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

Notice of Preparation of a Draft EIR and Scoping Meeting

Date: November 10, 2026

To: Public Agencies and Interested Parties

Subject: Revised Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

Project Title: Greilich Ranch Subdivision (PA 2024-05)

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

The purpose of this notice is to:

1) serve as the NOP of an EIR for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the Project, and Trustee Agencies responsible for natural resources affected by the Project, pursuant to CEQA Guidelines Section 15082; and

2) advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues, from interested parties, including interested or affected members of the public.

A Notice of Preparation for the Greilich Ranch Subdivision and 49er Village RV Resort Expansion Project was previously distributed and a Scoping Meeting was held in 2022. Since then, a new application for a revised project, the Greilich Ranch Subdivision, was submitted which removed the expansion of the 49er Village RV Resort and reconfigured the development area within the project site. In accordance with CEQA, the City is distributing a new Notice of Preparation identifying the revised Project. All applicable comments received during the prior review will continue to be considered in the preparation of the Environmental Impact Report for this project.

Project Location

The proposed Project is located on a 167.1 acre parcel which is located to the westside of Highway 49 and north and south of Zinfandel Parkway (APN 008-060-044). The Greilich Ranch Subdivision site is bounded by the 49er Village RV Resort to the east; SR-49 to the east; Zinfandel Parkway to the south; and open space to the west (land located outside the City Limits). The Greilich Ranch Subdivision site is currently undeveloped. The project also includes an improved, temporary Emergency Access Easement (EVA) through the Amador County Fairgrounds for the initial phases of the Greilich residents.

Project Description

The proposed Project seeks multiple entitlements including amendments to the City's General Plan and Zoning Maps, and Vesting Tentative Map.

The proposed project applications are described below.

- General Plan and Zoning Amendments. The project site is currently designated as Suburban Residential, Auto Urban Residential and Suburban Commercial in the General Plan. The General Plan Amendment proposes to change the land use designation to Suburban Residential and Open Space. The Park may be designated as Public/Institutional. The existing zoning designation is Rural Residential, Standard Residential and Suburban Commercial with a Planned Development. The proposed zoning designations are Standard Residential and Open Space with a Planned Development.
- Vesting Tentative Map. The project also includes a Vesting Tentative Map to subdivide the property into 350 lots for single family residences (332 lots), open space parcels, landscaping, streets and a park.
- Planned Development. The project includes a Planned Development with design guidelines for the ultimate development of the project area.

Access to the subdivision would be provided by the existing Zinfandel Parkway which borders the site to the south with connection to Highway 49. New internal roadways would provide access throughout the development and an EVA connection is proposed through the Amador County Fairgrounds to serve the initial Phase(s) of development. The EVA also proposes an expanded staging area at the Fair. The EVA will also include an expanded/permanent staging area to serve as a long-term benefit of the Fair and community. The internal roadway would eventually connect the project to Old Sacramento Road (via APN 008-060-01). It is anticipated the subdivision would be developed in phases through the filing of multiple Final Subdivision Maps.

EIR Scope

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

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Services Systems
- Wildfire
- Mandatory Findings of Significance

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

Responsible Agencies

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

This NOP will be circulated for a 30-day period from **November 13, 2026 to December 15, 2026.** Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this Notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

Opportunity for Public Review and Comment

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

https://cityofplymouth.org

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

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

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

Comments

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

Erica Fraser
City of Plymouth
9426 Main Street
Plymouth, CA 95669

Phone: (209) 245-6941
Fax: (209) 245-6953
Email: efraser@4leafinc.com or jsmith@cityofplymouth.org

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

If you commented on the prior Notice of Preparation, the City will consider those comments as part of the preparation of the Environmental Impact Report. You may also submit additional or revised comments during the comment period.

Scoping Meeting

The CEQA process encourages environmentally related comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a Public Scoping Meeting will be held to solicit environmentally related public comments on the scope and content of the EIR. The meeting will be conducted in person at Plymouth City Hall, 9426 Main Street, Plymouth. Any public comments submitted during the prior scoping meeting remain with the project file and will be considered during the review of the revised project.

