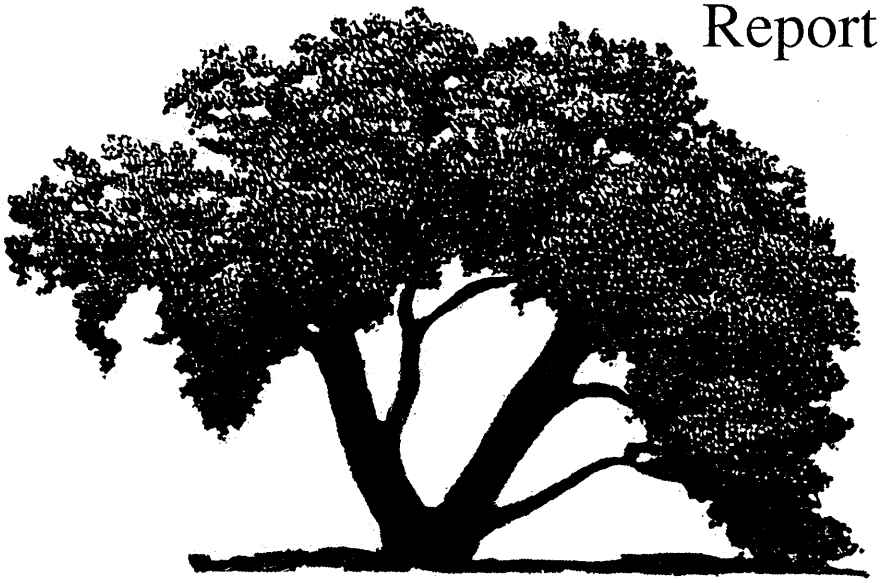
Final

Del Webb Specific Plan

Environmental Impact Report



Prepared for:

The City of Roseville

316 Vernon Street
Roseville, CA
95678

December 1993

DAMES & MOORE

FINAL

ENVIRONMENTAL IMPACT REPORT

State Clearinghouse Number 93042005

Del Webb Specific Plan

Roseville, California

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Prepared for:
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Prepared by:
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TABLE OF CONTENTS

INTRODUCTION

1.0 INTRODUCTION

This document is the Final Environmental Impact Report (FEIR) for the Del Webb Specific Plan (the Proposed Project). This FEIR is required by law, pursuant to Section 15132 of the California Environmental Quality Act (CEQA) Guidelines.

The Draft Environmental Impact Report (DEIR) for this project, dated September 1993, is hereby incorporated into this FEIR by reference. This FEIR describes the substantive changes to the Specific Plan since the circulation of the DEIR, primarily as a result of agency and public comments. It examines the potential effects on the environment as a result of these changes, and examines these effects in light of the conclusions regarding environmental impacts identified in the DEIR.

The substantive changes are:

- Minor changes in land use allocation, resulting in 15.3 fewer acres for residential land use, and 0.4 more acres for right-of-way, and greater acreage for golf course and park preserve land uses.

- Modification of the southern golf course, to avoid taking of as many oak trees as originally planned, and to reduce/eliminate fill in the floodplain at this location.

- Elimination of fill in the floodway except for roadways, and a minor increase in fill in the floodway fringe (625 cubic yards).

- Changes to the stormwater treatment system.

In addition to these Specific Plan changes, the City revised its recommended amendment to the General Plan to clarify existing General Plan Floodplain Policy found on page VIII-12 of the Safety Element of the City's General Plan. This revised amendment was adopted by the Roseville City Council at its meeting on November 17, 1993.

Where the above changes result in a change in impacts identified in the DEIR, or result in a change in the level of significance identified in the DEIR, or require change(s) in mitigation measures identified in the DEIR, they are identified in this FEIR. None of the changes would result in new significant adverse impacts. None of the changes would change an impact from a less-than-significant level to a significant level.

This FEIR also includes both written and oral comments received during the public review period, and staff responses to significant environmental issues raised in these comments. The public review period started on September 27, 1993 and ended on November 10, 1993, and was extended to November 18, 1993 for the purpose of receiving additional oral comments at the Planning Commission Meeting on that date.

Written comments are included in their entirely, and both comments and responses are sequentially numbered.

Oral comments on both the DEIR and the Specific Plan were received at six public meetings. Oral comments on the DEIR are summarized in this FEIR; comments on the Specific Plan are not included. Oral comments and responses are sequentially numbered, and are further distinguished by a prefix indicating the meeting at which the comment was received:

PR	-	Parks and Recreation Commission Meeting, October 4, 1993
T	-	Transportation Commission Meeting, October 5, 1993
P1	-	Planning Commission Meeting, October 7, 1993
P2	-	Planning Commission Meeting, October 14, 1993
PUC	-	Public Utilities Commission Meeting, October 26, 1993
P3	-	Planning Commission Meeting, November 18, 1993

A separate Mitigation Monitoring and Reporting Plan has been prepared for the project pursuant to California Public Resources Code (PRC) 21081.6 (effective January 1, 1991).

IMPACT SUMMARY TABLE - PROPOSED PROJECT

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 1 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
LAND USE				
Land Use Change L-1: Large-scale land use conversion	Significant	None	None	Significant
L-2: Agricultural land conversion	Less than Significant			
L-3: Conversion of one existing residential parcel to golf course/open space	Less than Significant			
L-4: Annexation of 15.3 acres of Placer County land under agricultural uses to the City of Roseville for Fiddyment Road and Blue Oaks Boulevard right-of-ways	Less than Significant			
Consistency with Adjacent Uses L-5: Conflict with adjoining agricultural land use	Potentially Significant	Mitigation Measure L-A: Provide buffers, a landscape corridor and minimum rear lot setbacks along Fiddyment Road	None	Less than Significant
Consistency with General Plan L-6: Inconsistent with Policy LI-1: *The City shall, through its land use planning process, capital improvement plans, and facility and service programs, provide for a land use allocation of 35,700 dwelling units (inclusive of the 1,000 unit pool) and non-residential entitlements as designated on the General Plan land use maps*	Significant	Mitigation Measure L-B: Adopt a General Plan amendment revising land use allocations	None	Less than significant with adoption of General Plan amendment; Significant if General Plan amendment is not adopted

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 2 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
L-7: Inconsistent with Policy CB-1: *Maintain a level of service (LOS) "C" standard for all intersections and roadway segments in the City. An exception to that standard may be considered for intersections within the infill area where the City finds that the required improvements are unacceptable based on established criteria*	Significant	None	Mitigation Measures T-A: Update the transportation CIP to widen Fiddyment Road and Walerga Road at the intersection to provide two through lanes in each direction, separate left-turn pockets and an exclusive northbound right-turn lane; T-B: Update the transportation CIP to provide a second northbound left-turn lane at the intersection of Washington Boulevard and Pleasant Grove Boulevard; T-C: Update the transportation CIP to provide offsite extension of Junction Boulevard; T-D: Update the transportation CIP and traffic fees to include the Proposed Project	Less than Significant
L-8: Inconsistent with Policy OB-5: *Limit recreation activities within the 100-year floodplain and require additional setback areas for trails and other public recreation use so that natural resource areas are not adversely affected*	Significant	Mitigation Measures B-K: Replace protected oak trees; B-L: Enhance and restore oak riparian and blue oak savannah habitats; B-N: Enhance and restore riparian habitat; B-O: Preserve and create wetlands habitat; H-G: Locate open space uses next to the floodplain	Mitigation Measures B-M: Minimize construction and grading within the Protected Zone of oak trees; B-P: Provide buffer zone around wetlands and riparian areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 3 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
L-9: Inconsistent with Policy OC-3: *Ensure a buffer area between waterways and urban development to protect water quality and riparian areas*	Potentially Significant	Mitigation Measures B-O: Preserve and create wetlands habitat; H-J: Prepare a grading and erosion control plan	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation; H-K: Provide streambank reinforcement and sediment zone monitoring; H-N: Promote stormwater treatment pond plug flow	Less than Significant
L-10: Inconsistent with Policy PA-1: *The City shall ensure the provision of 9 acres of park land per 1,000 residents*	Significant	Mitigation Measure P-A: Pay in-lieu fee toward City purchase of Parcel 75	None	Less than Significant
L-11: Inconsistent with Policy FB-4: *Provide branch libraries at the neighborhood level to service residents within a 5-mile radius of each facility*	Significant	Mitigation Measure PS-L: Establish an onsite informal library facility	Mitigation Measures PS-M: Establish a library computer link; PS-N: Participate in new City-wide fee for public facilities, including libraries, which may be implemented in the future	Less than Significant
L-12: Inconsistent with Policy FF-1: *Secure sufficient sources of water to meet the needs of the existing community and planned growth*	Significant	None	Mitigation Measure PS-A: Restrict development based upon accessible water supply	Less than Significant
L-13: Inconsistent with Policy FF-2: *Provide sufficient water treatment capacity and infrastructure to meet projected water demand*	Significant	None	Mitigation Measure PS-B: Restrict development based upon water treatment capacity	Less than Significant
L-14: Inconsistent with Policy FG-6: *Insure that wastewater treatment capacity is available and that wastewater generation is minimized*	Significant	None	Mitigation Measure PS-D: Restrict development based upon wastewater treatment capacity	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 4 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
L-15: Inconsistent with Floodplain Designation Policy No. 2: *No development is permitted within the Nolte Future Floodplain (Floodway and Floodway Fringe). Exceptions may be considered on a case-by-case basis if encroachment is within the Nolte Future Floodway Fringe, and would not result in <u>any</u> increase in the water surface elevation,* and amendment to this policy adopted on November 17, 1993.	Significant	None	Mitigation Measure H-F: Demonstrate no increase in water surface elevation, or revise the Proposed Project to delete proposed floodplain fill	Less than Significant
L-16: Inconsistent with Policy SD-2: *Strive to achieve the following service levels:* ■ *4-minute response time for all emergency calls* ■ *ISO rating of 3 or better* ■ *500 gallons of water per minute within 10 minutes of an alarm*	Significant	Mitigation Measure PS-I: Allocate a one-acre site for a future fire station	Mitigation Measure PS-J: Increase RFD equipment/staffing to decrease RFD response times	Less than Significant
L-17: Inconsistent with Policy SD-6: *Phase the timing of the construction of fire stations to be available to serve the surrounding service area*	Significant	Mitigation Measure PS-I: Allocate one-acre site for a future fire station	Mitigation Measure PS-J: Increase RFD equipment/staffing to decrease RFD response times	Less than Significant
Land Use Compatibility L-18: Conditionally compatible open space and light industrial adjacent land uses	Less than Significant			
L-19: Conditionally compatible public/ industrial and residential adjacent land uses	Potentially Significant	Mitigation Measure L-C: Implement Development Guidelines and Standards to minimize adjacent use conflicts	None	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 5 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
L-20: Conditionally compatible community commercial and residential adjacent land uses	Potentially Significant	Mitigation Measure L-C: Implement Development Guidelines and Standards to minimize adjacent use conflicts	None	Less than Significant
SOCIOECONOMICS				
Construction Phase Impacts				
S-1: Increase in local jobs and incomes during construction	Beneficial			
S-2: Increase in government revenues during construction	Beneficial (short-term)			
S-3: Growth inducement related to construction	Less than Significant			
Operational Impacts				
S-4: Increase in local jobs and spending due to project operation	Beneficial			
S-5: Effect on municipal revenues during operation	Less than Significant			
S-6: Growth inducement due to build-out of the Proposed Project	Significant	None	None	Significant
S-7: Change in jobs/housing balance	Less than Significant			
S-8: Meet project share of the City's affordable housing goal	Beneficial			

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 6 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
PUBLIC SERVICES				
Water PS-1: Increased demand for domestic water	Significant	None	Mitigation Measure PS-A: Restrict development based upon accessible water supply	Less than Significant
PS-2: Decreased water supply during drought periods	Significant	None	Mitigation Measure PS-A: Restrict development based upon accessible water supply	Less than Significant
PS-3: Increased demand for domestic water treatment	Significant	None	Mitigation Measure PS-B: Restrict development based upon water treatment capacity	Less than Significant
PS-4: Increased demand on distribution system	Less than Significant			
PS-5: Residual discharges to Dry Creek	Beneficial			
PS-6: Reduced demand on potable water and groundwater supplies	Beneficial			
PS-7: Lowering of shallow groundwater table	Potentially Significant	None	Mitigation Measure PS-C: Well drawdown testing	Less than Significant
Wastewater PS-8: Increased demand on wastewater collection system	Significant	None	Mitigation Measure PS-D: Provide additional lift station/conveyance capacity to provide service beyond the year 2000	Less than Significant
PS-9: Increased demand on wastewater treatment system	Significant	None	Mitigation Measure PS-E: Restrict development based upon wastewater treatment capacity	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 7 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
Electricity PS-10: Increased demand on electrical supply	Less than Significant			
PS-11: Increased demand on electrical distribution system	Less than Significant			
PS-12: Potential for effects of electromagnetic fields	Less than Significant			
Gas PS-13: Increased demand on natural gas supply	Less than Significant			
PS-14: Increased demand on natural gas distribution system	Less than Significant			
Solid Waste PS-15: Increased demand for solid waste hauling	Less than Significant			
PS-16: Increased demand for solid waste disposal	Less than Significant	Mitigation Measure PS-F: Provide onsite recycling drop-off location	None	Less than Significant
Police Service PS-17: Increased demand for police services	Significant	Mitigation Measure PS-G: Include site safety design considerations	Mitigation Measure PS-H: Establish new geographic beat	Significant (short-term) Less than Significant (long-term)
PS-18: Increased demand for coroner services	Less than Significant			

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 8 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
Fire Service PS-19: Failure to meet RFD response standards	Significant	Mitigation Measure PS-I: Allocate a one-acre site for a future fire station	Mitigation Measure PS-J: Increase RFD equipment/staffing to decrease RFD response times	Significant for emergency fire and basic life support response (short-term); Less than Significant (long-term)
Schools PS-20: Payment of elementary and high school impact fees	Beneficial			
PS-21: Increased demand for community college services	Less than Significant			
Senior Citizen Services PS-22: Increased demand for senior services	Significant	Mitigation Measure PS-K: Develop senior-oriented programs and facilities	None	Less than Significant
Library Services PS-23: Increased demand for library services	Significant	Mitigation Measure PS-L: Establish an onsite informal library facility	Mitigation Measures PS-M: Establish a library computer link; PS-N: Participate in new City-wide fee for public facilities, including libraries, which may be implemented in the future	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 9 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
PARKS AND RECREATION				
Recreation Demand/Facilities P-1: Increased specialized recreation demand	Less than Significant			
P-2: Improvements/extension of City bicycle/pedestrian trail system	Beneficial			
P-3: Failure to meet park credits as required by General Plan	Significant	Mitigation Measure P-A: Pay in-lieu fee toward City purchase of Parcel 75	None	Less than Significant
TRANSPORTATION AND CIRCULATION				
Roadway Impacts T-1: Reduction in level of service to LOS "F" at the intersection of Fiddyment Road and Baseline Road	Significant	None	Mitigation Measure T-A: Update the transportation CIP to widen Fiddyment Road and Walerga Road at the intersection to provide two through lanes in each direction, separate left-turn pockets and an exclusive northbound right-turn lane	Less than Significant
T-2: Reduction in level of service to LOS "D" at the intersection of Washington Boulevard and Pleasant Grove Boulevard	Significant	None	Mitigation Measure T-B: Update the transportation CIP to provide second northbound left-turn lane at the intersection of Washington Boulevard and Pleasant Grove Boulevard	Less than Significant
T-3: Reduction in level of service to LOS "D" at the intersection of Pleasant Grove Boulevard and Foothills Boulevard	Significant	None	Mitigation Measure T-C: Update the transportation CIP to provide offsite extension of Junction Boulevard	Less than Significant
T-4: Acceleration in timing of roadway improvements required under the transportation CIP	Significant	None	Mitigation Measure T-D: Update the transportation CIP and traffic fees to include the Proposed Project	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 10 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
T-5: Potential conflict between golf carts and motor vehicles	Potentially Significant	Mitigation Measure T-E: Provide enhanced golf cart crossings	Mitigation Measure T-F: Provide golf cart signage at community entrances	Less than Significant
Transit Impacts T-6: Increased demand for Dial-A-Ride services to and from the Proposed Project	Significant	None	Mitigation Measure T-G: Provide dedicated passenger shuttle or transit vehicle service	Less than Significant
Bikeway Impacts T-7: Increased demand for recreational and transportation-related bicycle trips	Less than Significant			
AIR QUALITY				
Construction Impacts A-1: Construction activity would create short-term emissions of fugitive PM_{10}	Potentially Significant	Mitigation Measure A-A: Provide dust controls	None	Less than Significant
A-2: Construction-related exhaust would contribute to region-wide ozone precursor pollutant emissions	Significant	None	Mitigation Measure A-B: Maintain construction equipment and vehicles	Significant (short-term)
Operational Impacts A-3: Increase in localized CO concentrations along affected roadways	Less than Significant			
A-4: New PM_{10} and ozone precursor pollutant emissions from stationary and mobile sources	Significant	None	Mitigation Measures A-C: Provide EPA-certified wood-burning devices; A-D: Provide public awareness materials	Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 11 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
A-5: Introduction of sensitive receptors to potential odors and air pollution from agricultural or landfill activities	Less than Significant			
A-6: Inconsistent with the goals of the 1991 Placer County Air Quality Management Plan	Significant	Mitigation Measure A-A: Provide dust controls	Mitigation Measures A-B: Maintain construction equipment and vehicles; A-C: Provide EPA-certified wood-burning devices; A-D: Provide public awareness materials	Significant
NOISE				
Construction Impacts N-1: Short-term noise level increases at noise-sensitive areas near construction activities	Significant (short-term)	None	Mitigation Measure N-A: Require construction noise abatement	Significant (short-term)
Operational Impacts N-2: Increase in peak-hour sound levels	Less than Significant			
N-3: Increase in average 24-hour sound levels along local roadways	Less than Significant			
N-4: Introduction of noise-sensitive receptors to the study area	Less than Significant			
ENERGY				
E-1: Increase in the rate of energy consumption during construction	Less than Significant			
E-2: Increase in the rate of energy consumption during operation	Less than Significant			

