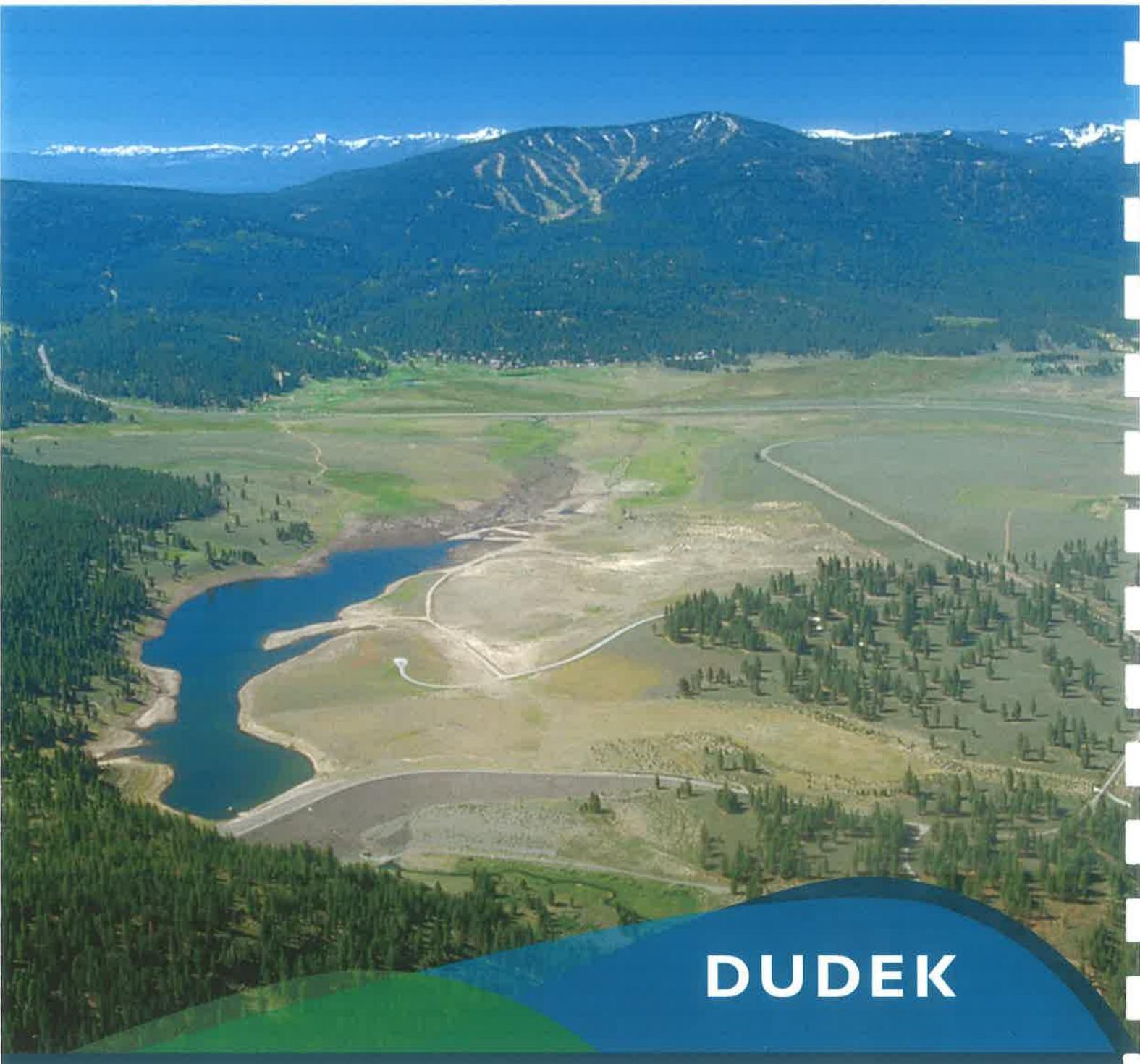
During the fall of 2017, AIM facilitated and coordinated a series of five community workshops in six of Sacramento's council districts to inform community members about the new laws and regulations for growing, selling, possessing and using cannabis. The workshops also provided a community forum for sharing and discussing concerns about the anticipated impacts to their neighborhoods. More than 120 residents and community members attended the workshops. AIM's other responsibilities included developing communication collateral for the community workshops, developing and updating content for the project webpage, and developing a final outreach summary.

## Water Rate Study

**Client:** Georgetown Divide Public Utility District  
**Contact:** Steven Palmer, General Manager, 530.333.4356, spalmer@gd-pud.org

AIM provided public information and community engagement services on the Georgetown Divide Public Utility District Water Rate Study. The District initiated a water rate study to determine the level of revenue required to adequately fund the treated and irrigation water systems while providing customers with safe and reliable water that meets State and Federal requirements. The last time the water rates were reviewed and updated was in 2008 and rates had remained unchanged since 2011. The District had very limited available resources which created a significant backlog of maintenance, repair and upgrade to the water distribution system.

AIM worked with the District to create a public information plan and community engagement process to help inform the community of the existing conditions, the need for resource and the options available to implement a revised water rate structure. In addition, AIM coordinated and facilitated two public workshops which included presentations and small group work. Both workshops were well attended by a diverse group of community members including residential and commercial users. Small group sessions consisted of a facilitated discussion, in which community members provided input on District's priorities, options on how to pay for repairs and maintenance, proposed water rate changes and District policies related to revenue and cost allocations.



# DUDEK

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**SOUTHERN CALIFORNIA**

- Encinitas (Main)
- La Quinta
- Pasadena
- Riverside
- San Juan Capistrano

**CENTRAL COAST**

- Santa Barbara
- Santa Cruz

**HAWAI'I**

- Kailua

**NORTHERN CALIFORNIA**

- Auburn
- Oakland
- Sacramento

**OREGON**

- Portland

**HABITAT RESTORATION SCIENCES**

*A Dudek Subsidiary*