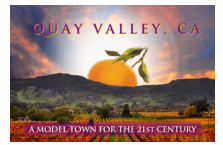


CASE STUDY

GROW Holdings Develops a Model Town for the 21st Century



PROJECT	QUAY VALLEY
CLIENT	GROW HOLDINGS LLC
LOCATION	CENTRAL VALLEY, CALIFORNIA, USA
INDUSTRY	DEVELOPERS
SERVICES	ENVIRONMENTAL DUE DILIGENCE, ENVIRONMENTAL IMPACTS
WEBSITE	WWW.QUAYVALLEY.COM

THE CHALLENGE

Green Renewable Organic & Water (GROW) holdings LLC is a Los Angeles, CA-based development company dedicated to sustainability. With a background in the renewable energy sector, they are well-known to many state and federal agencies, political leaders, utilities and financial groups. GROW Holdings LLC is developing what they describe as “A Model Town for the 21st Century: Quay Valley.”

Quay Valley is a new community being developed in the Central Valley of California on 7,500 acres of land. GROW Holdings LLC’s goal is to create a town at one with nature and sustainability. The community proposes to run on 100% renewable energy and will have state-of-the-art facilities including: water way systems, a university, Hyperloop testing, entertainment and resorts, as well as 25,000 housing units, a new education system and infrastructure.

Quay Valley is the first development of its kind to be subject to King County’s “New Community Application and Processing Procedure”, which seeks to provide environmental guidance at each step of the design of the new developments of this size.

OUR SOLUTION

GROW Holdings LLC chose FirstCarbon Solutions (FCS) to respond to the County’s environmental review requirements for Quay Valley, including the Environmental Impact Report (EIR). Our solution will help the developer meet the county’s stringent plan review process and maintain the design’s sustainability components, while meeting the regulatory agencies’ needs of State and Federal regulatory agencies through the California Environmental Quality Act (CEQA) process. Technical studies and surveys have been conducted for biological resources and cultural resources on the site. These will shape the plan’s design through an iterative process with the County.

FCS’ experienced project team consults with Kings County staff, State and Federal agencies, and Native American representatives as appropriate, to identify and evaluate impacts and propose viable mitigations for each topical area, including:

- Air Quality (San Joaquin Valley Air Pollution Control District)
- Biological Resources (Kings County, California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service)
- Cultural Resources (Tachi-Yokut Tribe)
- Hazardous Materials
- Hydrology and Water Quality (Central Valley Regional Water Quality Control Board)
- Land Use (Kings County)
- Noise (Kings County)
- Traffic (Kings County and Caltrans)
- Water Supply (local water supply agencies)

The thresholds will be stated in each technical section of the EIR to provide a clear understanding of the analytical process used to identify potential project effects.

THE FCS ADVANTAGE

FCS was chosen by GROW Holdings LLC because “it takes a World-Class planning team to build a World-Class town.” FCS is a recognized leading CEQA specialist, with over 9,000 EIRs completed throughout California.

FCS maintains a “no surprises” approach to managing the Environmental Review Record. With over 33 years’ experience in environmental planning and some of the most experienced professionals in the industry, FCS helps Clients make the most educated and effective decisions, within budgetary and timeline restrictions. Our team in the Central Valley provides local expertise and a quick response to every need, while the backend support from our corporate office ensures everything runs smoothly and according to plan.

DELIVERABLES AND RESULTS

- “New Community Environmental Reconnaissance”
- CEQA Compliance
- EIR
- Technical Studies

Our innovative community offers great opportunity to the economy, the public and the environment. As the first to be subject to King County’s “New Community Application and Processing Procedure”, we need a partner that is responsive and experienced. FCS’ world class team brings that and much more.

Quay Hays, Principal and CEO, GROW Holdings, LLC