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 12 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
SOILS, GEOLOGY, AND SEISMICITY				
Topographic Alteration G-1: Topographic alteration resulting from earth grading for structure placement, transportation system development, and overall site improvements	Significant	Mitigation Measure G-A: Implement soil protection policies	Mitigation Measure G-B: Prepare master grading plan	Less than Significant
Mineral Resources G-2: Mineral resources rendered inaccessible	Less than Significant			
Seismicity G-3: Potential for seismic activity	Less than Significant			
Soils G-4: Increased erosion during construction	Potentially Significant	Mitigation Measure G-A: Implement soil protection policies	Mitigation Measure G-C: Implement erosion control plan	Less than Significant
G-5: Erosion occurring after completion of Proposed Project	Potentially Significant	Mitigation Measure G-A: Implement soil protection policies	Mitigation Measures G-B: Prepare master grading plan; G-D: Comply with the conclusions of a geotechnical investigation	Less than Significant
G-6: Differential settlement of soils under proposed structures	Potentially Significant	None	Mitigation Measure G-D: Comply with the conclusions of a geotechnical investigation	Less than Significant
G-7: Expansive soils	Potentially Significant	Mitigation Measure G-A: Implement soil protection policies	Mitigation Measure G-D: Comply with the conclusions of a geotechnical investigation	Less than Significant
G-8: Foundation instability	Potentially Significant	None	Mitigation Measure G-D: Comply with the conclusions of a geotechnical investigation	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 13 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
G-9: Slope instability	Potentially Significant	None	Mitigation Measure G-D: Comply with the conclusions of a geotechnical investigation	Less than Significant
G-10: Obstruction of flow due to roadway channel crossings	Potentially Significant	None	Mitigation Measure G-E: Implement proper design of stream channel over-crossings	Less than Significant
HAZARDOUS WASTE				
HW-1: Possible soil contamination	Potentially Significant	None	Mitigation Measures HW-A: Remove debris and investigate areas of possible contamination; HW-B: Review additional sources of information prior to construction	Less than Significant
HW-2: Possible disruption of septic systems	Potentially Significant	None	Mitigation Measure HW-C: Sample and analyze materials associated with septic tank systems and abandon septic tank systems	Less than Significant
HW-3: Possible disruption of existing wells	Potentially Significant	None	Mitigation Measure HW-D: Legal abandonment of existing wells	Less than Significant
HYDROLOGY AND WATER QUALITY				
Hydrology H-1: Runoff rate exceeds capacity of existing culverts	Significant	Mitigation Measure H-A: Replace/add culverts	None	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 14 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
H-2: Offsite increase in flood elevations	Potentially Significant	Mitigation Measures H-B: Pay developer fees for regional flood control improvements; H-C: Provide a post-development stormwater management program; Mitigation Measures H-D: Provide runoff rate control; H-E: Provide compensatory floodplain storage	Mitigation Measure H-F: Demonstrate no increase in water surface elevation, or revise the Proposed Project to delete proposed floodplain fill	Less than Significant
H-3: Onsite increase in flood elevations	Potentially Significant	Mitigation Measure H-G: Locate open space uses next to the floodplain	Mitigation Measures H-F: Demonstrate no increase in water surface elevation, or revise the Proposed Project to delete proposed floodplain fill; H-H: Provide overland flow routes for 100-year rate of runoff; H-I: Provide two feet of freeboard between 100-year flood elevations and first floor of all structures	Less than Significant
H-4: Increased erosion and sedimentation	Potentially Significant	Mitigation Measure H-J: Prepare a grading and erosion control plan	Mitigation Measure H-K: Provide streambank reinforcement and sediment zone monitoring	Less than Significant
Water Quality H-5: Reduced stormwater runoff water quality	Potentially Significant	Mitigation Measures H-C: Provide a post-development stormwater management program; H-L: Implement water quality BMPs; H-M: Grade the golf course to drain through treatment facilities	Mitigation Measure H-N: Promote stormwater treatment pond plug flow	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 15 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
H-6: Reduced water quality resulting from use of reclaimed water	Potentially Significant	Mitigation Measures H-C: Provide a post-development stormwater management program; H-L: Implement water quality BMPs; H-M: Grade the golf course to drain through treatment facilities	Mitigation Measure H-N: Promote stormwater treatment pond plug flow	Less than Significant
BIOLOGICAL RESOURCES				
Botanical Resources B-1: Loss of 957.36 acres of non-native grassland habitat	Less than Significant	Mitigation Measure B-J: Replace or enhance grassland vegetation	None	Less than Significant
B-2: Removal of 308 oak trees with DBH greater than six inches	Significant	Mitigation Measure B-K: Replace protected oak trees	Mitigation Measures B-M: Minimize construction and grading within the Protected Zone of oak trees; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation	Significant (short-term); Less than Significant(long-term)
B-3: Potential loss of oak trees due to impacts within the Protected Zone from residential and golf course construction activity, siting of golf cart paths and other facilities	Potentially Significant	Mitigation Measure B-F: Preserve oak trees during construction	Mitigation Measures B-C: Restrict worker and equipment access; B-D: Manage construction parking; B-E: Orient construction workers; B-G: Provide additional protection of sensitive resource zones during construction; B-M: Minimize construction and grading within the Protected Zone of oak trees; B-Y: Implement a long-term monitoring plan	Potentially Significant (short-term); Less than Significant (long-term)

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 16 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
B-4: Loss of 20.44 acres of oak riparian woodland habitat	Significant	Mitigation Measures B-K: Replace protected oak trees; B-L: Enhance and restore oak riparian and blue oak savannah habitats; B-N: Enhance and restore riparian habitat	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-Q: Avoid disturbance to preserve and mitigation areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation	Significant
B-5: Loss of 27.56 acres of blue oak savannah habitat	Significant	Mitigation Measures B-K: Replace protected oak trees; B-L: Enhance and restore oak riparian and blue oak savannah habitats	Mitigation Measures B-Q: Avoid disturbance to preserve and mitigation areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation	Significant
B-6: Loss or degradation of oak trees and oak riparian woodland habitat from irrigation and urban runoff	Potentially Significant	Mitigation Measures B-L: Enhance and restore oak riparian and blue oak savannah habitats; H-L: Implement water quality BMPs	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-X: Provide a comprehensive mitigation plan: B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation: H-N: Promote stormwater treatment pond plug flow	Potentially Significant (short-term); Less than Significant(long-term)

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 17 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
Wildlife Resources B-7: Temporary disturbance to wildlife during construction	Less than Significant	Mitigation Measure B-F: Preserve oak trees during construction	Mitigation Measures B-B: Restrict construction activities to daylight hours; B-C: Restrict worker and equipment access; B-D: Manage construction parking; B-E: Orient construction workers; B-G: Provide additional protection of sensitive resource zones during construction	Less than Significant
B-8: Long-term loss of wildlife habitat	Significant	Mitigation Measures B-J: Replace or enhance grassland vegetation; B-K: Replace protected oak trees; B-L: Enhance and restore oak riparian and blue oak savannah habitats; B-N: Enhance and restore riparian habitats; B-O: Preserve and create wetlands habitat	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-Q: Avoid disturbance to preserve and mitigation areas	Significant
B-9: Elimination of wildlife movement corridors and restriction of wildlife movement across the study area and between open spaces	Significant	Mitigation Measures B-L: Enhance and restore oak riparian habitat; B-N: Enhance and restore riparian habitat	Mitigation Measures B-R: Reduce glare by limiting the number of lights near the golf course and other non-residential areas; B-S: Provide cutoff-luminaries near undeveloped areas; B-T: Restrict nighttime maintenance in areas near the golf course and drainages	Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 18 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
Wetlands				
B-10: Loss of 4.84 acres of vernal pools	Significant	Mitigation Measures B-O: Preserve and create wetlands habitat	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-Q: Avoid disturbance to preserve and mitigation areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation; B-AA: Provide for long-term maintenance of central park/preserve	Potentially Significant
B-11: Loss of 4.45 acres of seasonal freshwater wetlands, 1.31 acres of defined drainages, and 3.78 acres of swales	Significant	Mitigation Measure B-O: Preserve and create wetlands habitat	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-Q: Avoid disturbance to preserve and mitigation areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation; B-AA: Provide for long-term maintenance of central park/preserve	Less than Significant
B-12: Degradation of wetlands and oak riparian habitat from runoff during construction	Potentially Significant	Mitigation Measure H-L: Implement water quality BMPs	Mitigation Measure H-J: Prepare a grading and erosion control plan	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 19 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
B-13: Degradation of wetlands from changes to hydraulic regime	Potentially Significant	Mitigation Measures B-O: Preserve and create wetlands habitat; H-L: Implement water quality BMPs	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation; H-N: Promote stormwater treatment pond plug flow	Less than Significant
Special Status Species B-14: Loss of dwarf downingia populations	Significant	Mitigation Measure B-U: Preserve and relocate dwarf downingia	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-Q: Avoid disturbance to preserve and mitigation areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation	Less than Significant
B-15: Loss of American badger habitat	Less than Significant	Mitigation Measure B-J: Replace or enhance grassland vegetation	None	Less than Significant
B-16: Disturbance of raptor nesting habitat during construction	Potentially Significant	Mitigation Measure B-I: Reduce disturbance to raptor nest(s)	Mitigation Measures B-A: Minimize construction during the spring and early summer raptor breeding season; B-D: Manage construction parking; B-H: Require pre-construction surveys for raptor nests and provide buffer zones	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 20 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
B-17: Loss of raptor habitat	Significant	Mitigation Measures B-J: Replace or enhance grassland vegetation; B-K: Replace protected oak trees; B-L: Enhance and restore oak riparian and blue oak savannah habitats	Mitigation Measures B-M: Minimize construction and grading within the Protected Zone of oak trees; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation	Potentially Significant (short-term); Less than Significant (long-term)
B-18: Potential loss of one western spadefoot toad population	Potentially Significant	Mitigation Measures B-O: Preserve and create wetlands habitat; B-W: Preserve western spadefoot toad population	Mitigation Measure B-P: Provide buffer zone around wetlands and riparian areas	Less than Significant
B-19: Loss of vernal pool fairy shrimp, vernal pool tadpole shrimp, and California linderiella	Significant	Mitigation Measure B-V: Preserve/relocate vernal pool fairy shrimp populations, as well as potential populations of vernal pool tadpole shrimp and California linderiella	Mitigation Measures B-P: Provide buffer zone around wetlands and riparian areas; B-X: Provide a comprehensive mitigation plan; B-Y: Implement a long-term monitoring plan; B-Z: Establish success criteria for habitat creation and compensation; B-AA: Provide for long-term maintenance of central park/preserve	Less than Significant
CULTURAL RESOURCES				
C-1: Possible vandalism to PA-89-3 (schoolhouse foundation site)	Potentially Significant	Mitigation Measure C-A: Set schoolhouse foundation site aside in protected area as an historic site	Mitigation Measure C-B: Construct barrier around grave site	Less than Significant
C-2: Damage to undiscovered cultural resources	Potentially Significant	None	Mitigation Measure C-C: Consult qualified archaeologist if buried archaeological deposits are discovered during construction	Less than Significant

TABLE 2-1
REVISED IMPACT SUMMARY TABLE - PROPOSED PROJECT
(Page 21 of 21)

IMPACT	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES		RESIDUAL SIGNIFICANCE
		PROPOSED BY APPLICANT	ADDITIONAL MITIGATION	
VISUAL RESOURCES				
V-1: Conversion of rural landscape character to developed character	Significant	Mitigation Measures B-L: enhance and restore oak riparian and blue oak savannah habitats; B-N: enhance and restore riparian habitats	None	Significant
V-2: Decrease in visual quality due to removal of oak savannah/riparian/vernal pool vegetation	Significant	Mitigation Measures B-F: Preserve oak trees during construction; B-K: Replace protected oak trees; B-L: Enhance and restore oak riparian and blue oak savannah habitats; B-N: Enhance and restore riparian habitats; B-O: Preserve and create wetland habitat	None	Significant (short-term), Less than Significant (long-term)
V-3: Decrease in visual quality due to loss of visual diversity associated with variations and contrasts	Potentially Significant	Mitigation Measures G-A: Implement soil protection policies; G-B: Prepare and implement a master grading plan; V-A: Maintain high aesthetic standards for Proposed Project through Development Guidelines and Standards	None	Less than Significant
V-4: Adverse effects on visual quality associated with equipment operations, dust generation and equipment/materials storage during construction	Significant	Mitigation Measure A-A: Provide dust controls	Mitigation Measures N-B: Require construction noise abatement; V-B: Screen/sensitively store construction equipment and materials	Significant (short-term); Less than Significant (long-term)

CHANGES TO THE SPECIFIC PLAN

3.0 CHANGES TO THE SPECIFIC PLAN

3.1 CHANGES IN LAND USE

Description of the Change

Changes in land uses have been incorporated into the final Specific Plan, dated September 24, 1993. The acreage allocated to Low Density Residential use has changed from 667.9 acres to 652.6 acres, resulting in a total allocation for Residential Land Use of 656.6 acres, rather than the 671.9 acres identified in the DEIR. In addition, total right-of-way has been increased from 47.4 acres to 47.8 acres. Acreage was added to the following land uses: 0.1 acres added to the recreation centers, 9.8 acres added to the golf courses, and 5.0 acres added to the Central Park Preserve. These changes result in an allocation of 14.9 more acres to parks and recreation land uses than identified in the DEIR.

Most of these changes were associated with changes to the southern golf course, to preserve more of the oak woodlands, wetlands and riparian habitat areas on-site. These changes are described in detail in Section 3.2 of this FEIR, which describes modifications to the golf course. In addition, changes were made to the following residential land use areas:

Village 8: The six lots across from the golf course maintenance area were shifted from Village 3 to Village 8.

Village 12: Fifteen lots were eliminated to create an open space area for preservation of five vernal pools.

These changes are reflected in a revised Table 3-1, Proposed Land Use Allocation, and a revised Figure 3-4, Conceptual Land Use Pattern, included in this FEIR. There are many places in the DEIR where specific acreages of various land uses are identified. They are all superseded by the acreages in Table 3-1, which should be used as the reference for this allocation.

Effect on the Environment

These changes would result in a net decrease in displacement of oak trees of almost 20 percent from the number of trees anticipated to be displaced in the DEIR. This would result in a reduction of the adverse impact expected to be caused by the Proposed Project. The changes would not reduce the impacts due to loss of oak trees and oak riparian habitat to a less-than-significant level.

These changes would also serve to protect the Central Park Preserve from errant golf play, and would create an open space area for preservation of five vernal pools. These changes would result in a reduction of the adverse impacts to vernal pools and seasonal freshwater wetlands expected to be caused by the Proposed Project. They would not reduce the impacts to a less-than-significant level.