The Public Scoping Meeting will be held on:

Date and Time: Thursday December 3, 2026 at 4:30 PM

Place: Plymouth City Hall**,** 9426 Main Street, Plymouth

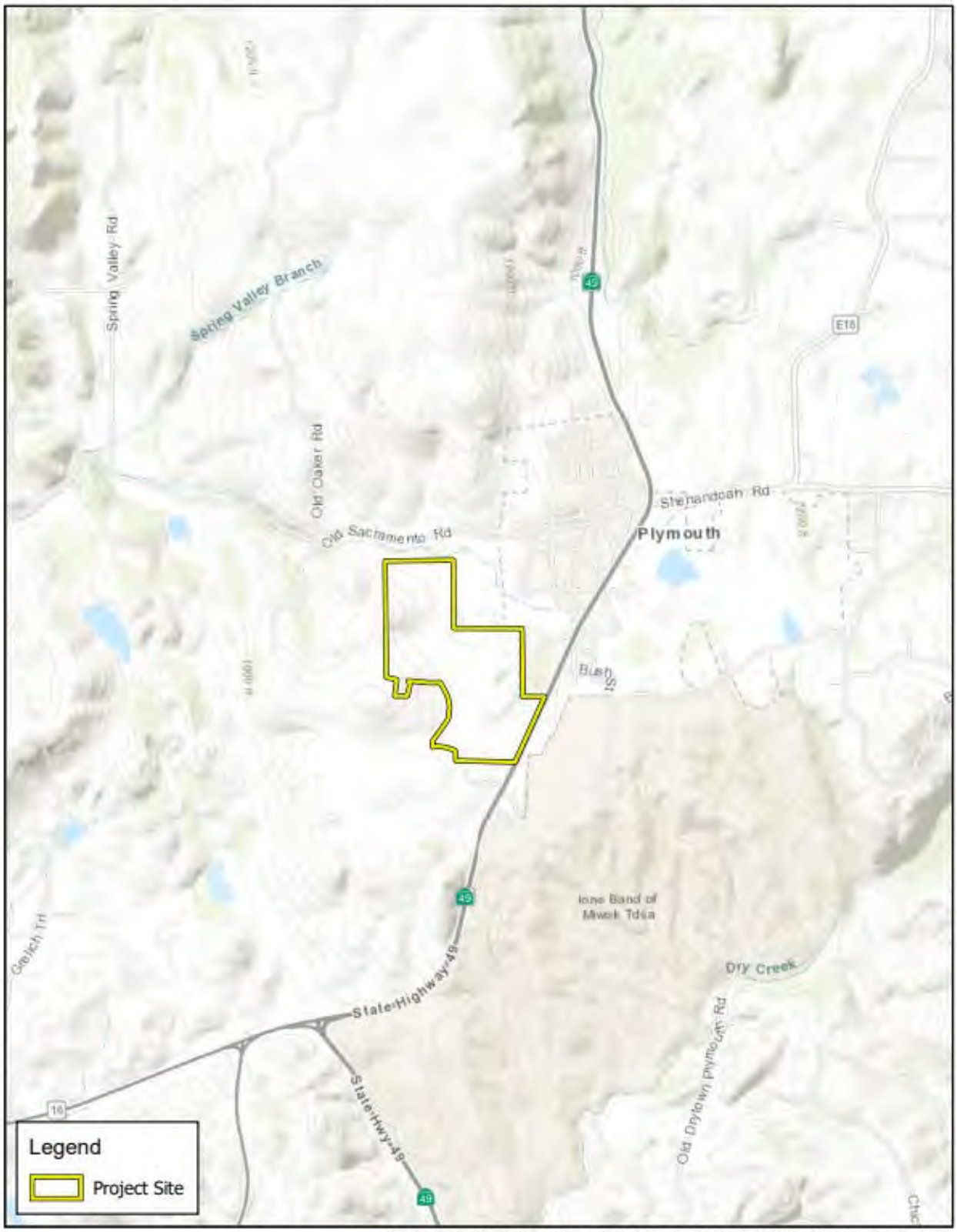
For those who are unable to attend in person, you may attend virtually by selecting the following link or you can mail or email your comments to the City as discussed above–

https://zoom.us/j/95074539763?pwd=E1D2bT9BE6VmvyADLuyuUklwAnw083.1

Attachments:

Exhibit 1 - Project Location Map

Exhibit 2 – Tentative Map

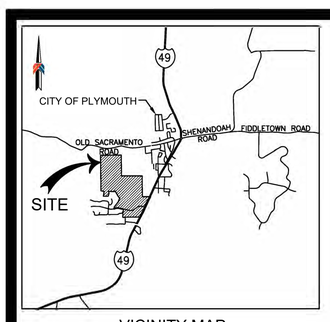


CITY OF PLYMOUTH GREILICH RANCH SUBDIVISION AND 49ER VILLAGE RV RESORT EXPANSION PROJECT - NOTICE OF PREPARATION (NOP)

