



Planning for Success.

Sept 15, 2021

DELIVERED VIA EMAIL

Michael Kelly
Associate Planner
San Benito County Resource Management Agency
2301 Technology Parkway
Hollister, CA 95023

Re: Ridgemark GC & CC Zone Change & Master Plan EIR
Contract Amendment Request #3

Dear Michael,

This letter presents a contract amendment request based on applicant changes to the project description for the above referenced project and direction received from San Benito County Resource Management Agency planning staff. The changes to the project description include the following items:

- Proposed 38 affordable housing units in addition to the proposed 190 residential lots;
- Addition of an intersection on the project site (to be constructed by others) through which project traffic has an opportunity to access Southside Road from the adjacent Promontory at Ridgemark project site; and
- Clarification of the type of proposed commercial uses.

A contract amendment is necessary to address and evaluate environmental impacts of these project changes, including revisions to the traffic and noise reports that have already prepared based on the former project description.

Ongoing inconsistencies in the project description and delays beyond EMC Planning Group's control had already caused EMC Planning Group and Hexagon Transportation

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

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Consultants to hold costs for work performed in good faith, for a year. A draft traffic level of service analysis was prepared in 2019, a draft acoustical analysis was prepared for the project in August 2020, and a vehicle miles traveled (VMT) analysis was prepared and incorporated into the draft traffic report in November 2020. Technical analysis and many sections of the first administrative draft EIR had already been prepared by EMC Planning Group based on the draft reports and previous project description when, in March 2021, County staff requested that preparation of the EIR be put on hold again while the applicant prepared additional changes to the project description and vesting tentative map. This amendment request includes modification to the budget and Milestone Payment Schedule to address the unanticipated delays in addition to the changes to the project description.

Now that the changes have been submitted, County staff has directed EMC Planning Group to revise the Notice of Preparation, update the traffic and noise reports and revise portions of the first Administrative draft EIR that have already been prepared. A new meeting Milestone task has also been added. The following tasks are proposed to address the changes to the project:

1. Hexagon Transportation Consultants will revise the traffic VMT and LOS analysis incorporating the updated project description and evaluating the traffic impacts from an increase in residential units, clarification of commercial uses, and project-related traffic volumes that would be added to Southside Road. The proposed scope of work is attached to this request;
2. WJV Noise Consultants will revise the acoustical analysis to evaluate noise impacts from that would be generated by the project. The proposed scope of work is attached to this request;
3. EMC Planning Group will prepare a revised Notice of Preparation and graphics based on the updated EIR project description;
4. EMC Planning Group will revise the EIR project description and update the Administrative Draft EIR analysis and graphics; and
5. The revised Environmental Setting and Project Description sections of the revised EIR will be provided to County staff in advance of the first administrative draft EIR.

The costs of these tasks are presented on a budget spreadsheet attached to this letter. Additional hours for project and contract management and meetings/communications with staff are included. A summary of the budget and amendment is presented in Table 1, Budget Summary.

Table 1 Budget Summary

Contract and Amendments	Amount
Original Contract	\$292,435.00
Consulting Services Agreement Amendment #1 (Extend Term of Contract)	\$0.00
Consulting Services Agreement Amendment #2	\$47,045.00
Consulting Services Agreement Amendment #3	\$72,829.50
Total	\$412,309.50

Changes to the approved Milestone Payment Schedule are also requested to address costs that have been held by Hexagon and EMC Planning Group for nearly a year due to unanticipated delays beyond the control of EMC Planning Group or Hexagon, and to incorporate new or revised tasks requested by County staff. The amended Milestone Payment Schedule is summarized in Table 2, Amended Milestone Payment Schedule:

Table 2 Amended Milestone Payment Schedule

Milestone	Percentage
Task 2. Kickoff mtg/First Project Description	3%
Task 2.1. First Revised Project Description	2%
Task 2.2. Meetings and Communications	5%
Task 3. First Notice of Preparation/NOC	3%
Task 3.1. Revised Notice of Preparation/NOC	2%
Task 4. First Administration Draft EIR	20%
Task 4.1. First Draft Traffic Report	3%
Task 4.2. Revised First Administrative Draft EIR	22%
Task 4.3. Revised First Draft Traffic Report	2%
Task 4.4. Revised Noise Report	3%
Task 5. Second Administrative Draft EIR	10%

Task 6. Public Draft EIR	5%
Task 7. Administrative Final EIR	5%
Tasks 8, 10 & 12. Final EIR, Findings, and NOD	5%
Tasks 9 & 11. Public Hearings	10%
Total	100%

EMC Planning Group reserves the right to request a partial milestone billing if a deliverable is delayed for reasons beyond our control.