REVISED TABLE 3-1
PROPOSED LAND USE ALLOCATION

Residential Land Use	Acres	Dwelling Units
Low Density Residential (0.5-6.9 units per gross acre)	652.6[1]	3,400[2]
High Density Residential (13.0+ units per gross acre)	4.0	100[3]
Subtotal	656.6	3,500
Parks, Recreation and Open Space Land Use	**Acres**	
Recreation Centers	28.1	
Golf Course	312.1	
Park	31.1	
Park Preserve	97.1	
Subtotal	468.4	
Other Land Use	**Acres**	
Community Commercial	22.9[1]	
Religious Facilities	3.0	
Fire Station	1.0[4]	
Electric Substation	0.6	
Right-of-Way	47.8	
Subtotal	75.3	
PLAN TOTAL	**1,200.3**	**3,500**

Notes:

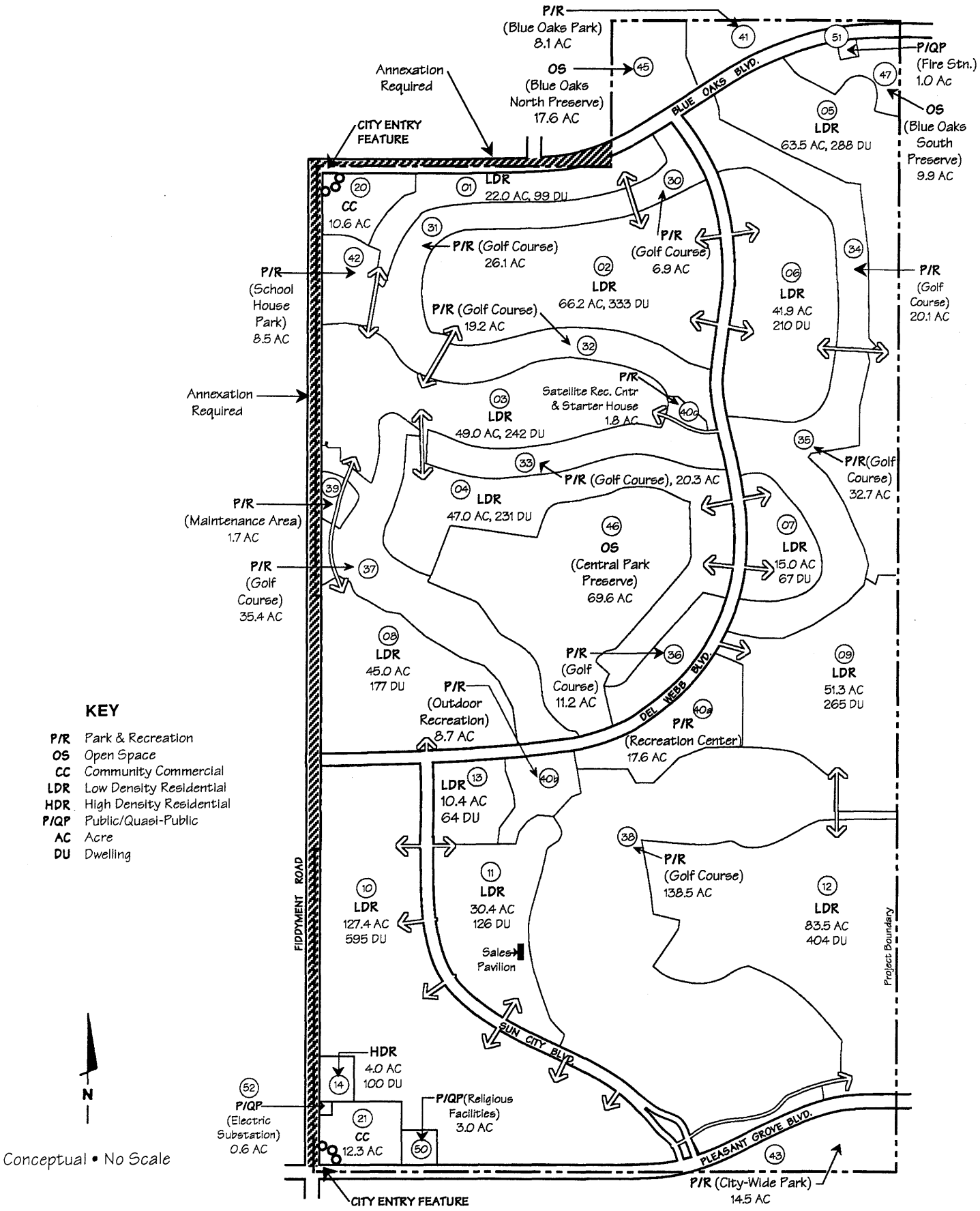
[1] Option NC-1 would increase commercial acreage by three acres and decrease low density residential acreage by three acres.

[2] Single-family dwellings would be the dominant dwelling unit type. Up to 299 units may be designated as reserve units. Approximately 20 percent of the dwellings would be attached halfplex units. These units would fall in the medium density range; however, they may be located within low density residential neighborhoods as long as the overall density does not exceed 6.9 units per acre.

[3] The high density dwellings would be allocated in a four-acre site for very low income senior households.

[4] The fire station site may require slightly more than one-acre to accommodate specific site design.

Source: Wade Associates, 1993.



REVISED CONCEPTUAL LAND USE PATTERN

City of Roseville
Del Webb Specific Plan EIR
Roseville, California

SOURCE: Wade Associates

10026-028-001

DAMES & MOORE

FIGURE 3-4

3.2 MODIFICATION OF THE GOLF COURSE

Description of the Change

The golf course has been modified to reflect changes requested by the U.S. Corps of Engineers. These modifications were made in order to further preserve the oak woodlands, wetlands and riparian habitat areas on-site. The revised golf course routing plan is shown on a new Figure 3-24, Golf Course Layout, included in this FEIR.

These modifications include the following:

Hole 1: The green has moved across Kaseberg Creek to the south side of the creek. This adjustment would eliminate a creek crossing and errant play into the wetland preserve. This would result in the displacement of two additional protected oak trees (diameter 6 inches or greater).

Hole 2: As a result of the shift in Hole 1, the tees for Hole 2 would be moved to the southwest. This would reduce the developable area in Village 8, resulting in a loss of nine lots.

Hole 12: The entire hole would be shifted to run parallel to, but on the outside edge of, the oak woodland. Three creek crossings were eliminated. The impact to protected oak trees was reduced by 30 trees. The developable area in Village 12 was reduced, for a loss of seventeen lots.

Hole 14: The tees were moved to the south of the green on Hole 13, and the green was moved to the west side of Kaseberg Creek. This shift would eliminate a creek crossing. This would result in the displacement of four protected oak trees.

Hole 15: The tees were moved in a westerly direction. The impact to protected oak trees would be reduced by four trees.

Hole 16: This entire hole was moved east and rotated 90 degrees. This shift would eliminate two golf play crossings of Kaseberg Creek and reduce protected oak tree impacts by thirteen trees.

Hole 17: This hole was shifted to the west to run outside and parallel to the east woodland. Two creek crossings were eliminated and protected oak tree impacts were reduced by 29 trees. The developable area in Village 11 was reduced, for a loss of sixteen lots.

The routing plan described in the DEIR required the removal of 181 protected oak trees associated with the golf course. The revised plan would result in a net savings of 70 trees. The revised total number of protected oak trees displaced by the golf course would be 111 oak trees instead of 181.

Effect on the Environment

The effects of the golf course modifications are similar to those described under Section 3.1 of this FEIR, entitled Changes to Land Use.

3.3 CHANGES TO FILL IN THE FLOODWAY AND FLOODWAY FRINGE

Description of the Change

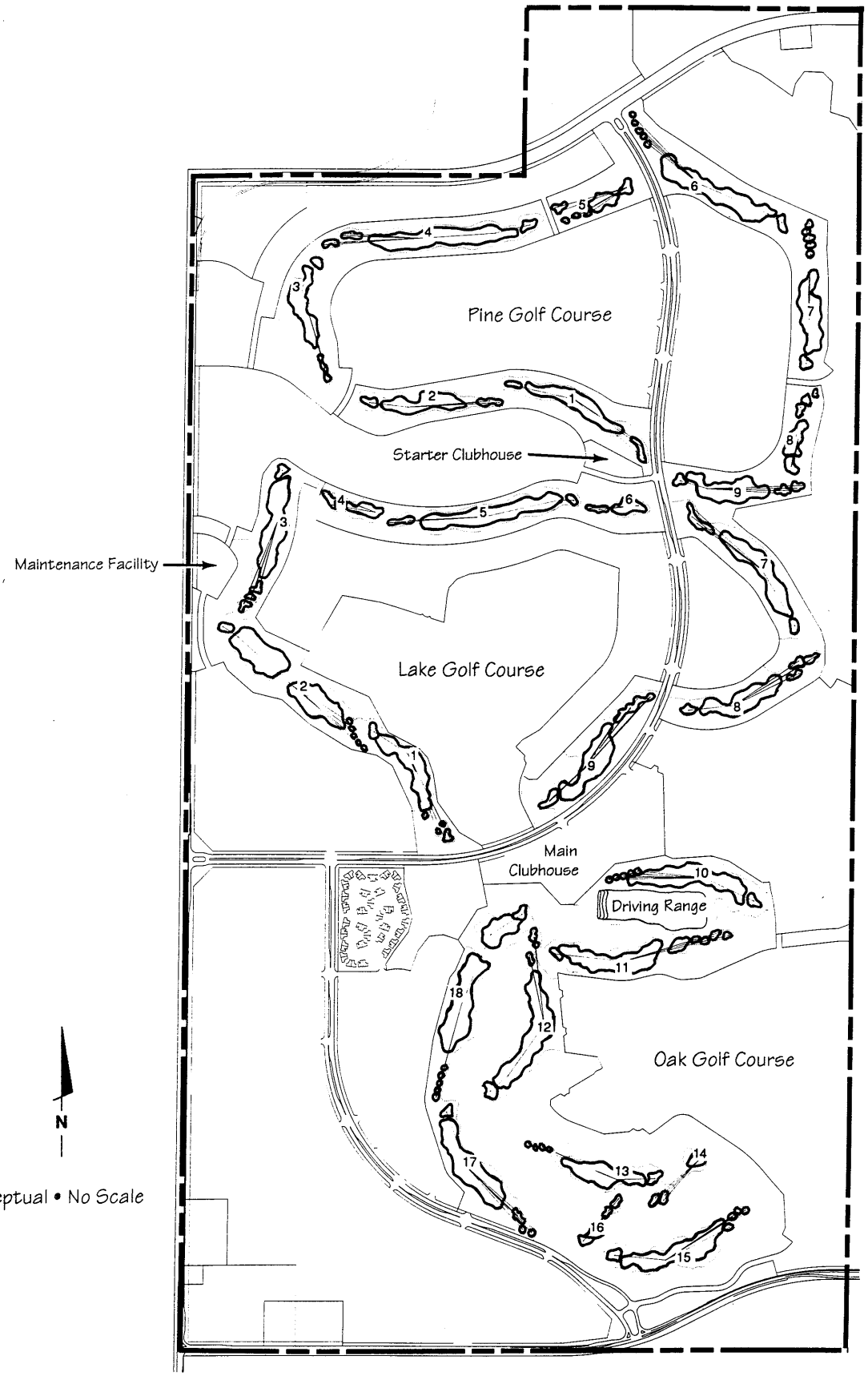
Golf course holes 14 and 16 were rotated so that they could fit on one side of the creek. This would eliminate the golf play crossings of the creek, and reduce impacts on riparian habitat within the zone of the creek. This resulted in the requirement for minor additional fill under these greens to keep them from excess flooding (120 and 400 cubic yards, respectively). Other modifications to the golf course, described above, resulted in minor changes in fill in the floodway fringe at three holes: Hole 12 - an additional 150 cubic yards; Hole 17 - an additional 75 cubic yards; and Hole 18 - a reduction of 90 yards.

Hole 12 (identified as Hole 3 on page 14-12 of the DEIR, since renumbered) was shifted as described above. This resulted in elimination of all fill in the Floodway at this location. The Proposed Project as revised would have no fill in the Floodway except as would be allowed for roadways and other essential services as defined by the adopted General Plan amendment, discussed in Chapter 4 of this FEIR. The Applicant has thus applied Mitigation Measure H-F to eliminate the Proposed Project's inconsistency with the General Plan at this location. This potential inconsistency was discussed under Impact No. L-15 on pages 4-16 nd 4-17 of the DEIR.

The effects of these changes would be to slightly reduce fill in the Floodway and to slightly increase fill in the Floodway Fringe. Consistent with the General Plan, this fill will not result in any off site increases in the water surface elevation. These changes are summarized on a revised Table 14-4 and a revised Table G-2, included in this FEIR.

Effect on the Environment

These changes are minor and the net difference in fill volumes would have no effect on the environment other than as described in the DEIR. The elimination of fill at Hole 12 (formerly Hole 3) eliminates the potential significant impact associated with the Proposed Project's inconsistency with the General Plan at this location, as discussed on pages 4-16 and 4-17 of the DEIR.



REVISED GOLF COURSE LAYOUT

SOURCE: Wade Associates

City of Roseville
Del Webb Specific Plan EIR
10026-028-001 Roseville, California

DAMES & MOORE FIGURE 3-24

REVISED TABLE 14-4
PROPOSED FILL IN FLOODWAY AND FLOODWAY FRINGE

Water Course	Proposed Fill			
	Roadways[1] (cubic yards)	Floodway (cubic yards)	Floodway Fringe (cubic yards)	Total (cubic yards)
Kaseberg Creek				
Main Branch	5,280	0	1,180	6,460
Middle Branch	190	0	3,625	3,815
South Branch	2,300	0	770	3,070
North Branch[2]	N/A	N/A	N/A	9,715[2]
Pleasant Grove Creek	115	0	0	115
Total	7,885	0	5,575	23,175[3]

Notes: [1] Roadway fill is considered an essential facility.
[2] Kaseberg Creek North Branch is classified as a minor drainage with 10-year storm flows of less than 200 cfs.
[3] Includes fill in the Kaseberg Creek North Branch.

Source: Mackay & Somps, 1993k.

3.4 CHANGES TO STORMWATER TREATMENT SYSTEM

The residential street pattern was modified in Village 11. The modification provided an opportunity to provide additional treatment area for stormwater. An additional dry treatment pond has been provided at the southerly portion of Village 11 at the golf course boundary, at the intersection with Sun City Boulevard. This is graphically depicted on a revised Figure 14-4, Stormwater Treatment Facilities, included in this FEIR.

Effects on the Environment

There would be no discernable effects on the environment as a result of this change. The primary benefit to the Proposed Project is that it would provide slightly improved stormwater treatment facilities.

REVISED TABLE G-2
ESTIMATED FILL VOLUMES IN 100-YEAR FLOODPLAINS[1]
(Page 1 of 2)

Location	Fill Volume cubic yards	Fill Volume acre-feet	Fill Location
KASEBERG CREEK MAIN CHANNEL			
Pleasant Grove Blvd.	1,970	1.22	Roadway
Roadway Connecting Villages 10, 12	400	0.25	Roadway
Roadway Connecting Villages 10, 12	70	0.04	Roadway
Golf Course Hole 15 (6)	45	0.03	Fringe
Village 12 at Golf Course Hole 14 (5)	0	0.00	Fringe
Village 12 at Golf Course Hole 14 (5)	130	0.08	Fringe
Golf Course Hole 14 (5)	230	0.14	Fringe
Golf Course Hole 14 (5)	0	0.00	Fringe
Golf Course Hole 17 at Confluence with South Branch (8)	95	0.06	Fringe
Golf Course Hole 17 at Confluence with South Branch (8)	0	0.00	Fringe
Golf Course Hole 17 at Confluence with South Branch (8)	0	0.00	Fringe
Golf Course Hole 17 at Confluence with South Branch (8)	0	0.00	Fringe
Golf Course Hole 17 at Confluence with South Branch (8)	0	0.00	Fringe
Golf Course Hole 12 (3)	180	0.11	Fringe
Golf Course Hole 18 (3)	310	0.19	Fringe
Del Webb Blvd.	2,360	1.46	Roadway
Village 8	130	0.08	Fringe
Roadway Connecting Villages 8, 3	180	0.11	Roadway
Golf Course Hole 3	60	0.04	Fringe
Roadway Connecting Villages 8, 3	300	0.19	Roadway
Subtotal	6,495	4.00	
KASEBERG CREEK SOUTH BRANCH			
Pleasant Grove Blvd.	1,050	0.65	Roadway
Roadway Connecting Villages 10, 12	860	0.53	Roadway
Sun City Blvd.	390	0.24	Roadway
Golf Course Hole 15 (6)	370	0.23	Fringe
Golf Course Hole 16	400	0.25	Fringe
Subtotal	3,070	1.90	