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Project Location



VICINITY MAP
NOT TO SCALE

VESTING PHASED SMALL LOT TENTATIVE MAP OVERVIEW

GREILICH RANCH

CITY OF PLYMOUTH STATE OF CALIFORNIA
OCTOBER 2026

100 50 0 100
SCALE: 1" = 100'

LAND USE DESIGNATIONS

SUBURBAN RESIDENTIAL
AUTO URBAN RESIDENTIAL
SUBURBAN COMMERCIAL

TOTAL NUMBER OF PARCELS

332 - RESIDENTIAL LOTS
1 - LANDSCAPE LOT
8 - OPEN SPACE
1 - PARK
1 LOT A
8 ROADS
350 LOTS TOTAL

SHEET INDEX:

SHEET #	DESCRIPTION
1	VESTING PHASED SMALL LOT TENTATIVE MAP OVERVIEW
2	VESTING SMALL LOT TENTATIVE MAP 1
3	VESTING SMALL LOT TENTATIVE MAP 2
4	TYPICAL SECTION AND DETAILS
5	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
6	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
7	PHOTO EXHIBIT

NOTES:

1. ALL LOTS ADJACENT TO RANCH LANDS WILL HAVE MINIMUM SIDE YARD SETBACKS OF 5' AND MINIMUM REAR YARD SETBACKS OF 15'

LAND USE SUMMARY

LOT #	VILLAGE #	RESIDENTIAL LOTS	LAND USE DESIGNATIONS	ZONING DESIGNATIONS	LAND USE	ACRES GROSS
1-41	GR-1	41	SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	9.9
42-152	GR-2	111	SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	20.5
153-235	GR-3	83	SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	15.1
277-313	GR-4	37	SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	15.0
236-276, 314-332	GR-5	60	SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	14.5
LC-1	GR-1		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	LANDSCAPE CORRIDOR	0.7
LOT-A			SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	FAIRGROUNDS STAGING	7.7
OS-1			OPEN SPACE	OPEN SPACE	OPEN SPACE	11.8
OS-2			OPEN SPACE	OPEN SPACE	OPEN SPACE	5.6
OS-3			OPEN SPACE	OPEN SPACE	OPEN SPACE	1.8
OS-4			OPEN SPACE	OPEN SPACE	OPEN SPACE	0.8
OS-5			OPEN SPACE	OPEN SPACE	OPEN SPACE	4.5
OS-6			OPEN SPACE	OPEN SPACE	OPEN SPACE	2.2
OS-7			OPEN SPACE	OPEN SPACE	OPEN SPACE	9.4
OS-8			OPEN SPACE	OPEN SPACE	OPEN SPACE	9.4
PARK-1	GR-3		OPEN SPACE	OPEN SPACE	PARK	6.6
LOT R1	GR-1		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	1.9
LOT R2	GR-1		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	0.2
LOT R3	GR-2		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	3.9
LOT R4	GR-2		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	4.9
LOT R5	GR-3		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	5.3
LOT R6	GR-4		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	3.6
LOT R6.1	GR-4		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	0.8
LOT R7	GR-5		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	0.5
LOT R7.1	GR-5		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	0.6
LOT R7.2	GR-5		SUBURBAN RESIDENTIAL	STANDARD RESIDENTIAL	ROAD	4.1
						161.3

EXISTING ZONING

SUBURBAN COMMERCIAL (SC)
STANDARD RESIDENTIAL (SR)
RURAL RESIDENTIAL (RR)
**ALL WITH A PLANNED DEVELOPMENT DESIGNATION

PROPOSED ZONING

STANDARD RESIDENTIAL (SR)
OPEN SPACE (OS)
** BOTH WITH A PLANNED DEVELOPMENT DESIGNATION

MINIMUM LOT AREA

6,600 SQUARE FEET

MAXIMUM LOT AREA

29,670 SQUARE FEET

TOTAL AREA

167.1 ACRES

DATE OF PREPARATION

OCTOBER 2026

APPLICANT

JEFF PEMSTEIN
6991 WISE COURT
CARMICHAEL, CA 95608
(916) 832-8228

OWNER

ELEANOR M. GREILICH
2011 TRUST AND GEORGE
E. GREILICH TRUST
PO BOX 909
PLYMOUTH, CA 95669

ENGINEER

KING ENGINEERING, INC.
200 AUBURN FOLSOM ROAD, STE. 201
AUBURN, CA 95603

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

HORIZONTAL DATUM

CALIFORNIA COORDINATE SYSTEM ZONE 2, NAD83(2011)