Please contact me at rideout@emcplanning.com if you have any questions regarding the information in this contract amendment request. We are ready to proceed as soon as we receive the executed amendment and authorization to proceed.

Sincerely,



Sally Rideout, EMPA
Principal

Encl: Budget Spreadsheet, Hexagon Scope of Work, WJA Scope of Work

Cc: Taven Kinison Brown; Stan Ketcham, Teri Wissler Adam

Ridgemark Subdivision EIR CA#3

Revised/New Tasks		EMC Planning Group Inc.						
Staff	Senior Principal	Principal	Senior Planner	Principal Biologist	Graphics	Admin./ Production	Total Hours	Total Cost
Billing Rate (Per Hour)	\$250.00	\$225.00	\$175.00	\$190.00	\$125.00	\$115.00		
Task 1. Project Management	0	40	0	0	0	0	40	\$9,000.00
Task 3. Notice of Preparation/NOC	1	8	0	0	0	0	9	\$2,050.00
Task 4. Admin Draft EIR	5	48	40	4	17	7	119.5	\$22,507.50
Task 9. Meetings/Phone Conferences	6	40	0	6	0	0	52	\$11,640.00
	0	0	0	0	0	0	0	\$0.00
Subtotal (Hours)	12	136	40	10	17	7	Total Hours	Total Cost
Subtotal (Cost)	\$3,000.00	\$30,487.50	\$7,000.00	\$1,900.00	\$2,062.50	\$747.50	221	\$45,197.50

Additional Costs	
Production Costs	\$650.00
Travel Costs	\$0.00
Postal/Deliverables	\$200.00
Miscellaneous	\$500.00
Administrative Overhead 10%	\$135.00
Total	\$1,485.00

Subconsultant Fees	
Hexagon Transportation Consultants	\$18,920.00
WJV Acoustics	\$4,850.00
Subconsultant Overhead 10%	\$2,377.00
Total	\$26,147.00

Total Costs	\$72,829.50
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August 19, 2021

Ms. Sally Rideout
EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
Monterey, CA 93940

Re: Scope and Budget Amendment for the Ridgemark Subdivision Transportation Impact Analysis

Sally:

This letter is being provided as a scope and budget amendment for the Ridgemark subdivision development TIA. A draft TIA had been completed and submitted to EMC in November 2020 for the originally proposed project description that consisted of 290 residential units, 156-room hotel, and unidentified commercial uses. Hexagon was directed to stop work in late December 2020 due to forthcoming changes to the project. A general description of the revised project has now been provided that includes the addition of 24 affordable housing units and a description of the uses that would occupy 45,300 square feet of commercial/retail space to the originally proposed 290 residential units and a 156-room hotel. A secondary access point to the project site through the adjacent Promontory at Ridgemark development also is now being considered as part of the project.

The change in project description will require the revision of completed analysis and a more extensive evaluation of site access and circulation review of the larger project. In addition, the draft report completed in November 2020 was based the evaluation of project impacts on roadway level of service and operations. Per SB 743, the evaluation of project impacts must now be based upon the Vehicle Miles Traveled (VMT) metric per CEQA requirements. Therefore, the revised report must be restructured to present the VMT evaluation as the primary CEQA analysis with level of service and operations analysis presented as supplemental analysis. The revision of the completed analysis to evaluate the changes to the project description is considered additional services and requires additional budget. The revised analysis and additional evaluation will include the following:

- Addition of description of VMT screening for the proposed retail space and affordable housing units.
- Revision of trip generation estimates and trip assignment
- Revision of the entirety of the operations analysis (LOS)
- Additional evaluation of project access to/from Southside Road
- Completion of a restricted traffic study

A total additional budget of \$18,920 will be needed to cover costs associated with the completion of the revised analysis and traffic study. Please review and provide authorization for the additional budget. If you have any questions, please feel free to call. We look forward to continuing working with you on this project.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Robert Del Rio, T.E.
Principal Associate & Vice President



September 1, 2021

Teri Wissler Adam
Senior Principal
EMC PLANNING GROUP INC.
301 Lighthouse Avenue, Suite C
Monterey, California 93940

**RE: UPDATED ENVIRONMENTAL NOISE ASSESSMENT, RIDGEMARK
SUBDIVISION, SAN BENITO COUNTY, CALIFORNIA**

Dear Ms. Adam:

Based upon the information you have provided, WJV Acoustics, Inc. (WJVA) is pleased to submit the following proposal to prepare an Updated Environmental Noise Assessment (ENA) for the above-referenced project. Following is a description of our proposed scope of services, fee and schedule for completion.