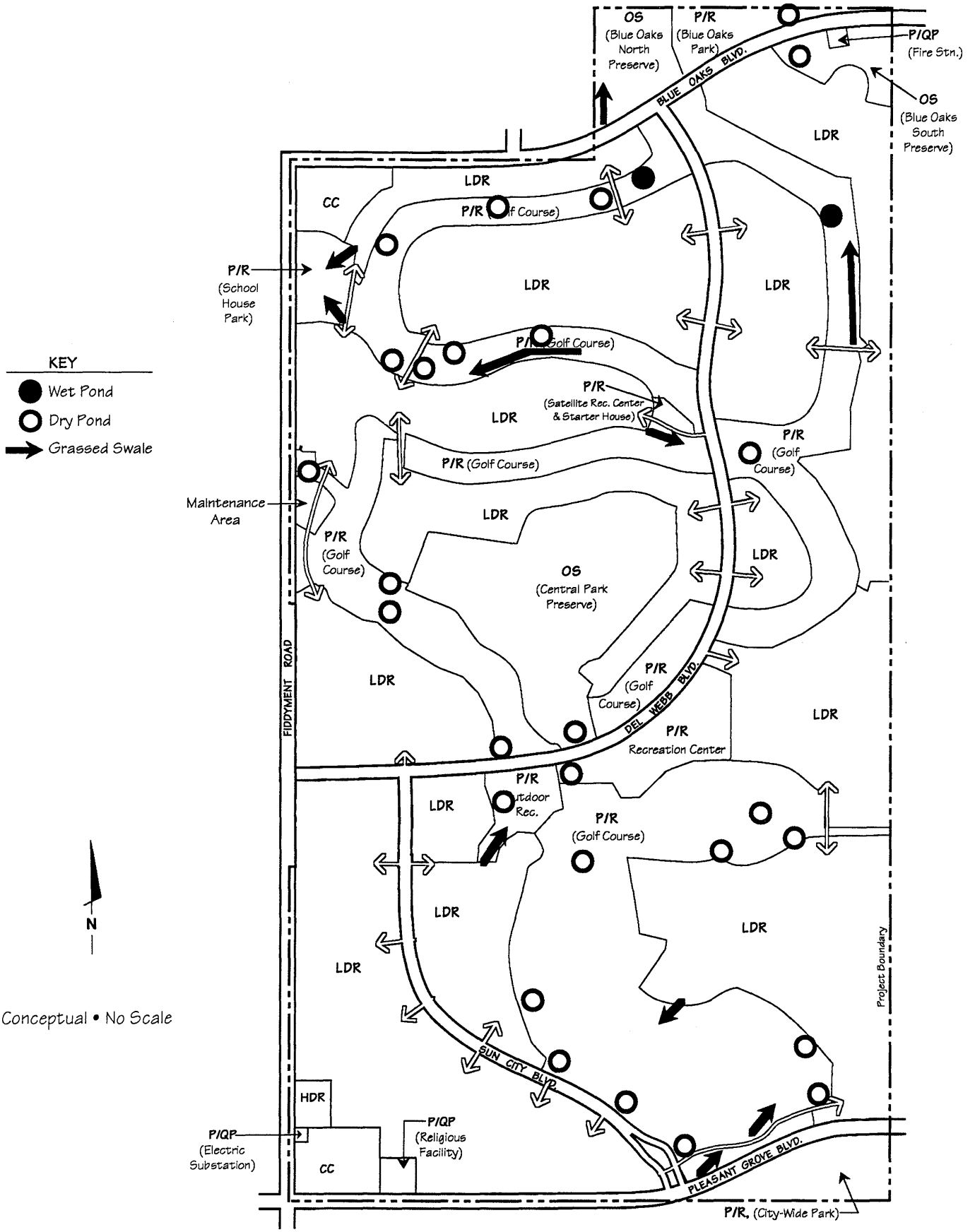
REVISED TABLE G-2
ESTIMATED FILL VOLUMES IN 100-YEAR FLOODPLAINS[1]
(Page 2 of 2)

KASEBERG CREEK MIDDLE BRANCH			
East Boundary of Del Webb Site	1,190	0.74	Fringe
East Boundary of Del Webb Site	260	0.16	Fringe
Roadway Connecting Villages 12, 9	190	0.12	Roadway
Village 12	2,100	1.30	Fringe
Golf Course Hole 11 (2)	65	0.04	Fringe
Golf Course Hole 11 (2)	10	0.01	Fringe
Subtotal	3,815	2.36	
PLEASANT GROVE CREEK SOUTH BRANCH			
Blue Oaks Blvd.	115	0.07	Roadway
Subtotal	115	0.07	

( ) = Oak Golf Course Hole Number

Note: [1] Kaseberg Creek North Branch is a minor tributary with 10-year flows less than 200 cfs; therefore, it is not included on this table in anticipation of approval of the City's proposed General Plan Amendment.

Source: McKay & Somps, 1993k.



Source: MacKay & Somps
Wade Associates

REVISED STORMWATER TREATMENT FACILITIES

City of Roseville
Del Webb Specific Plan EIR
Roseville, California

10026-028-001

DAMES & MOORE

FIGURE 14-4

REVISED GENERAL PLAN AMENDMENT

b:DELWEBB3.003

4.0 REVISED GENERAL PLAN AMENDMENT

Description of the Change

Impact No. L-15 of the DEIR (pages 4-16 and 4-17) identified the potential for the Proposed Project's inconsistency with the City's General Plan Floodplain Designation Policy No. 2. A proposed General Plan amendment to clarify the intent of this policy and to provide guidance for its application to the Proposed Project and other projects was discussed. The text of the proposed amendment was provided. The conclusions regarding the Proposed Project's consistency with the General Plan were identified in the DEIR as dependent upon (1) the City's approval of this proposed amendment, and (2) deletion of proposed floodplain fill.

The proposed General Plan amendment described in the DEIR was developed by City staff. During review of this draft, City staff recommended that the proposed amendment be modified to provide clarity with respect to criteria for whether or not a drainage is considered a floodplain. This criteria included the following designation: "Designation of floodplain boundaries may normally be terminated where the 100-year floodplain generally narrows to a width of 200 feet or less, and where the associated drainage area is less than one (1) square mile or 640 acres. Precise termination of boundaries shall be as approved by the Public Works Director."

The revised proposed General Plan amendment was adopted by the Roseville City Council on November 17, 1993. The full text follows:

> **OBJECTIVES:**
>
> In the City of Roseville floodplain policy focuses on two primary objectives: 1) To minimize the potential for flood damage by providing for the safe movement of flood waters through the City; and 2) To preserve, protect and enhance the natural habitat, open space and recreational values found along Roseville's floodplain and creek environments. The goals, policies and implementation measures within this Element focus primarily on the safety objective. It is intended that these policies be utilized in combination with the policies contained within the Open Space and Conservation Element to ensure full implementation of the objectives stated above.
>
> **FLOODPLAIN DESIGNATION:**
>
> The City of Roseville shall designate the 100-year floodplain area on its land use map in accordance with the best available floodplain information as determined by the Public Works Director. In many portions of the City, the Nolte Future Floodplain (1987) has been utilized to designate floodplain boundaries. The Nolte Future Floodplain defines floodway and floodway fringe boundaries within the floodplain. The floodway fringe is defined as that area along the boundary of the floodplain which, if totally obstructed, would not result in more than a one foot rise in the water surface elevation. The floodway constitutes the remainder of the floodplain area and is typically where flood waters have the most velocity.

Where Nolte Future Floodplain Information does not exist, or where it is determined that Nolte does not represent the best available information, new floodplain information shall be generated by the project proponent. New floodplain information shall generally be developed: 1) Consistent with the buildout development assumptions utilized by the Nolte Future Floodplain analysis; and 2) In compliance with the most recent Placer County Floodplain Manual.

Designation of floodplain boundaries may normally be terminated where the 100-year floodplain generally narrows to a width of 200 feet or less, and where the associated drainage area is less than one (1) square mile or 640 acres. Precise termination of boundaries shall be as approved by the Public Works Director.

FLOODPLAIN DEVELOPMENT REGULATIONS:

Development within designated 100-year floodplain areas shall be regulated as follows:

1. INFILL AREAS

   No Development is permitted within the future floodway. Development may be permitted by the City within the future floodway fringe. In accordance with the Nolte definition, such development shall be limited to that which falls within the assumed cumulative one-foot rise in the water surface elevation.

2. REMAINDER OF THE CITY (Specific Plans, North Industrial, Urban Reserve)

   No development is permitted within the future floodplain (floodway and floodway fringe). Exceptions may be considered on a case-by-case basis if encroachment is limited to only the future floodway fringe, and would not result in off-site increase in the water surface elevation.

ESSENTIAL SERVICES EXCEPTIONS:

On-site increases in the water surface elevation and/or fill within the future floodplain, including the future floodway, may be permitted by the City on an exception basis if associated with essential facilities and services such as roads, infrastructure and detention facilities subject to the following criteria:

- No feasible alternatives exist which would eliminate or reduce the need for fill and/or an increase in the water surface elevation, and would result in a lesser impact to the environment.

- The facility has been designed to result in the minimum amount of fill and impact necessary to achieve its intended purpose and results in no off-site increase in the water surface elevation.

1. Feasible is defined as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

SECONDARY CHANNELS & TRIBUTARIES:

Channels and tributaries outside the designated 100-year floodplain as defined above, may be permitted to be channelized or modified. Generally piping is encouraged for maintenance and public health and safety reasons where it is determined that the 10-year storm event is less than or equal to 200 cfs. All such channelizations, piping and other modifications are subject to the discretionary approval of the City, and may only be approved if:

- The modification to the channel or tributary would not result in any off-site increase in the water surface elevation.

- The channel or tributary to be modified is determined to have less than significant vegetation, habitat, visual, recreation or other open space value.

- If channelized, created channels should be designed to: 1) Provide adequate open space to safely accommodate the 100-year flow; 2) Reflect cross sections and contours similar to the natural channel and be unlined; 3) Be compatible with the adjacent system and provide transitions as appropriate; 4) Be an integral part and amenity to development; and 5) Incorporate habitat enhancement, mitigation and other resources.

- If piped, the 100-year flow must be able to be safely accommodated over land assuming a blocked pipe, and must comply with all other provisions of the City of Roseville Improvement Standards.

Effects on the Environment

This language has the effect of reclassifying the drainage area at North Branch Kaseberg Creek, at the eastern boundary of the Proposed Project and below the two existing 60-inch pipes from the Northwest Roseville Specific Plan, from a floodplain area to an area which is not a floodplain, because the 100-year floodplain narrows to a width of 200 feet or less, and because the associated drainage area is less than one square mile. The Proposed Project would therefore not be inconsistent with the General Plan at this location.

WRITTEN COMMENTS

FROM: See ... address on reverse.	DATE 1 Nov
WRITER'S N... TELEPHONE NO. Allan Oto, Chief, Sacramento Basin Br	557-6770

☒ YOUR ☐ OUR COMMUNICATION *(Kind, reference symbol, date, subject, or other identification)*

Draft Environmental Impact Report (EIR) for the Del Webb Specific Plan.

ACTION TAKEN OR REQUESTED

- ☐ REPLY WILL BE FURNISHED ON OR ABOUT ________
- ☒ RECEIPT ACKNOWLEDGED
- ☐ REQUEST DATE WHEN REPLY MAY BE EXPECTED
- ☐ FOR DIRECT REPLY
- ☐ WE HAVE SENT YOUR COMMUNICATION TO *(See below)*
- ☐ TO OBTAIN INFORMATION

We have reviewed the application, and the proposed project will not conflict with any project or other programs within our jurisdiction. 1-1

☒ OTHER INFORMATION ☐ SUPPLIED OR ☐ REQUESTED

Thank you for coordinating with us.

TYPED NAME, GRADE, AND TITLE	SIGNATURE
WALTER YEP Chief, Planning Division	

DA FORM 209, 1 Jan 70 REPLACES EDITON OF 1 NOV 66, WHICH WILL BE USED.

★U.S. GPO: 1988—201-424/80327

DELAY, REFERRAL, OR FOLLOW-UP NOTICE *(AR 340-15)*

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, $300

SACRAMENTO CALIF. NOV -5 '93 U.S. POSTAGE 0 19 517961

The City of Roseville
316 Vernon Street
Roseville, CA 95678

COMMENT LETTER NO. 1	WALTER YEP U.S. ARMY CORPS OF ENGINEERS November 1, 1993

Response No. 1-1: Comment noted.

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, *Governor*

DEPARTMENT OF FISH AND GAME
REGION 2
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
(916) 355-7020

November 3, 1993

Mr. Kevin Payne
City of Roseville
316 Vernon Street, #104
Roseville, California 95678

Dear Mr. Payne:

The Department of Fish and Game (DFG) has reviewed the Draft Environmental Impact Report (EIR) for the Del Webb Specific Plan. The Del Webb Specific Plan is a comprehensive plan for a 1,200-acre age-restricted community located in the northwest region of the City of Roseville, Placer County. The plan includes 3,500 residential units in various densities; open space preserves; parks and recreation facilities, including a 27-hole golf course; and commercial uses. The project proposes entitlements for an area currently designated as urban reserve in the City of Roseville General Plan. Five alternatives to the proposed project are considered in the Draft EIR.

Significant resources on the site include oak woodland, riparian and blue oak savannah habitats along Kaseberg Creek and the South Branch of Pleasant Grove Creek, vernal pools, and other seasonal wetlands. A Wetland Mitigation Plan and Oak Generation Plan have been prepared for the project proponent but were not included in the Draft EIR.

Project implementation would result in direct habitat loss and fragmentation of the oak woodland and blue oak savannah habitats along the Kaseberg Creek corridor. The DFG recommends the project either be redesigned to protect the intact habitat along this stream corridor or that the Final EIR provide measures to fully offset these losses. Absent these measures, the DFG opposes the project and recommends the adoption of Alternative 4. 2-1

Regardless of the alternative selected, the DFG finds the following mitigation measures inadequate to address impacts to vegetation and wildlife:

> **Mitigation Measure B-K** -- Mitigating for the loss of native oak trees by planting acorns or nonnative trees or by nurturing existing small trees is not acceptable. Compensation should be based on an inch-for-inch replacement ratio of the native species removed by this project. 2-2

Mitigation Measure B-L -- Oak tree replacement should focus on extending or enhancing existing natural habitats. Planting trees in isolated areas or on residential lots or landscaped areas will not replace habitat values lost due to project implementation. 2-3

Mitigation Measure B-P -- Buffer zones around wetlands and along stream corridors should be defined at the time of project design. The DFG recommends the incorporation of minimum 50-foot nondevelopment setback buffers above the banks of intermittent drainages and around vernal pool preserves and 100-foot nondevelopment setback buffers above the banks of all ponds and perennial water courses. This setback should extend beyond the recommended distance if necessary to protect all onsite riparian wetland habitat values. There should be no development within the flood plain of any on-site waterway. Development located adjacent to buffers should be required to include the following provisions: 2-4

1. No fill shall be placed within buffers either during or after construction.

2. Grading is prohibited within buffers.

3. All vegetation within buffers shall be protected during construction.

4. Covenants, codes, and restrictions shall be established that prohibit disposal of lawn clippings, oil, chemicals, or trash of any kind within setback buffers.

5. Temporary fencing will be placed to protect the open space area during construction.

6. Open fencing such as wire mesh, split rail, chain link etc., will be required adjacent to the open space areas to reduce improper disposal or storage of materials in the open space area.

7. Open space amenities such as pedestrian and bicycle trails should be located outside of buffer zones.

Mitigation Measure B-X -- A detailed comprehensive mitigation plan should be developed before the project is considered for approval. We recommend the project not be approved until this plan has been made available and is approved by DFG. 2-5

In order to comply with Public Resources Code Section 21081.6, a detailed monitoring program must be developed for all required mitigation conditions. The monitoring program should include the following:

1. Specific criteria to measure effectiveness of mitigation.

2. Annual monitoring for a minimum of five years. Annual written reports submitted to the lead agency and the DFG.

3. Annual monitoring reports, each of which include corrective recommendations that shall be implemented in order to ensure that mitigation efforts are successful.

2-6

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

2-7

The applicant should be advised that work within the 100-year flood plain, consisting of but not limited to diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream, or lake, will require notification to the DFG as required by Fish and Game Code Section 1600 et seq. The notification (with fee), and subsequent agreement, must be completed prior to initiating any such work. Notification to the DFG should be made after the project is approved by the lead agency. The agreement process should not be used in lieu of specific mitigation measures to be included as conditions of project approval by the lead agency.

2-8

This project will have an impact to fish and/or wildlife habitat. Assessment of fees under Public Resources Code Section 21089 and as defined by Fish and Game Code Section 711.4 is necessary. Fees are payable by the project applicant upon filing of the Notice of Determination by the lead agency.

2-9

If the DFG can be of further assistance, please contact Mr. Ron Bertram, Senior Biologist, (916) 355-7020 or Mr. Jerry Mensch, Environmental Services Supervisor, at (916) 355-7030.

Sincerely,

L. Ryan Broddrick
Regional Manager

cc: Mr. Ron Bertram
Department of Fish and Game
Rancho Cordova, California

Mr. Jerry Mensch
Department of Fish and Game
Rancho Cordova, California

COMMENT LETTER NO. 2: L. RYAN BRODDRICK
CALIFORNIA DEPARTMENT OF FISH AND GAME

November 3, 1993

Response No. 2-1: The DEIR acknowledges that fragmentation of the oak woodland and blue oak savannah habitats along Kaseberg Creek will occur. The Proposed Project represents an effort to balance this fragmentation with restoration of reaches of the creek that have been degraded by past land management activities such as grazing. The majority of the length of Kaseberg Creek within the project area will benefit from planting and cultivation of native riparian trees, shrubs and grasses to increase habitat structure and diversity. Since the circulation of the DEIR, the Applicant has redesigned the project to protect additional native habitat and reduce Proposed Project impacts, as described in Sections 3.1 and 3.2 of this FEIR.

Response No. 2-2: The City of Roseville Tree Preservation Ordinance requires that protected native oak trees be replaced on an "inch-for-inch" basis. The ordinance allows up to 50 percent of the replacement trees to be non-natives. The ordinance provides several options for satisfying the native oak tree portion of the replacement requirement. Briefly, container stock in a minimum 15 gallon container may be planted, native oaks may be transplanted, a revegetation plan may be implemented, or if none of the above are viable, the Applicant may contribute the cost of purchasing and planting 15 gallon trees to the City's Native Tree Fund. A revegetation plan is the desired method of replacement, in that the trees are propagated on site from local native seed stock until the trees are a minimum of 1 inch DHB and the required number of replacement inches is achieved.

The project will result in removal of 7,399 inches (measured at diameter at breast height) of protected native oak trees (i.e., 308 oak trees). Planting of young trees from native acorn stock is the principal means by which the replacement is proposed. This will be implemented as part of the project's Tree Permit and approved revegetation plan. The replacement will exceed the inch-for-inch replacement requirements. Careful monitoring is integral to the oak reforestation program to assure that the replacement requirements and goals are achieved. A reforestation plan has been prepared by the Applicant, and a copy will be forwarded to CDFG.