VERTICAL DATUM

ELEV: 1088.64 FEET DATUM: NAVD 88

THE CONTOURS AND PLANIMETRIC INFORMATION SHOWN HEREON ARE BASED ON AN AERIAL SURVEY PROVIDED TO CENTERPOINT ENGINEERING, INC. THE AERIAL SURVEY WAS COMPLETED BY RADMAN AERIAL SURVEYS BASED ON A PHOTO TAKEN MAY 29, 2019. THE ORIGINAL AERIAL SURVEY DATUM WAS NGVD29 BUT HAS BEEN RAISED 2.68 TO BE ON THE NAVD88 DATUM.

SECTION, TOWNSHIP and RANGE

SECTION 10, TOWNSHIP 7 NORTH, RANGE 10 EAST MDB&M

ASSESSOR'S PARCEL NUMBERS

APN: 008-060-044-000

EARTHWORK CALCULATION

CUT TOTAL: 590,000 CY

POSSIBLE FUTURE CONNECTION TO OLD SACRAMENTO ROAD
NUCKTON KENNETH JOHN & JENNIFER E APN 008-060-010
OS-4
OS-3
OS-5
K STREET
J STREET
L STREET
D STREET
N STREET
VILLAGE 5
POSSIBLE FUTURE CONNECTION TO ADJOINER
LOT R7.1
LOT R7
I STREET
G STREET
H STREET
BESHEARS MARY M REVOCABLE TRUST APN 008-060-033
PARK-1
100-YR POST DEVELOPMENT FLOODPLAIN TYP
100-YEAR PRE-DEVELOPMENT CORRECTED EFFECTIVE FLOODPLAIN TYP
EXISTING 100 YR. FEMA FLOODPLAIN TYP
GANSBERG CHRIS & FAYE FAMILY TR & GANSBERG TODD C APN 008-070-001
GANSBERG CHRIS & FAYE FAMILY TR & GANSBERG TODD C APN 010-070-002
AMADOR COUNTY FAIRGROUND APN 010-070-001
VILLAGE 4
C STREET
L STREET
M STREET
E STREET
OS-6
PRIVATE TRAIL
50 FT. BUFFER
LOT-A
(P) 20' EVA
OS-2
VILLAGE 3
R STREET
Q STREET
OS-7
S STREET
B STREET
A STREET
SUN 49ER VILLAGE RV LLC APN 010-070-003
PROJECT BOUNDARY
OS-1
VILLAGE 2
OS-8
WRIGHT ROGER & DIANE APN 008-480-022
YOUNG GREGORY T & KATHIE J LIVING TRUST APN 008-480-021
LEDUN JAMES JOSEPH & ANNE REVOCABLE TRUST APN 008-480-010
TL ZINFANDEL RIDGE L P APN 008-490-022
TL ZINFANDEL RIDGE L P APN 008-490-021
SIM FAMILY TRUST APN 008-480-020
TURNER WILLIAM E & JUDY A FAMILY TRUST APN 008-480-006
MASTERS T A LIVING TRUST & PINDEHUCH H K LIVING TR APN 008-480-005
PERSSON LEIF H & KAREN KAY 2006 REVOCABLE TRUST APN 008-480-019
MELTON TONY R & DANIELLE APN 008-480-018
ZINFANDEL RIDGE COMMUNITY ASSOCIATION APN 008-480-016
HARVEST COURT
SOMMELIER DRIVE
ZINFANDEL RIDGE UNIT 2
ZINFANDEL RIDGE UNIT 1
PORT DRIVE
ZINFANDEL PARKWAY
NO ACCESS ALLOWED
LOT R2
LOT R1
P STREET
O STREET
VILLAGE 1
STATE ROUTE 49
LC-1
JACKSON RANCHERIA DEVELOPMENT CORPORATION APN 010-160-002
MORALES JOE E & ELIA B APN 008-470-021
BUCKALEW CAROLYN FAMILY TRUST APN 008-470-020
MCKINLEY FAMILY 2014 REVOCABLE TRUST APN 008-470-019
HAUER JERRY R & CAROL A APN 008-470-018
DELAO MICHELLE D & SIMON J APN 008-470-017
METERHOFF KEITH & BETTE L 2017 LIVING TRUST APN 008-470-023
FALBON FAMILY REVOCABLE TRUST APN 008-470-022

LEGEND:

CENTERLINE (C/L) & STATION
DIRECTION OF FLOW AND SLOPE
SPOT ELEVATION
CONTOURS
RIP RAP
STREET LIGHT
WATER FIRE HYDRANT ASSEMBLY (FH)
WATER GATE VALVE
WATER LINE (W)
SANITARY SEWER LINE (SS)
SANITARY SEWER MANHOLE (SMH)
STORM DRAIN LINE
STORM DRAIN MANHOLE (DMH)
STORM DRAIN DROP INLET
PROJECT BOUNDARY LINE
CENTERLINE
EASEMENT LINE
EXISTING PROPERTY LINE
PHASE LINE
PROPOSED LOT LINE
PROPOSED FINISHED GRADE CONTOUR
EXISTING GROUND CONTOUR
SLOPE OF FINISHED GRADE
100 YEAR PRE-DEVELOPMENT FLOODPLAIN
100 YEAR POST-DEVELOPMENT FLOODPLAIN
EXISTING FEMA FLOODPLAIN
PHASE LINE
50' WETLAND BUFFER
AVOIDED WATERS OF THE U.S.
TEMPORARY IMPACTS
PERMANENT IMPACTS
NO ACCESS ALLOWED

ABBREVIATIONS:

DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
EVA	EMERGENCY VEHICLE ACCESS
ESMT	EASEMENT
HE	HIGHWAY EASEMENT
LS	LANDSCAPE CORRIDOR
LE	LANDSCAPE EASEMENT
MPE	MULTI PURPOSE EASEMENT
MPTE	MULTI PURPOSE TRAIL EASEMENT
PE	PEDESTRIAN EASEMENT
PL	PROPERTY LINE
PRE	PRIVATE ROAD EASEMENT
PSE	PUBLIC SUPPORT EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SE	SLOPE EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWPE	STORM WATER PRESERVATION EASEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
TYP	TYPICAL
VCE	VISIBILITY CONTROL EASEMENT
WE	WALL EASEMENT
(E)	EXISTING
(P)	PROPOSED

PHASING PLAN NOTICE

~~THE SUBDIVIDER MAY FILE MULTIPLE FINAL MA~~PS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

TENTATIVE MAP STATEMENT

~~"I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY~~ DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORTS ISSUED BY WESTERN LAND TITLE COMPANY,INC, DATED MARCH 9, 2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

BRADEN D. BARNUM, PLS 8507
EXP. 12/31/26

DATE

LICENSED PROFESSIONAL SURVEYOR BRADEN D. BARNUM No. 8507 EXP. 12-31-26 STATE OF CALIFORNIA

ENGINEER'S CERTIFICATE

~~I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWL~~EDGE THE LAND DEVELOPMENT KNOWN AS GREILICH RANCH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY CITY OF PLYMOUTH.

CURTIS J. KING, RCE 79801

REGISTERED PROFESSIONAL ENGINEER CURTIS J. KING No. 79801 Exp. 9/30/26 CIVIL STATE OF CALIFORNIA

POTENTIAL OFF-SITE EASEMENTS

OWNER	APN	EASEMENT TYPE
GANSBERG CHRIS ET AL.,	008-070-001	SE
BESHEARS MARY M REV TRUST	008-060-033	SE
AMADOR COUNTY FAIRGROUND	010-070-001	EAE

UTILITY INFORMATION

SERVICE PROVIDERS

SCHOOL DISTRICT:	~~AMADOR COUNTY UNIFIED~~ SCHOOL DISTRICT
FIRE PROTECTION:	AMADOR FIRE PROTECTION DISTRICT
SANITARY SEWER:	CITY OF PLYMOUTH
STORM DRAIN:	HOA/CFD
DOMESTIC WATER:	CITY OF PLYMOUTH
ELECTRICITY:	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE:	AT&T
GAS:	PROPANE
CABLE:	COMCAST

OWNERSHIP AND MAINTENANCE

LAND USE	OWNED BY	MAINTAINED BY
LC-1	HOA	HOA/CFD
LOT A	HOA/FAIRGROUNDS, TBD	HOA/FAIRGROUNDS, TBD
PARK-1	HOA/CITY, TBD	HOA/CITY, TBD
OS-1 - OS-8	HOA	HOA/CFD
LOT R1-2, R4-R7.2	HOA	HOA/CFD
ZINFANDEL PARKWAY	CITY	HOA/CFD

KING ENGINEERING
200 Auburn Folsom Road, Ste. 201
Auburn, California 95603
E: Info@King-Engineering-Inc.com
T: (530) 272-4328