Scope of Services:

1. Conduct a project site inspection to evaluate the acoustical characteristics of the project site and surrounding area, note the locations of nearby noise-sensitive receptors and identify existing noise sources in the project area. Conduct ambient noise monitoring at representative locations throughout the project vicinity that could have potential noise-related conflicts as a result of the proposed project. It is anticipated that continuous 24-hour ambient noise measurements will be conducted at up to three (3) locations using automated noise monitors and that short-term sampling of ambient noise levels will be conducted at up to six (6) additional sites. The information developed during the performance of this task will be used to prepare the setting (existing conditions) section of the Environmental Impact Report (EIR) being prepared by others for the project.

2. Analyze potential project-related changes in roadway traffic noise exposure along roadways near or adjacent to the project site. Calculations will be performed using the FHWA Highway Traffic Noise Prediction Model and traffic data to be obtained from the project traffic engineer or other sources as may be appropriate. Compare project-related changes in traffic noise exposure to applicable noise level standards and other thresholds of significance.
3. Evaluate potential noise impacts from the project including 1) noise levels from existing noise sources as they may affect the proposed developments, and 2) noise levels resulting from development of the project as they may affect existing noise-sensitive uses in the project area. This task will include consideration of exterior and interior noise exposure.
4. Quantify noise and vibration levels that would likely occur during construction of the project as they could affect nearby existing or planned noise-sensitive receptors. Identify nearby existing or planned noise-sensitive receptors that could be subjected to noise or vibration levels in excess of applicable noise standards or CEQA thresholds as a result of the project construction.
5. Compare project-related noise levels, as determined during the performance of Tasks 2-4, to applicable San Benito County noise standards and other appropriate noise impact assessment thresholds as required by CEQA. Prepare recommendations for noise mitigation as may be required for compliance with applicable standards. Identify any residual noise impacts considered to be significant and unavoidable.
6. Prepare a written updated report summarizing the methods, findings and recommendations of the study. The report and associated exhibits will be formatted to facilitate incorporation into the CEQA documents being prepared for the project.
7. Review and respond to comments provided by the project team and/or San Benito County, as may be appropriate.

Teri Wissler Adam
Senior Principal
EMC PLANNING GROUP INC.
September 1, 2021
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Fee:

WJVA proposes to provide the services described above for a total fee of \$4,850, including expenses. Attendance of meetings or hearings, if required, would be subject to additional charges based upon the enclosed Fee Schedule plus expenses. Full payment for services rendered will be due upon submittal of the completed report.

Schedule For Completion:

Work will be scheduled for completion in compliance with the overall project schedule. It is anticipated that the Environmental Noise Assessment may be completed within 30 days after receipt of all necessary maps, project information (including the traffic study) and the notice-to-proceed.

We are looking forward to the possibility of working with you on this project. Please do not hesitate to contact me at (559) 627-4923 or walter@wjavacoustics.com if you have any questions or would like additional information.

Sincerely,

WJV ACOUSTICS, INC.

A handwritten signature in dark ink, appearing to read 'Walter J. Van Groningen', with a stylized flourish at the end.

Walter J. Van Groningen
President

WJV:wjv

Enclosure: Fee Schedule



wjv acoustics

FEE SCHEDULE

WJV Acoustics, Inc.
January 1, 2021

Labor: Time spent on behalf of a client is charged as follows:

Principal Consultant:	\$170/hour
Consultant:	\$140/hour
Technician:	\$85/hour
Clerical:	\$75/hour
Clerical:	\$65/hour

Time spent includes travel to/from WJVA's Visalia office.

A surcharge of 50% over the above rates will be charged for expert witness testimony.

Direct Charges: Direct charges include actual costs for travel, lodging, meals, mileage, equipment fees, computer services, printing and similar costs. Mileage is charged at the standard IRS rate.

Retainer: A retainer of up to 50% of the total fee may be required for new clients or jobs where initial expenses are anticipated to exceed \$500.

Note: A Finance Charge of 1% per month, which is 12% per annum, may be charged on accounts not paid within 30 days of invoice.