Response No. 2-3: Comment noted. As indicated in Mitigation Measure B-N, habitat value is being extended and enhanced along portions of Kaseberg Creek where past management practices (e.g., grazing) have eliminated oak trees and riparian vegetation.

Response No. 2-4: Buffer zones around wetlands and along stream corridors have been established where feasible, given the requirements of the Proposed Project, as specified in the Wetland Mitigation Plan (Stromberg, 1993). Buffers were extended to protect onsite riparian wetland habitat values to the extent practicable. No fill will be placed within these buffers, either during or after construction. Grading within buffers will be prohibited. All vegetation within buffers and open space areas will be protected during construction, as specified in Mitigation Measures B-C (Restrict worker and equipment access), B-D (Manage construction parking), B-F (Preserve oak trees during construction), and B-G (Provide additional protection of sensitive resource zones during construction), through fencing and

other barriers. Covenants, codes, and restrictions have been established by the Applicant which prohibit disposal of lawn clippings, oil, chemicals, or trash of any kind within buffers. As specified in the Specific Plan and Development Guidelines and Standards, open fencing will be used along all residential lots fronting on protected areas to reduce improper disposal or storage of materials in open space areas. In addition, open space amenities such as pedestrian and bicycle trails will be primarily located outside of buffer zones except where such amenities cross the zones.

Response No. 2-5: Comment noted. Mitigation Measure B-X outlines the elements of the detailed mitigation plan, which integrates planning efforts already undertaken by the Applicant, including wetlands, oak trees, oak habitat and grasslands, and amended by further mitigation measures specified in the DEIR. This plan will be required before the City issues grading permits for the Proposed Project and will include overall mitigation requirements which have been set prior to project approval.

Response No. 2-6: A mitigation monitoring program has been prepared and submitted to the City Council with this FEIR. It complies fully with the requirements of Public Resources Code Section 21081.6. It includes specific criteria to measure the effectiveness of mitigation. While annual monitoring for five years is required for replacement of oak trees, the duration and timing of monitoring of other mitigation measures varies depending on the nature of the mitigation measure. The requirement for corrective recommendations is clearly spelled out in the biological mitigation measures discussed in the DEIR (pages 15-40 through 15-43).

Response No. 2-7: Comment noted. The City of Roseville will provide written notification of proposed actions and pending decisions.

Response No. 2-8: Comment noted. The need for a Streambed Alteration Agreement is clearly specified in Section 3.6 - Required Permits and Approvals, and Section 15.2 - Regulatory Setting, of the DEIR.

Response No. 2-9: Comment noted. The Applicant will pay the $850 fee when the NOD is sent to the Placer County Clerk.

STATE OF CALIFORNIA PETE WILSON, *Governor*

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082

October 5, 1993

Kevin Payne
City of Roseville Planning Department
316 Vernon Street, Suite 104
Roseville, California 95678

RE: Del Webb Specific Plan
SCH # 93042005

Dear Mr. Payne:

According to Section 7050.5 of the Health and Safety Code in the event of discovery of any human remains in any location other than a dedicated cemetery, work in the area will cease and the County Coroner will be called. If the remains are Native American, the Coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will contact the person it believes to be the most likely descendant of the deceased Native American. The Public Resources Code section 5097.98 (a) and (b) states the responsibilities and time frames of a most likely descendant in making recommendations to the owner for the treatment or disposition, with proper dignity, of the remains and grave goods. This section of the Public Resource Code goes on to address issues such as if the Most Likely Descendants do not make recommendations or if the owner does not accept the descendent's recommendations.

The NAHC recommends that mitigation measures covering cultural resources use the language found in the California Environmental Quality Act (CEQA), Appendix J. CEQA gives directions to following the event any previously undetected archaeological sites are inadvertently discovered during any phase of construction. Use of the language in Appendix J, or reference to the standardized procedures therein, helps to eliminate costly delays and assures more adequate protection of such cultural resources. I recommend that you contact and work closely with the appropriate Native American group in the area during the initial planning stages. They may be able to offer input regarding sites in the area. 3-1

The Native American Heritage Commission has prepared a pamphlet for use by lead agencies, planners, developers, and property owners. It provides an easy-to-read breakdown of the California Codes pertaining to Native American human remains and their disposition. I have included a copy of this brochure for your information.

If you have any questions or need any additional information, please contact me.

Sincerely,

Debbie Pilas-Treadway
Staff Analyst

cc: State Clearing House

Enclosure

COMMENT LETTER NO. 3 DEBBIE PILAS-TREADWAY
NATIVE AMERICAN HERITAGE COMMISSION

October 5, 1993

Response No. 3-1: Comment noted. Mitigation measures developed to lessen the impact on cultural resources associated with the Proposed Project were developed based upon language found in Appendix K and Supplemental Document J of CEQA. Background information obtained during the initial planning stages was obtained from both the North Central Information Center of the California Archaeological Inventory at California State University Sacramento and the Roseville Historical Society.

LOCAL AGENCY FORMATION COMMISSION

175 Fulweiler Ave., Auburn, CA 95603 (916) 889-4330

Kevin N. Payne
Associate Planner
City of Roseville
316 Vernon Street, #104
Roseville, California 95678

November 8, 1993

Subject: Draft EIR for the Del Webb Specific Plan

Dear Mr. Payne,

Thank you for the opportunity to comment on this proposal. It is our understanding that this project includes a proposal to annex 17.1 acres to the City for right of way use along Fiddyment Road. Of concern is the timing in the acquisition of the right of way. It is our policy to avoid the splitting of assessor parcels and the creation of new tax rate areas whenever possible. 4-1

If you have any questions, please call.

Sincerely,

Deborah Cubberley

Deborah Cubberley
LAFCO Executive Officer

COMMENT LETTER NO. 4 DEBORAH CUBBERLEY
PLACER COUNTY LOCAL AGENCY FORMATION COMMISSION

November 8, 1993

Response No. 4-1: Comment noted.

COMMENT LETTER NO. 5

PLACER COUNTY
AIR POLLUTION CONTROL DISTRICT
11464 B Avenue, Auburn, CA 95603 • (916) 889-7130 • FAX (916) 889-7107

Walter A. Arensteln, Air Pollution Control Officer

November 10, 1993

Roseville Planning Department
Attn: Kevin Payne
316 Vernon Street, Number 104
Roseville, CA 95678

Subject: Environmental Impact Report for the Del Webb Specific Plan

Mr. Payne:

The following comments are from the Placer County Air Pollution Control District (APCD) regarding the Environmental Impact Report for the Del Webb Specific Plan.

1. On page 9-2, under Air Quality Standards and Existing Concentrations, the closest air monitoring station is located in Roseville. Attached you will find a list of air monitoring stations in Placer County. 5-1

2. On page 9-6, under Regulatory Setting, contact the APCD to discuss with us the CEQA significant thresholds which are set by the APCD. 5-2

3. On page 9-7, under State/County, in the second paragraph, Placer County is designated as serious for ozone non-attainment, not severe. 5-3

4. On page 9-17, under Impact No. A-5, the applicant should be aware that next to the Del Webb area is an agricultural area in which burning may take place. The applicant is encouraged to work with the APCD in putting together information on agriculture and field crop burning practices in Placer County for future residents. Currently, a booklet on agricultural burning is available from the APCD. 5-4

   Also, the Del Webb area is close to the Sunset Whitney area which has some major industrial facilities. The applicant should be aware that there have been odor problems in this area. 5-5

5. On page 9-15, the discussions from this section (A-4) should be added to the list of mitigation measures which are located on pages 9-18 and 9-19. 5-6

If you should have any questions feel free to give me a call at (916) 889-7130.

Sincerely,

Ann T. Mayo Hobbs
Air Pollution Specialist/Planner

AH/ah

PLACER COUNTY AIR MONITORING SITES

Roseville:
Ozone
Nox, NO, No2
Carbon Monoxide
Nephelometer
Wind
Temperature
Relative Humidity

Tahoe City:
Carbon Monoxide
Wind
Temperature
Relative Humidity

Lincoln:
PM-10 - SSI

Colfax:
Ozone
PM-10 - SSI

Rocklin:
Ozone
PM-10 - SSI
Nox, NO, No2
Carbon Monoxide
COH
Wind

Auburn:
Ozone
PM-10 - Teom
PM-10 - SSI

Blue Canyon: Ozone

COMMENT LETTER NO. 5 ANN T. MAYO HOBBS
PLACER COUNTY AIR POLLUTION CONTROL DISTRICT

November 10, 1993

Response No. 5-1: Comment noted.

Response No. 5-2: The Placer County Air Pollution Control District (PCAPCD) was originally contacted in July 1993 during preparation of the DEIR regarding CEQA significance thresholds. After receipt of their November 10, 1993 letter, the PCAPCD was recontacted and their concerns regarding nonattainment of pollutants in the air basin were discussed. The DEIR identifies significant cumulative impacts associated with nonattainment of pollutants in the air basin (specifically in regards to construction activities) in Section 19.3.3, on page 19-12.

Response No. 5-3: Comment noted.

Response No. 5-4: Comment noted. As indicated in Mitigation Measure A-D, the Applicant will include educational materials regarding air quality in homeowners/renters packages for all occupants. Information contained in these packages would, at a minimum, provide information on transportation control measures, open burning, and woodburning.

Response No. 5-5: Comment noted. Previous contacts with PCAPCD did not identify this concern. After further investigation it was determined that odor complaints have been received from portions of Roseville and Rocklin regarding industrial facilities along Cincinnati Avenue in the Sunset Whitney area. This information would be included in the educational materials noted in Mitigation Measure A-D and as discussed in Response 5-4.

Response No. 5-6: The discussion following Impact A-4 regarding measures incorporated into the Proposed Project (i.e., bus turnout lanes, mixed land uses, bicycle and pedestrian paths, etc.) was not duplicated in Section 9.4, Mitigation Measures, because they are inherently part of the Proposed Project. These measures are included as part of the Specific Plan and the Applicant will be required to adhere to the stated design.

COUNTY OF PLACER
DEPARTMENT OF HEALTH
AND
MEDICAL SERVICES

DIVISION OF ENVIRONMENTAL HEALTH
11454 B AVENUE, AUBURN, CALIFORNIA 95603
(916) 889-7335
FAX: (916) 889-7370

FRED I. JOHNSON
DIRECTOR OF HEALTH SERVICES

RICHARD H. SWENSON, R.E.H.S.
DIRECTOR

October 5, 1993

City of Roseville
Planning Department
316 Vernon Street
Roseville, CA 95678

Attention: Kevin Payne

Re: Del Webb Specific Plan.

Dear Mr. Payne:

The aforementioned Land Use Planning application has been received by our office.

This Section of the Division of Environmental Health is funded totally by fees generated by land use projects. Therefore, as much as we would like to have the opportunity to comment on this project, we cannot do so unless these fees are paid at the time of submittal of the application. 6-1

Due to the expense of mailing it back and forth, we will maintain the material in our files until such time as you determine you would like our office to review it or until you request it be returned to you.

Enclosed please find a copy of our current Land Use Planning fees along with a description of the fee categories. If you have any questions, please feel free to contact me.

Thank you for your understanding.

Sincerely,

RJ Patterson

Robert J. Patterson, R.E.H.S.
Supervisor, Land Development Section

RJP/mlt
cc: Rsvl. file
reading file
ref:a:delwebb.sp

LAND USE PLANNING FEES COLLECTED FOR PLACER COUNTY DIVISION OF ENVIRONMENTAL HEALTH

1.	EIR	$728
2.	EIR Reprocessed	496
3.	EIR Addendum	395
4.	EIAQ	101
5.	EIAQ Minor	41
6.	NOP	72
7.	GPA	431
8.	GPA and REA	489
9.	REA	367
10.	CUP Major A	453
11.	CUP Major B	358
12.	CUP Major C	212
13.	CUP Min A	361
14.	CUP Min B	245
15.	CUP Min C	80
16.	CUP MHP	390
17.	CUP Modification	170
18.	SUB Sewer	679
19.	SUB Septic	679[1]
20.	SUB Development Agreement	679
21.	SUB Modification/Rev Tent and other changes	679
22.	Development Agreement Other	431
23.	Specific Plan	431
24.	MLD	106[1]
25.	MBLA	64
26.	ABS	49
27.	COC	57
28.	VAA Setback	97
29.	VAA Other	117
30.	Extension of Time	45
31.	DSA Remodel	27
32.	DSA Conceptual Review	9
33.	DSA Type A	446
34.	DSA Type B	339
35.	DSA Type C	212
36.	DSA Type D	87
37.	Appeals (planning items)	62
38.	Reversion to Acreage	249

[1] Plus a per-lot Health Site Evaluation fee collected at the Placer County Division of Environmental Health. This fee is $267 per lot for projects less than 10 lots. For projects of 10 lots or more, the fee is $2,667 plus $66.75 per lot in excess of 10 lots. If the cost of actual staff time spent on the project exceeds the amount of the fee, then that additional cost will be billed to the project applicant. The staff time hourly rate is that which is approved by the Board of Supervisors.

REF:lup.fee
Revised 7/93

EXHIBIT D

FEE SCHEDULE DEFINITIONS (effective July 1, 1992)

The following definitions of various Environmental Review categories are established:

A. The following uses may be processed as a Minor Environmental Questionnaire: ($290.00)

1. Temporary Sales Office
2. Road Abandonments
3. Caretaker Mobilehome
4. Variance to Sign Size and Height
5. Outdoor Sales-Dining (existing restaurant)
6. Commercial or Industrial Establishment (existing developed area). (Master Plan already approved)
7. Conversion to Timeshare (existing building)
8. Down-zone to Open Space
9. EIAQ - Processed
10. Modification of Previously Approved Entitlement (eg. tentative map, CUP)
11. Parcel Maps
12. Grading Permit where categorical exemption doesn't apply

B. A Major EIR Project is defined as a residential project of 100 or more units or a commercial-industrial project of 10 acres or more. These projects will require a deposit equal to the minimum base fee req'd for the necessary entitlements. Total cost will be determined by actual hours spent reviewing the project.

C. A Major EIR is an EIR done on a major project. (Minimum $5070.00)

D. A Minor Addendum EIR is an Addendum EIR done on a residential project of less than 50 units, or a commercial or industrial project on less than 10 acres.

The following definitions apply to Design Review projects:

A. REMODEL -Total work costs of less than 50% of the value of the existing structures ($140.00)
B. TYPE A - Commercial Building - 35,000 sq. ft. + ($2340.00)
Industrial Building & Multi-family Residential - 100,000 sq. ft. +
C. TYPE B - Commercial Building - 10,000 to 34,999 sq. ft. ($1780.00)
Industrial Building & Multi-family Residential - 20,000 to 99,999 sq. ft.
D. TYPE C - Commercial Building - 2,500 to 9,999 sq. ft. ($1110.00)
Industrial Building & Multi-family Residential - 5,000 to 19,999 sq. ft.
Commercial and Industrial uses without buildings which occupy 40,000 sq. ft. or more
E. TYPE D - Commercial Building - 0 to 2,499 sq. ft. ($460.00)
Industrial Building & Multi-family Residential - 0 to 4,999 sq. ft.
Commercial and Industrial Uses without buildings which occupy less than 40,000 sq. ft.
Design review required by a condition of approval on a project not located within a "Dc" District.

