

**Subject:** FW: Engineering Services for Employment Village Infrastructure Technical Master Plan

Questions pertaining to the RFP for Engineering Services for Employment Village Infrastructure Technical Master Plan:

1. We are aware of the draft Magnolia Ranch Specific Plan submittal. Has the County taken any formal action regarding approval of this Specific Plan? If so, would you please direct us to that formal action? If no formal action has been taken on the application, should we assume for the basis of defining the scope of the proposed infrastructure needs within the Employment Village area east of Bradshaw Road to be similar to that included in the draft Magnolia Ranch Specific Plan application (approximately 1,040 acres and 3,172 residential units)? No formal action taken, use draft for basis.
2. Please clarify if any **land use plans, circulation plans or master utility plans** have been completed for the County within the Employment Village project area besides the Magnolia Ranch proposed residential development? If so, would you please direct us to copies of those plans? No other plans.
3. The RFP makes reference to the County having secured outside funding for the development of the Plan. Please clarify for us the source of the outside funds (federal, state, private, other?) Would you provide us with a copy of the fund application or approval documents with any conditions for performance of the services requested in the RFP? Federal (thru EDA) and private.
4. For the purposes of performing the engineering services for the Plan, does the County intend to conform to current countywide design standards for roadway, drainage and other infrastructure improvements, or does the County intend to utilize new standards specific to the master plan area? Current design standards.
5. With the project location near Beale AFB and the City of Wheatland, do you anticipate coordination activities with these entities as a part of the requested services for the Plan? Yes.
6. Would you please distribute all the questions received and answers regarding the RFP in advance of the submittal deadline? Yes.

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1. Is there a page limit to proposals? No.
2. Are the description of man-hour estimate and service rate schedule to be included directly within the proposal document, or should they be provided as a separate document in a sealed envelope? Separate is fine, but not required.
3. The 2030 General Plan contains the Land Use Designation for the Employment Village and provides a description for the associated land use allowable density/intensity assumptions for non-residential, residential, and mixed use developments. However, the 2030 General Plan does not appear to contain the specific land use assumptions (i.e. number of dwelling units and square feet of commercial) specifically associated with the Economic Village. Will the County be providing the selected project consultant with the specific land use plan and associated development densities within the Economic Village at the beginning of the project? County will provide to selected consultant.
4. Is it envisioned that a project specific traffic study be provided as part of the project? Or, is it intended that the project will use the traffic analysis and proposed improvements provided by information from the Countywide Travel Demand Forecasting Model used in the 2030 General Plan analysis? Will utilize GP traffic model.
5. Are regional impact fees for each of the infrastructure elements (sanitary sewer, domestic water, storm drainage, and roadway circulation) to be included in the cost estimates for the Infrastructure Master Plan? No, nexus study to create impact fees will be a separate project.
6. Will an analysis of the use of recycled water and/or raw irrigation water be needed as part of the domestic water portion of the Infrastructure Master Plan? Yes.
7. What is the County's vision for the level of detail for each of the sections of the Infrastructure Master Plans? Is it intended that Master Plan focus on just the general infrastructure needs/impacts necessary to extend services to the Economic Village area, or will the Master Plan also need to focus on infrastructure needed to serve subareas within the Economic Village area? General area, with distribution through the area.
8. Does the County have an estimated target budget or budget range for the Infrastructure Master Plan project? Knowing the project target budget can often help us in assessing the level of effort/detail envisioned for the scope of services. Under \$100k