II. The following categories of CUP's are established:

MAJOR CONDITIONAL USE PERMIT TYPE

TYPE "A" ($2200.00)

1. Airports
2. Commercial Explosive Storage & Manufacturing
3. Excavation
4. fills
5. Manuf, Handling, Stor. of Dangerous Materials
6. Master Plan Use Permit
7. Mining Operation
8. Public Dumps
9. Quarrying
10. Reclamation Plans
11. Sec. 1700(A) Uses

TYPE "B" ($1745.00)

1. Animal Sales Yards
2. Cattle Feed Yards
3. Commercial Condo
4. Conversion to Timeshare
5. Multi-family Resid. Density Bonus
6. Multi-family Resid. in Commercial
7. PUD's
8. Senior Housing
9. Sewage Tr
10. Stockyard
11. Turkey or Hog Farms

TYPE "C" ($1035.00)

1. Heliports
2. Landing Strips
3. Sec. 90(B) Zoning Line Change
4. Temporary Sales Office
5. 1700(D) Temporary Use

MINOR CONDITIONAL USE PERMIT TYPE

TYPE "A" ($1760.00)

1. Apartments 20+
2. Auto Body Repair
3. Batch Plant
4. Bowling Alleys
5. Bulk Fuel Storage
6. Bus Terminals
7. Campground
8. Church
9. Car Wash
10. Combining "L" areas
11. Concrete/Asphalt Mixing Plant
12. Country Club
13. Day Care Center
14. Fast Food Restaurant
15. Generic Industrial uses
16. Helicopter Skiing
17. Hospital
18. Hotel
19. Hydro Plants
20. Limited Auto Repair
21. Lumber Yards
22. Manufacturing/Research & Development
23. Mini-storage
24. Motel
25. Motorcycle Repair
26. Outdoor Sales
27. Planning Mill
28. Professional Offices
29. Racquet Club
30. Retail Sales/Shopping Center under 10 acres
31. School
32. Service Station
33. Ski Lifts
34. Skilled Nursing Home
35. Squaw Valley Uses
36. Taverns
37. Theatres
38. Warehousing
39. Golf Course

TYPE "B" ($1195.00)

1. Animal Hospital
2. Bed & Breakfast
3. Care Home/Rest Home
4. Cemetery/Mortuaries
5. Communication Towers
6. Contractor Yard
7. Dance Studio
8. Duplex in AR & F, etc.
9. Dwelling Groups
10. Fraternal Lodges
11. Gymnasium
12. Kennel
13. Meat Packing
14. Nursery
15. Outdoor Sales-Dining
16. Public Utility Buildings
17. Second Residential Units
18. Service Station (Remodel)
19. Firehouse
20. Commercial Vehicle Storage (2 or more vehicles)
21. Stables and Riding Academies

TYPE "C" ($390.00)

1. Hardship Mobilehomes
2. Time & Temperature
3. SFD in SP Zone
4. Parking Lot in Residential
5. Caretaker Mobilehome/Resider
6. Accessory Buildings, Sec. 1700
7. Ext. of Temp. Mobilehome (Hardsl
8. Commerc'l Vehicle Storage (1 vehi
9. Housing for Agricultural Work
10. *Outdoor display in connection w an existing retail business*

Revised 06/15/92 a:\schedule

COMMENT LETTER NO. 6 ROBERT J. PATTERSON, R.E.H.S.
PLACER COUNTY DEPARTMENT OF HEALTH AND MEDICAL SERVICES

October 5, 1993

Response No. 6-1: Comment noted.

COMMENT LETTER NO. 7

Roseville
CITY SCHOOL DISTRICT

BOARD OF EDUCATION

James E. Chambers, III
Gilbert A. Duran Marcia Krummell
Rick Gehrig Richard Roccucci

1000 DARLING WAY ■ ROSEVILLE, CALIFORNIA 95678-4395 ■ 916 / 786-5090 ■ FAX 916 / 786-5098

October 5, 1993

Roseville Planning Department
316 Vernon Street #104
Roseville, CA 95678

RE: DEL WEBB PROJECT
COMMERCIAL DEVELOPMENT

Thank you for the opportunity to respond to the proposed project referenced above. The Roseville City School District is currently operating at 110% of capacity. To alleviate current overcrowding, the District is presently constructing one new intermediate school and one new K-6 school, however, additional funding is necessary to adequately accommodate the unhoused students and future K-8 students. 7-1

The Roseville City School District plans to abide by the Developer Agreement previously discussed and acquiesced by the Del Webb project representatives.

If you have any questions, please contact me at your convenience.

Sincerely,

Mark J. Schrader, AIA
Director of Facilities

MJS/tw
cc: Debbie Bettencourt, Asst. Supt. Business Services

COMMENT LETTER NO. 7 MARK J. SCHRADER
ROSEVILLE CITY SCHOOL DISTRICT

October 5, 1993

Response No. 7-1: Comment noted.

California Native Plant Society

November 8, 1993
1901 40th Street
Sacramento, CA 95819

Kevin N. Payne, Associate Planner
City of Roseville Planning Department
316 Vernon Street, Suite 104
Roseville, California 95678

Subject: Draft Environmental Impact Report (EIR) for the Del Webb Specific Plan

Dear Mr. Payne:

The Sacramento Valley Chapter of the California Native Plant Society (CNPS) would like to offer the following comments on the DEIR for the Del Webb Specific Plan. The comments focus mostly on the Hydrology and Water Quality and Biological Resources sections of the document and related mitigation proposals.

p. 14-14 Section 14.3.2 Water Quality

We are concerned that plant communities, particularly vernal pools and swales, will be adversely affected by the Applicant's proposal to route stormwater on the Proposed Project site through grassed swales and/or wet and dry detention ponds prior to discharge into natural drainages. This proposal would improve water quality at the expense of natural habitats, many of which, the DEIR states, are populated with native plant species. The DEIR further states,and we concur, that all plant communities, including vernal pools, seasonal freshwater wetlands, swales, oak woodland, grassland, and riparian forests would be adversely affected by this practice. 8-1

p. 14-21 Mitigation Measure H-J

The DEIR states that the Applicant proposes to develop a grading and erosion control plan in a manner that is consistent with preservation of oak woodland habitat and other biological resources. The purpose of this plan is to reduce water quality impacts associated with construction activities; however, other impacts of increased in-stream velocity would not be mitigated by this measure. Adverse affects of increased stream velocities are well documented and include reduced water quality, channel straightening, and loss of stream channel and adjacent wetland and upland habitat through stranding, bank undercutting, and increased water temperatures. 8-2

The document further states that erosion resulting from increased stream velocity would be mitigated by reinforcing the streambank using gabions, geotextile materials, and plantings. It is not uncommon, even given the stated preference for the use of plantings, that channel banks are reinforced using riprap, gabions, or other man-made, concrete structures. This practice, in addition to depleting valuable biological resources, often results in additional erosion downstream. We recommend that alternative measures for diverting runoff be explored by the Applicant. 8-3

p 15-1 Section 15.1 Environmental Setting

The majority of technical information regarding botanical field surveys are contained in supporting documents which are not provided in the DEIR. We recommend that this information be made available so that a thorough review can be completed. 8-4

The DEIR states that studies completed by Fiedler (1989) and Stromberg (1993b) were completed in April 6 to 28, 1989 and April 6 to 10, 1990, respectively. We do not feel that these survey dates constitute adequate time or duration to sufficiently characterize the study area or to verify the presence of listed species. The majority of the special status plants identified the DEIR bloom between March and June. We recommend that the study area be resurveyed and that survey dates include March, May, and June months. 8-5

CEQA provides protection to species not yet listed, but deserving such status. CEQA guidelines state that a species not included on state lists shall nevertheless be considered to be endangered if the species can be shown to meet the criteria for state listing. Species on Lists 1A, 1B, and 2 of the CNPS "Inventory of Rare and Endangered Vascular Plants of California" contain plants that would qualify for listing. Species on these lists which could occur on the project site should be identified and surveys conducted to verify their presence and potential impact. 8-6

p 15-10 through 15-15 15.1.4 Special status species: Wildlife Species

The DEIR lists several special status mammals, birds, and invertebrates that occur or have the potential to occur within the study area including the American badger, mule deer, Swainson's hawk, black-shouldered kite, vernal pool fairy shrimp, vernal pool tadpole shrimp, and California linderiella. We feel that the loss of habitat for these special status species constitutes a significant adverse impact. 8-7

p 15-14 through 15-15. Invertebrates

The DEIR notes that proposed federally endangered vernal pool fairy shrimp (*Branchinecta lynchi*) were observed in five vernal pools on site and suitable habitat exists on-site for two additional species including vernal pool tadpole 8-8

shrimp (*Branchinecta packardi*) and California linderiella (*Linderiella occidentalis*). We feel that direct impact and loss of habitat for these species constitutes a significant impact and should be avoided.

p 15-15 15.2 Regulatory Setting

Additional information should be provided by the Applicant clarifying the use of the 1989 Manual rather than the currently authorized 1987 Manual for delineating wetlands. The DEIR states that project wetlands were delineated using the 1989 Manual and that the Applicant was "provided with the opportunity" to re-delineate the project site wetlands pursuant to the 1987 Manual. The FEIR should provide additional information regarding U.S. Army Corps of Engineers (ACOE) permitting procedures using wetland delineation data from the 1989 Manual. 8-9

p 15-16 Impact No. B-1

We disagree with the DEIR conclusion that the loss of 957.36 acres of non-native grassland constitutes a less than significant impacts. While this community does not provide high botanical value, it serves numerous additional functions including wildlife nesting and foraging habitat as well as valuable open space. 8-10

p 15-17 Impact No. B-2

We concur with the DEIR finding that the removal of 375 oak trees with DBH greater than six inches is a significant impact. We disagree, however, that the mitigation measures proposed by the Applicant would reduce the impact to less than significant. We recommend that the Applicant reconfigure and/or reduce the project size, as necessary, to further minimize oak impacts. Remaining oaks and replacement plantings should be preserved/planted to provide maximum, contiguous oak woodland habitat. 8-11

p 15-18 Impact No. B-4

We concur with the DEIR findings, that the loss of 20.44 acres of oak riparian woodland habitat constitutes a significant adverse impact. The most significant impact to this habitat type would occur as a result of the construction of the golf course through the Krasberg Creek corridor and remaining habitat would also be adversely affected by habitat fragmentation. The DEIR also states that concern over losses to this habitat type have been amply expressed by agencies and the public and the habitat type is not easily mitigated. The DEIR accurately states that loss of oak riparian woodland habitat will persist in the long term and will not be fully mitigated, resulting in a significant impact. Loss of this valuable habitat for the development of recreational facilities is unacceptable. The golf course should be relocated as necessary to avoid impacts to this habitat type. 8-12

p 15-20 Impact No. B-5

The loss of 27.56 acres of blue oak Savannah habitat is accurately characterized in the DEIR as a significant adverse impact. It is also accurately noted in the DEIR that oak savannah habitats are not easily mitigated. Again, we find it unacceptable that construction of the golf course through Kaseberg Creek corridor would result in the majority of impact. 8-13

p 15-21 Impact No. B-6

The DEIR states that the affects of irrigation and urban runoff on remaining oak trees and oak riparian woodland habitat constitutes a less than significant (long-term) impact. The implementation of water quality best management practices (BMP's) will help to reduce impacts, however, these areas remain in jeopardy. We disagree with the DEIR finding of less than significant long-term impact. Relocation of recreational (i.e., golf courses) and urban facilities would reduce impacts to this and other sensitive communities. 8-14

p 15-22 Impact No. B-8

We concur with the DEIR finding of significant adverse impacts resulting from the long-term loss of wildlife habitat including 27.56 acres of blue oak savannah/woodland habitat, 957.36 acres of non-native grassland, 20.44 acres of oak riparian/woodland habitat, and 14.83 acres of wetland/aquatic habitat.

p 15-24 Impact No. B-10

We disagree with the DEIR finding that the residual significance of the loss of 5.13 acres of vernal pools constitutes only a "potentially" significant adverse impact. CNPS encourages preservation and restoration rather than creation of vernal pool habitat. The success of artificial vernal pool construction is unproven and often results in failure and damage to natural vernal pool ecosystems. We recommend that the Applicant, where possible, avoid vernal impacts and that mitigation for remaining impacts be conducted through preservation and restoration of existing, degraded systems. If mitigation by vernal pool construction is carried out, background data should be collected for approximately one year to develop adequate success criteria. 8-15

p 15-24 Impact No. B-11

For the reasons stated above, we disagree with the DEIR finding of less than significant impact for the loss of 4.53 acres of seasonal freshwater wetlands, 11.37 acres of defined drainages, and 3.80 acres of swales. 8-16

p 15-25 Impact No. B-13

We disagree with the DEIR finding than the degradation of wetlands from changes to hydraulic regime is less than significant and that mitigation would be achieved through the implementation of water quality BMP's. Alteration of wetland community hydrologic regime can result in significant long-term adverse affects. 8-17

p 15-26 Impact No. B-14

We disagree with the DEIR finding of less that significant impact for the loss of dwarf downingia populations. The mitigation measures proposed by the Applicant (preservation, relocation) often fail when implemented. We recommend that the DEIR finding be changed and that mitigation include impact avoidance. 8-18

p 15-26 through 15-29 Impact Nos. B-15 through B-17

We disagree with the DEIR finding of less than significant and potentially less than significant for impacts to American badger habitat, disturbance of raptor nesting, loss of raptor habitat, loss of a western spadefoot toad population, and impacts to vernal pool fairy shrimp, vernal pool tadpole shrimp, and California linderiella habitat. Loss of the substantial habitat listed in Impact Nos. B-1 through B-13 could only result in a finding of significant impact for species which utilize these habitats. We feel that given impacts to remaining habitats within the project area and the uncertain success of the proposed mitigation measures (i.e., habitat creation) the finding should be changed to significant. The project should also be reconfigured to minimize project impacts to sensitive biological communities throughout the project area. 8-19

p. 15-28 Impact No. B-19

We disagree with the DEIR finding of less than significant impact for the loss of vernal pool fairy shrimp, vernal pool tadpole shrimp, and California linderiella. There is no evidence that the proposed mitigation measures would reduce impacts to these species from significant to less than significant. 8-20

p 15-32 Mitigation Measure B-K

We find the Applicant's proposal to mitigate the loss of oak woodland habitat through the planting of a combination of oak and non-native trees on residential lots and other landscape areas unacceptable. Planting oak trees in residential areas and planting non-native trees would not mitigate the loss of oak woodland 8-21

habitat. Again, we recommend that the Applicant reconfigure the project to further avoid impacts to oak woodland habitat. Remaining impacts should be mitigated through the creation of large, contiguous oak woodland stands. These stands should be isolated from residential and recreational use areas and surrounded with appropriate buffer.

p 15-38 Mitigation Measure B-Q

Mitigation measure B-Q is designed to reduce disturbance to preserve and mitigation areas through fencing and signing. This measure, however, is unlikely to be successful because the majority of created and preserved wetlands and other replacement habitat would occur within golf course settings or in the central park/preserve area which will be surrounded by residential development and bisected by roadways and golf courses (Mitigation Measure B-O). This is also true for replacement oak planting which would occur in residential settings. The proposed mitigation and preserve areas will end up as nothing more than parks with little or no wildlife value. Mitigation and preserve areas should be located away from urban and recreational areas. 8-22

p. 15-40 Mitigation Measure B-Y

The DEIR states that regular field inspections should be made to identify functioning status of pools; however, it is not stated what criteria will be used. We recommend that the FEIR include a detailed description of mitigation monitoring and success criteria. We further recommend that success criteria be determined using relatively pristine comparison habitats. The impacted, created, preserve, and comparison habitats should be monitored prior to project construction to determine baseline habitat conditions. The FEIR should also include detailed contingency measures that would be implemented in the event that mitigation measures do not produce desired results. 8-23

We agree that the hydrologic function of vernal pools is important; however, we feel that the success of vernal pool mitigation should not be based solely upon this parameter. It is not uncommon to find degraded vernal pools with the appropriate hydrologic regime. Such pools are often invaded by weedy species or devoid of vegetation due to contamination. Further, it is inappropriate to deem the mitigation program successful based upon 50 percent of total cover with hydrophytic species. Many hydrophytic plants that inhabit vernal pool are weedy, non native species. The DEIR should specify target vernal pool plant species that will be monitored and used to determine mitigation success. Target vernal pool species should include California native plants which occur in these habitats. The list should be developed in consultation with resource agency personnel and presented in the FEIR. 8-24

We concur with DEIR findings of significant impacts for the loss of 20.44 acres of oak riparian woodland (B-4), blue oak savannah (B-5), wildlife habitat (B-8), and

elimination of wildlife movement corridors (B-9). Impacts rated as potentially or less than significant, including loss of vernal pools, (B-10), loss of seasonal freshwater wetlands, drainages, and swales (B-11), degradation of wetlands and oak riparian habitat from runoff during construction (B-12), degradation from changes in hydraulic regime (B-13), loss of dwarf downingia populations (B-14), loss of wildlife habitat (B-15 through B-19), also constitute a significant adverse impact. 8-25

The project, as proposed, does not evidence that the Applicant took the appropriate steps for mitigation which include avoidance and minimization of project impacts. This is particularly evident with regard to the severity of project impacts to biological resources, particularly wetlands and oak woodland habitat. Further, the project is not water dependent, therefore, impacts to wetland resources cannot be justified. Therefore, as previously stated, we strongly recommend that the Applicant reconfigure the project to further avoid and minimize project impacts to these resources. 8-26

We appreciate the opportunity to provide comment on the subject DEIR and we look forward to the consideration of our comments in the FEIR.

Sincerely,

CALIFORNIA NATIVE PLANT SOCIETY

Victoria R. Alvarez
Sacramento Valley Chapter, Conservation Committee

c: Karen Wiese
R. Butler
G. Clark

COMMENT LETTER NO. 8 VICTORIA R. ALVAREZ
CALIFORNIA NATIVE PLANT SOCIETY

November 8, 1993

Response No. 8-1: The grass swales and dry detention ponds would be constructed water quality treatment facilities consistent with the requirements of the National Pollution Discharge Elimination System permit administered by the Regional Water Quality Control Board. They are not intended or counted as wetlands or other natural habitats. Rather, they would be constructed facilities designed to protect natural habitats without adversely impacting them.

Response No. 8-2: The Proposed Project would result in localized increases as well as decreases in velocity as discussed in Section 14.0 of the DEIR. Most velocity increases occur on the downstream side of culvert crossings, which are designed as rate control structures. Mitigation Measure H-K, (Provide streambank reenforcement and sediment zone monitoring), located on page 14-21 of the DEIR, will reduce the impacts of velocity changes to a level that is less than significant.

Response No. 8-3: Comment noted. The Applicant acknowledges the commentor's concern for preventing erosion from increased stream velocity. Several alternative methods for preventing erosion as described in Mitigation Measure H-K have been explored, including those cited in the comment. Vegetation will be used where ever feasible.

Response No. 8-4: As stated on page 3-4 of the DEIR, supporting documents are available for public review during normal business hours at the City of Roseville Planning Department located at 316 Vernon Street.

Response No. 8-5: As indicated on page 15-1 of the DEIR, botanical field surveys were conducted from April 6 to April 28, 1989 and from April 6 to April 10, 1990. Field verification surveys were conducted on April 6 and June 4, 1993 to check the adequacy and accuracy of the botanical survey data. These surveys were conducted within the time period specified by the commentor when the majority of the special status plants identified in the DEIR bloom.

Response No. 8-6: Surveys to verify the presence and potential impact to special status species were conducted. The list of species was based on the California Natural Diversity Data Base (CNDDB), and on Dr. Stromberg's professional knowledge of vernal pool plant communities and rare plants in the Roseville region. This includes potentially-occurring plant species that are listed by CNPS and protected pursuant to CEQA. Section 15.1.4 located on pages 15-9 through 15-15 of the DEIR identifies special status species in the study area and surrounding vicinity.

Response No. 8-7: Comment noted. Impact B-8 of the DEIR identifies long-term loss of wildlife habitat as significant.

Response No. 8-8: The DEIR acknowledges that loss of habitat for special status vernal pool invertebrates is a significant impact. Mitigation Measures B-O and B-V described on pages 15-35 and

15-39 of the DEIR provide for preservation of vernal pools containing known populations of special status invertebrates and compensation with newly created habitat and relocation of encysted eggs. Vernal pool fairy shrimp eggs are naturally transported between pools by the wind or by birds, enabling them to colonize newly created seasonal wetlands, including vernal pools. Although the wetlands currently exhibit a wide range of depths and inundation periods, the newly created and enhanced wetlands are being designed to emphasize the habitat values for the sensitive species in the project area. The amount of wetland habitat created in the immediate vicinity of known populations of the shrimp is in excess of the area now available. With these mitigation measures, impacts to special status invertebrates are considered less than significant.

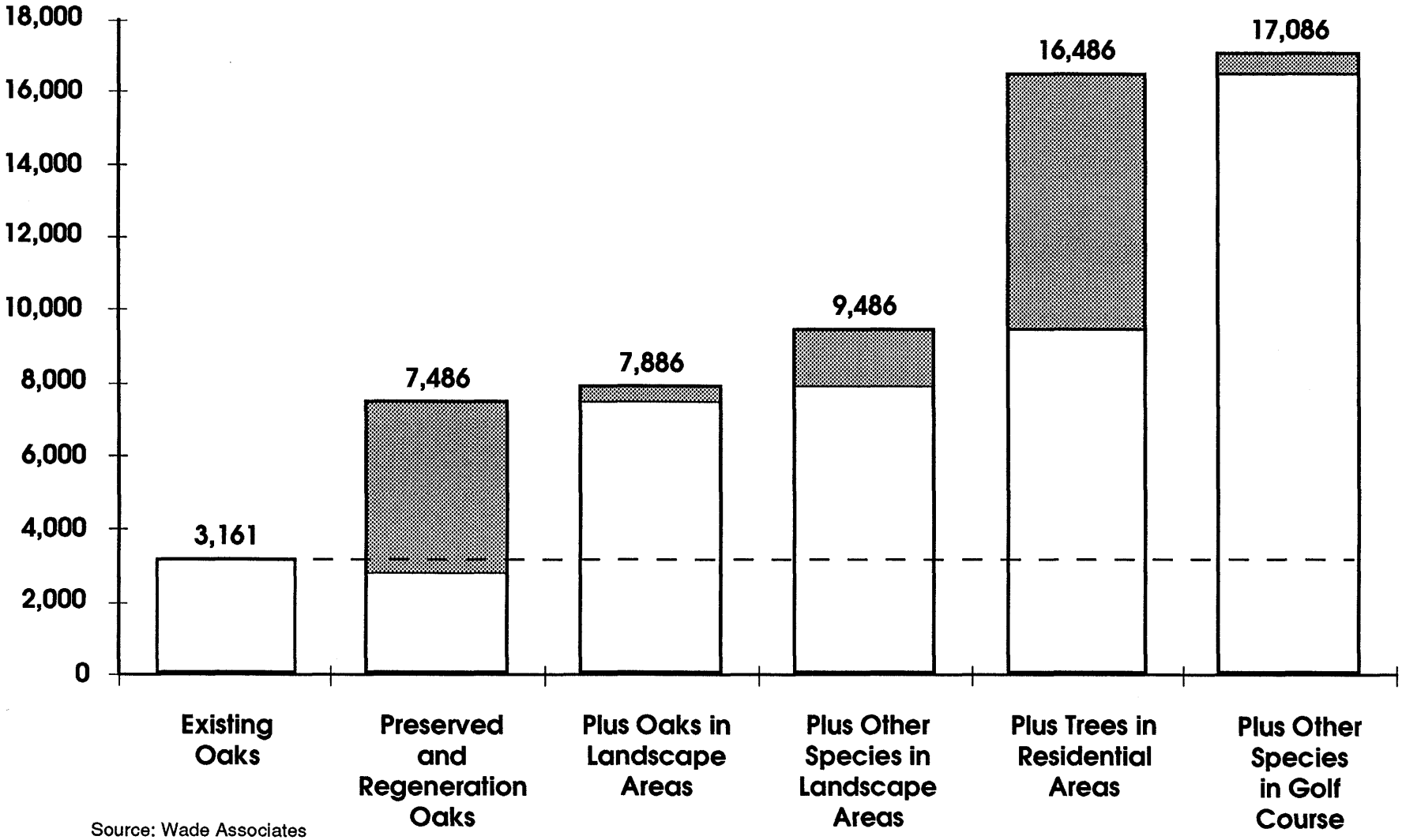
Response No. 8-9: The 1989 Manual for wetlands delineation was appropriately used to delineate wetlands in 1989. This delineation was verified by the U.S. Army Corps of Engineers (Corps) on October 16, 1989. On August 17, 1991, the Corps reverted to use of the earlier 1987 Manual. The standard procedure, initiated by the Corps, for applicants with verified delineations pending permit decisions is to (1) re-survey, re-delineate, and re-submit delineations for verification under the 1987 Manual, or (2) have the 1989-based delineations re-verified under the 1987 manual. Because no difference in the acreage of wetlands in the project area would result from use of the 1987 manual, the Applicant chose to have the original delineation verified under the 1987 Manual, and is proceeding with a Corps permit application.

Response No. 8-10: Impact B-1 refers specifically to the loss of non-native grassland as a botanical resource only. The loss is not considered significant as a botanical resource due to the lack of special status species. On page 15-17, the DEIR notes that it is also considered as a wildlife resource, and directs the reader to Impact B-8 (Long-term loss of wildlife habitat) on pages 15-22 and 5-23. The DEIR agrees with the comment. Loss of non-native grassland as wildlife habitat is identified as significant, even after mitigation, in Impact B-8.

Response No. 8-11: Impact B-2 refers specifically to the loss of 375 oak trees six inches in diameter or greater at breast height. As such, the mitigation measures only address the replacement of oak trees on an inch-for-inch basis, consistent with the requirements of the City of Roseville Tree Preservation Ordinance No. 2294. These measures are adequate to mitigate the replacement of trees under the ordinance. Based on formal review by the U.S. Army Corps of Engineers, the project has been revised since the DEIR was circulated, allowing the preservation of an additional 70 trees. These changes are described in Section 3.2 of this FEIR. Figure 1 in this FEIR illustrates the replacement plantings planned for the Proposed Project. Oak habitat loss and mitigation is specifically discussed in Impacts B-4, B-5, B-6, B-12, B-16 and B-17, and Mitigation Measures B-L, B-N and B-P.

Response No. 8-12: Comment noted. The golf course has been designed to minimize impacts on the oak woodland and oak riparian habitat, and has since been redesigned in certain locations to further minimize these impacts, as discussed in Response No. 8-11 and Section 3.2 of this FEIR. The requirements for tree replacement have been incorporated into a reforestation program that will increase habitat quality in areas that have been degraded by past land management practices. However, the DEIR acknowledges that the loss of habitat will be significant in the long term.

Response No. 8-13: Refer to Response No. 8-12.



Source: Wade Associates

KEY

Existing Oaks

Proposed Mitigation

PROPOSED PROJECT TREE MITIGATION

City of Roseville
Del Webb Specific Plan EIR
Roseville, California

10026-028-001

DAMES & MOORE

FIGURE 1

Response No. 8-14: The DEIR acknowledges that changes to the composition of the riparian habitat would occur as a result of increased runoff, particularly summer flows. It is expected that there would be conversion to in-channel and bank-side vegetation that is more tolerant of increased flows. Any loss of oaks due to changes in the composition of the riparian habitat would be mitigated through replacement plantings. Monitoring of these effects for identification of necessary remedial planting is integral to the mitigation and monitoring programs, and will be a requirement of the Applicant's Tree Permit. Replacement planting of oak trees will occur in areas with appropriate groundwater conditions.

Response No. 8-15: The DEIR acknowledges that the loss of 5.13 acres is a significant impact, but that the proposed mitigation measures will reduce the level to potentially significant. This finding recognizes the possibility of long-term loss of habitat. However, the detailed Wetland Mitigation Plan prepared by the Applicant and accepted as partial fulfillment of the Section 404 mitigation requirements, is strengthened by additional Mitigation Measures B-P, B-Q, B-X, B-Y, B-Z and B-AA located on pages 15-37 through 15-43 of the DEIR.

The methods proposed to implement the Wetland Mitigation Plan are the most advanced in the industry and were developed by Dr. Stromberg, who will manage wetland construction. The methods are supported by extensive sub-surface soil investigations to identify appropriate mitigation sites.

As part of the CEQA and Section 404 permit processes, vernal pool impacts were reduced where possible. The Central Park/Preserve represents preservation of the highest density and highest quality of vernal pools on the site. Degraded and low-quality vernal pool habitats are to be enhanced as part of the Wetland Mitigation Plan. Data have been collected for the purpose of determining success criteria, and are presented in the Wetland Mitigation Plan available for public review at the City of Roseville Planning Department.

Response No. 8-16: Comment noted. Refer to Response No. 8-15.

Response No. 8-17: Comment noted. Several mitigation measures were identified to address this concern. Mitigation Measure B-P would require provision of a buffer zone around wetlands and riparian areas (pages 15-37 and 15-38). Mitigation Measure B-X would require a comprehensive mitigation plan (pages 15-39 and 15-40. Mitigation Measure B-Y would require the Applicant to implement a long-term monitoring plan (pages 15-40 and 15-41), and Mitigation Measure B-Z would require the establishment of success criteria for habitat creation and compensation (pages 15-41 through 15-43). In addition, Mitigation Measure H-N would require that storm sewer piping and drainage swales be designed to promote plug flow through proposed "wet" treatment ponds to prevent "short circuiting" caused by inflow lines located near the outlet end of the pond (page 14-23). Implementation of the mitigation measures specified for this impact are anticipated to prevent a significant impact to wetlands from alteration of the hydraulic regime.

Response No. 8-18: Dwarf downingia is a recognized sensitive plant species without official status. The mitigation measures proposed have been successfully implemented in Roseville in the past and are appropriate for such species and, if fully implemented, are anticipated to reduce the level of impact to less than significant.

Response No. 8-19: Documentation of American badger in the project area is limited to an observation of a partially excavated burrow. Due to the inconclusive nature of American badger in the project area, a finding of less than significant is appropriate.

No nesting raptors were observed, but the oak woodlands onsite constitute suitable habitat for some species. Therefore, a finding of potentially significant is appropriate. This finding also enables other mitigation measures to be implemented should raptors nest on the site before construction is initiated. In particular, Mitigation Measures B-H on page 15-31 (Require pre-construction surveys for raptor nests and provide buffer zones) and B-I on page 15-32 (Reduce disturbance to active raptor nests) provide for pre-construction raptor nest surveys and consultation with a qualified biologist should any nests be found.

The impact to the one population of spadefoot toad in the project area located within the Central Park/Preserve is specified as potentially significant, resulting from possible indirect impacts if careful measures are not taken. Implementation of the mitigation measures, including B-W on page 15-39 (Preserve western spadefoot toad population) constitutes avoidance and would reduce the impact to a less than significant level.

Response No. 8-20: There is evidence that vernal pool invertebrates (vernal pool fairy shrimp, vernal pool tadpole shrimp and California linderiella) occupy suitable habitat (i.e., seasonal wetlands with adequate duration of ponding) even without careful efforts to relocate them. The mitigation measures specified in the DEIR are designed to maximize the success of the relocation effort. Other components of the mitigation measures establish the criteria for success and remedial efforts, if necessary, to meet them.

Response No. 8-21: Mitigation Measure B-K is specific for the loss of oak trees, in accordance with the City's Tree Preservation Ordinance. It is not intended to address loss of habitat (see Mitigation Measures B-L and B-N on pages 15-34 and 15-35 of the DEIR). Under the Reforestation Plan developed by the Applicant, loss of oak trees will more than adequately be mitigated through the planting of young oaks, the cultivation of trees grown from site-collected acorns, and planting of non-native trees. The City's Tree Preservation Ordinance considers planting of non-native trees to satisfy up to 50 percent of the mitigation requirement. The Reforestation Plan would plant over 6,700 seedlings and acorn-grown trees on the site. Even with conservative estimates of 60 to 80 percent mortality, over 3,900 inches of replacement oak trees would be added to the site, in excess of the 3,700 inches required under the ordinance.

Response No. 8-22: The 65-acre Central Park/Preserve would be managed primarily for habitat values, including preservation of the majority of existing vernal pools on the site. In consultation with the U.S. Army Corps of Engineers, the golf course has been reconfigured, resulting in elimination of several crossings and reduction of tree losses by 70 trees, as discussed in Response Nos. 8-11 and 8-12, and in Section 3.2 of this FEIR. Much of the remainder would be subject to enhancement, improving the degraded condition that currently exists. Greater habitat diversity and transition would be introduced through the implementation of the Applicant's Oak Woodland Management Plan. Through an iterative process, the oak planting areas also have been reconfigured to increase their connectivity and decrease the ratio of edge to area, thereby increasing the habitat value.

Response No. 8-23: The Applicant has prepared a mitigation plan for wetlands (Wetland Mitigation Plan, Stromberg, 1993). The Wetland Mitigation Plan specifies success criteria for hydrologic function (inundation period and duration) and vegetative cover, diversity and evenness of vernal pool plant species. Success criteria would be based on concurrent evaluation of undisturbed wetlands and as specified in Mitigation Measure B-Z on page 15-41 through 15-43 of the DEIR. Preparation of a comprehensive mitigation plan and a long-term monitoring plan are also required prior to the issuance of grading permits by the City of Roseville. In addition, a mitigation monitoring and reporting plan pursuant to Public Resources Code Section 21081.6 has been prepared. These documents are available for review at the City of Roseville Planning Department.

Response No. 8-24: Comment noted. The Applicant's Wetland Mitigation Plan addresses the commentor's concern regarding target vernal pool plant species. This document is available for public review at the City of Roseville Planning Department.

Response No. 8-25: Comment noted. Refer to Response Nos. 8-15 through 8-20.

Response No. 8-26: The Applicant has worked with the City of Roseville, the California Department of Fish and Game, and the U.S. Army Corps of Engineers to address specific issues areas and to mitigate environmental impacts caused by the Proposed Project. This process has resulted in several modifications of the Proposed Project since 1987 when studies were initiated. Extensive background information was prepared by the Applicant and incorporated into project design in an effort to reduce or avoid impacts to sensitive resources. These documents include: *Oak Woodland Management Plan* (Hart, 1993), *Oak Generation Plan* (Wade Associates, 1993), *Wetland Mitigation Plan* (Stromberg, 1993), *Integrated Resource Enhancement Plan* (Wade Associates, 1993), *Fairy Shrimp Status Surveys at Sun City Project Site near Roseville, California* (Arnold, 1992), *Waters and Wetlands, Sun City - Roseville, Placer County, California* (Stromberg, 1992), *Pre-jurisdictional Determination, Waters of the United State, Blue Oaks Blvd. Extension, Roseville, California* (Stromberg, 1993), *Amphibian Surveys, Sun City-Roseville Project* (Biosearch Wildlife Surveys, 1992), *Preliminary Arborist's Report Sun City Project Roseville, California and Arborist Report Addenda* (Carroll, 1989 and 1992), *A Report of the Plant Communities of the Fiddyment Ranch, City of Roseville, Placer County, California* (Fiedler, 1989), *Wildlife Survey Del Webb California Corp. Sun City Roseville Project* (Melanson, 1993). As stated on page 3-4 of the DEIR, these technical supporting documents are available for public review at the City of Roseville Planning Department.

As described in Section 3.2 of this FEIR, and based on formal project review by the U.S. Army Corps of Engineers, the Proposed Project has been revised allowing the preservation of an additional 70 oak trees through a reconfiguration of the golf course.

ROSEVILLE TELEPHONE COMPANY
P.O. BOX 969 • ROSEVILLE, CALIFORNIA 95661
TELEPHONE 786-6141 • AREA CODE 916

ROBERT L. DOYLE
PRESIDENT, MANAGER
THOMAS E. DOYLE
SECRETARY

October 26, 1993

Kevin Payne
City of Roseville
316 Vernon Street, #104
Roseville, CA 95678

Dear Kevin,

Re: Del Webb Specific Plan and Environmental Impact Report

I have reviewed the Del Webb Specific Plan and Environmental Impact Report that we received on Sept. 29, 1993. Please implement the following changes and additions to these documents.

In section 7.14.4 of the Del Webb Specific Plan, please amend the first paragraph to read:

> "The Del Webb plan area will be served by Roseville Telephone Company. Roseville Telephone currently has overhead feeder lines along Fiddyment Road. These facilities will be relocated outside of road right-of-way in conjunction with road improvements at the landowner's expense. Roseville Telephone will extend its underground feeder cable from the Northwest Roseville Specific Plan via Pleasant Grove Boulevard to initially serve the Del Webb plan. This extension will occur in conjunction with development. At a non-specific date in the future, Roseville Telephone will place two Controlled Environment Vaults (CEV's) within the Del Webb Specific Plan to provide telephone feeder service to the plan. The 60'x30' exclusive easements for these CEV's will be located on parcel 20 and parcel 40a. These easements will be recorded as part of the approval process."

Roseville Telephone concurs with the street infrastructure and circulation improvements as outlined in Table 8-1 of the Del Webb Specific Plan.

In section 6.1.8 of the Environmental Impact Report, please change the third paragraph to read:

> "According to Roseville Telephone Company, the purchase of materials, labor, and trenching costs associated with infrastructure extensions are paid by the utility company (Poulsen, 1993). Trenching costs would most likely be paid

9-1

by the developer initially, but would be reimbursed by Roseville Telephone Company. The utility requires one-inch conduit, provided by the developer, to each dwelling unit. If interior streets are privately owned, all on-site telephone facilities may be the financial responsibility of the developer. Interior wiring is the responsibility of the developer. Roseville Telephone Company is available for interior wiring, but their services would need to be separately contracted and are not included when providing service to a new development. Roseville Telephone will provide telephone facilities to a single, mutually agreeable, termination point within any commercial development. The installation and maintenance of all telephone facilities between this termination point and each tenant space is the developer's responsibility. Roseville Telephone reserves the right to place a limited number of surface-mounted terminals in this geographical area. Telephone facilities both above and below ground require a 12-foot radius clear of any obstructions that would hinder access to these locations."

If you have any questions, please call me at 786-1212.

Sincerely,

Judee Clawson

Judee Clawson,
Assistant Engineer

COMMENT LETTER NO. 9 JUDEE CLAWSON
ROSEVILLE TELEPHONE COMPANY

October 26, 1993

Response No. 9-1: In reference to this comment, the third paragraph on page 6-11 regarding Roseville Telephone Company is hereby amended.

COMMENT LETTER NO. 10

RECEIVED

NOV 10 1993

PLANNING DEPARTMENT

Pleasant Grove Flood Control Committee

P.O. Box 721, Pleasant Grove CA 95668
Phone: (916) 655-3593 Fax: 655-3595

NOVEMBER 10.1993

CITY OF ROSEVILLE PLANNING DEPARTMENT
316 VERNON STREET, SUITE 104
ROSEVILLE, CA 95678

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE DEL WEBB SPECIFIC PLAN

ATTENTION KEVIN N. PAYNE,

THE PLEASANT GROVE FLOOD CONTROL COMMITTEE IS A GROUP OF CONCERNED CITIZENS RESIDING IN THE PLEASANT GROVE AREA OF SOUTH SUTTER COUNTY. SUTTER COUNTY SUPERVISOR, DICK AKIN, IS A MEMBER OF OUR COMMITTEE. WE ARE CURRENTLY WORKING WITH THE ENGINEERING FIRM OF SCHAAF AND WHEELER, WHO WHERE HIRED BY SAFCA, TO PROVIDE A FLOOD PROTECTION PLAN FOR THIS AREA.

THE STUDIES THAT ARE BEING DONE ASSUME COMPLETE ATTENUATION OF FLOODING IN PLACER COUNTY. IN OTHER WORDS, WE WILL GET NO MORE SURFACE WATER FROM PLACER COUNTY THAN WHAT CURRENTLY EXISTS. WE NEED AND EXPECT THE CITY OF ROSEVILLES COMPLETE COOPERATION.

WE HAVE SEVERAL QUESTIONS AND COMMENTS ON THE DRAFT EIR FOR THE DEL WEBB PROJECT.

HOW CAN DEL WEBB SAY THERE WILL BE NO INCREASE IN SURFACE LEVELS OF THE WATER WHEN 3500 HOMES, 27 HOLES OF GOLF, AND STREETSCAPING WILL USE APPROXIMATELY 11.95 MILLION GALLONS OF WATER PER DAY AT PEAK HOUR FLOW. WHERE IS ALL OF THIS WATER GOING TO GO? EXACTLY WHAT DATA WAS USED TO DEMONSTRATE THAT DEVELOPMENT OF 1200 ACRES USING NEARLY 12 MILLION GALLONS OF WATER A DAY WILL HAVE THE SAME RUNOFF AS NON-IRRIGATED DRY GRAZING LAND? 10-1

TABLE 14-1 DRAINAGE BASIN AREAS-SHOWS PLEASANT GROVE CREEK BASIN AT 249 ACRES WITHIN THIS PROJECT, HOWEVER, THE ENTIRE KASEBERG CREEK BASIN OF 951 ACRES WITHIN THIS PROJECT DRAINS INTO PLEASANT GROVE CREEK. THEREFORE ALL 1200 ACRES OF THIS PROJECT END UP IN PLEASANT GROVE CREEK. 10-2

14.1.1-COMPUTER MODELS OF HEC-1 FLOOD HYDROGRAPH PACKAGE AND THE HEC-2 WATER SURFACE PROFILES COMPUTER MODELS HAVE BEEN

FOUND TO HAVE SO MANY ERRORS THAT JIM SCHAAF OF SCHAAF AND WHEELER IS DESIGNING A NEW MODEL USING CH2MHILL DATA ALONG WITH SOME NEW INFORMATION. THIS NEW MODEL IS MUCH MORE ACCURATE AND SHOULD BE USED. 10-3

14-3-THE COMMITTEE DISAGREES WITH THE EVALUATION THAT THE EXISTING SOIL CONDITIONS YIELD RUNOFF RATIOS SIMILAR TO FULLY DEVELOPED RUNOFF RATES. EVEN HEAVY CLAY RETAINS ALOT OF WATER AND THE VEGETATION GROWING ON THE SOIL SLOWS WATER RUNOFF CONSIDERABLY. 10-4

ALERT STATIONS SHOULD BE PLACED IN THE SOUTH BRANCH OF PLEASANT GROVE CREEK EAST OF THE PROJECT AS WELL AS JUST WEST OF THE CONVERGENCE OF KASEBERG CREEK TO COLLECT DATA OF EXISTING AND FUTURE WATER LEVELS AND RAINFALL. THIS SHOULD BE DONE BEFORE CONSTRUCTION BEGINS.

14.2.1-FILL SHOULD NOT BE PLACED IN FLOODPLAINS OR FLOOD FRINGE AS IT NARROWS THE CHANNELS AND CAUSES WATER TO BE PUSHED THROUGH AT HIGHER VELOCITIES AND CAUSES FLASH FLOODING DOWN STREAM. 10-6

THE PLACER COUNTY FLOOD CONTROL DISTRICT INITIATED A STUDY THAT DETERMINED THAT FUTURE DEVELOPMENT WOULD INCREASE THE ACREAGE AND FREQUENCY OF FLOODING IN SOUTH SUTTER COUNTY. AN ADDITIONAL STUDY WAS CONDUCTED BY CH2MHILL SUGGESTING ALTERNATIVES AVAILABLE TO MITIGATION. THESE STUDIES DID NOT INCLUDE DEVELOPMENT OF THE AGRICULTURAL RESERVE AREA IN ROSEVILLE NOR THE FOUR NEW DEVELOPMENT AREAS PROPOSED BY PLACER COUNTY. ALL DEVELOPMENT IN THE CITIES, TOWNS, AND COUNTY NEED TO JOIN IN AN ASSESSMENT DISTRICT TO PAY FOR NECESSARY MITIGATION OF INCREASED SURFACE WATER ON PROPERTIES DOWNSTREAM. 10-7

14.3.1 IMPACT #H-1-BY INCREASING THE SIZE OF THE CULVERTS AND ADDING NEW CULVERTS ON THE KASEBERG MAIN CHANNEL AND THE KASEBERG NORTH CHANNEL, WATER WILL DRAIN INTO PLEASANT GROVE CREEK FASTER AND WILL CAUSE HIGHER AND FASTER WATER LEVELS DOWN STREAM. 10-8

THE NOLTE STUDY INDICATES FLOOD ELEVATION COULD INCREASE 2.5 TO 3 FEET IN THE VICINITY OF THE PROJECT. THIS 2.5 TO 3 FT. OF ADDITIONAL WATER ENDS UP IN PLEASANT GROVE. THIS IS UNEXCEPTABLE TO THIS COMMITTEE AND THIS COMMUNITY. ACCORDING TO JIM SCHAAF THE CROSS CANAL DRAINAGE AREA IS ALREADY AT ITS MAXIMUM CAPACITY. NO ADDITIONAL RUNOFF CAN BE ALLOWED IN THE WATERSHED WITHOUT MAJOR LEVEE IMPROVMENTS. 10-9

THE PURPOSED PROJECT ESTIMATES INCREASED RUNOFF TO BE ABOUT 274 ACRE FEET. WE DO NOT FEEL THAT THE PURPOSAL OF HOLDING WATER ON THE GOLF COURSE WILL STOP THIS WATER FROM ENTERING THE PLEASANT GROVE CREEK CHANNEL FOR A MINIMUM OF 24 HOURS. A DAM WILL BE NEEDED SO THAT THE WATER CAN BE HELD AND RELEASED SLOWLY, WHEN FLOOD DANGERS DOWN STREAM HAVE PASSED. 10-10

IMPACT H-3-WE FEEL THAT ANY FILL IN THE FLOOD PLAIN AND THE FLOOD FRINGE IS TOTALLY UNNECESSARY EXCEPT IN AREAS REQUIRED FOR PUBLIC SAFETY. NARROWING THE AREA THAT WATER CAN SPREAD AND POND INCREASES VELOCITIES AND WATER LEVELS. THIS CAN HAVE A DISATEROUS EFFECT DOWNSTREAM. 10-11

GRADING SHOULD BE CONFINED TO SEASONS WHICH VERY LITTLE RAINFALL CAN BE EXPECTED, SUCH AS MAY 15 TO SEPTEMBER 15. THIS WILL REDUCE THE IMPACT OF EROSION INTO THE CREEKS. REVEGETATION SHOULD TAKE PLACE IMMEDIATLEY AFTER GRADING IS DONE. 10-12

14.3.2-USE OF RECLAIMED WATER ON THE GOLF COURSE AND LANDSCAPE CORRIDORS SHOULD BE MANDATED ON NOT ONLY THIS PROJECT BUT ALL NEW DEVELOPMENT WITH IN THE CITY OF ROSEVILLE. IT SHOULD BE EXPANDED TO INCLUDE PARKS ALSO. 10-13

14.4.1-INCREASING THE CULVERT SIZE WILL ALSO INCREASE THE AMOUNT AND VELOCITY OF WATER THAT TRAVELS INTO PLEASANT GROVE CREEK. 10-14

MITIGATION H-B-A CONCERTED EFFORT NEEDS TO BE MADE FOR A JOINT POWERS AGREEMENT BETWEEN SUTTER COUNTY, PLACER COUNTY, CITY OF ROSEVILLE, SACRAMENTO COUNTY, AND ALL OTHER CITIES AND TOWNS THAT EFFECT INCREASED SURFACE WATERS IN SOUTH SUTTER COUNTY AND NORTH SACRAMENTO COUNTY. FLOOD CONTROL MUST BE ADDRESSED ON A REGIONAL BASIS. MITIGATION FEES FOR FLOOD CONTROL MUST BE COLLECTED FROM ALL DEVELOPMENTS IN ANY OF THE AREAS EFFECTING THIS WATERSHED. THE PLEASANT GROVE FLOOD CONTROL COMMITTEE WOULD LIKE TO HAVE A PERMANENT SEAT ON ANY SUCH AGENCY. THE COMMITTEE CONSIDERS PURCHASING OF THE FLOOD PLAIN OR FLOWAGE EASEMENTS AS MEASURES OF LAST RESORT. 10-15

MITIGATION H-C-THE EXISTING RUNOFF RATE FOR THIS PROJECT IS NEAR ZERO FROM MAY TO SEPTEMBER BECAUSE IT IS CURRENTLY NON IRRAGATED GRAZING LAND. 10-16

WHAT ARE THE MGD FIGURES FOR EXPECTED RUN OFF INTO THE ENTIRE PROJECT WATERSHED ON A MONTHLY BASIS DURING NORMAL YEARS? WHAT ARE THEY DURING 2 YEAR, 5 YEAR, 10 YEAR, 25 YEAR, 50 YEAR, 80 YEAR, AND 100 YEAR FLOOD LEVELS? FIGURES QUOTED ON PAGE 6-16 STATE THAT 5.86 MILLION GALS PER DAY WILL BE ADDED TO THE WATER TREATMENT PLANT. WHERE DOES THE WATER TREATMENT PLANT PLAN TO DISPOSE OF THIS TREATED AFFULENT? 10-17 10-18

MITIGATION H-D-WILL DAMS BE SET UP ON THE GOLF COURSE TO REGULATE HOW MUCH WATER WOULD BE ALLOWED TO RUN THROUGH THE CULVERTS DURING 2,5,10,25,50,80, AND 100 YEAR FLOODS? WHO WOULD REGULATE THE AMOUNT OF WATER RELEASED? HOW MANY HOURS OR DAYS OF STORAGE CAPACITY WILL BE AVAILABLE? 10-19 10-20 10-21

THE CULVERTS UNDER THE ROADWAYS THAT WILL BE USED BY GOLF CARTS ETC. ARE ALSO SUPPOSED TO SERVE AS A WAY TO MITIGATE FLOODWATER ENTERING KASEBURG AND PLEASANT GROVE CREEKS. THESE CULVERTS ARE 10 FEET IN DIAMETER. AT WHAT RUNOFF LEVEL WILL WATER ACTUALLY BE HELD BACK BY THESE CULVERTS? 100 YEAR STORMS, 80 YEAR, 50 YEAR, 25 YEAR OR THE MORE FREQUENT 5 OR 2 YEAR STORMS. HOW MANY HOURS OF RUN OFF WILL THESE CULVERTS HOLD BACK DURING VARIOUS STORM LEVELS? 10-22

WE ARE VERY CONCERNED THAT LITTLE ATTENTION IS BEING PAID TO MORE FREQUENT FLOOD LEVELS. WE FEAR THAT WHAT NOW IS A 50 YEAR FLOOD WILL BECOME A 5 YEAR EVENT. EFFORTS NEED TO BE MADE TO PREVENT FLOODING DOWNSTREAM DURING ALL FLOOD EVENTS NOT JUST 100 YEAR OR GREATER. 10-23

MITIGATION H-E-PLACING FILL IN THE FLOODWAY AND FLOOD FRINGE WILL KEEP THE WATER FROM SPREADING AND PERCOLATION INTO THE SOIL SLOWLY AS WELL AS BEING SLOWED DOWN BY HAVING TO TRAVEL THROUGH VEGETATION. FILL WILL INCREASE THE VELOCITY OF THE WATER AND INCREASE FLASH FLOODING DOWN STREAM. 10-24

MITIGATION H-F-FILLING ANY OF THE FLOODWAY OR FLOOD FRINGE FOR ANY REASON EXCEPT PUBLIC SAFETY IS UNNECESSARY. 10-25

MITIGATION H-H-OVERLAND FLOW ROUTES WILL PROTECT THE ON SITE RESIDENTS BUT DO NOTHING TO PROTECT DOWN STREAM RESIDENTS. 10-26

MITIGATION H-J-THIS COMMITTEE REQUEST NOTIFICATION SO THAT WE HAVE TIME TO COMMENT ON ANY GRADING AND EROSION CONTROL PLAN. 10-27

MITIGATION H-K-TO PREVENT EROSION WE MUCH PREFER TO SEE SOME SORT OF VEGETATION USED AS LONG AS THE STREAM BED IS MAINTAINED. WE PROTEST ANY USE OF IMPERMIABLE PRODUCT SUCH AS CONCRETE OR GUNITE. 10-28

WITH INCREASED FLOWS IN PLEASANT GROVE CREEK AND KASEBERG CREEKS AND THE CHANGING OF THE CREEK BEDS, HAS THE DEPARTMENT OF FISH AND WILDLIFE BEEN NOTIFIED. HAS FORM 1601 BEEN FILED WITH THAT AGENCY? 10-29

MITIGATION H-L-DEL WEBB SHOULD TAKE ANY STEPS NECESSARY TO PREVENT TOXINS FROM ENTERING THE RUNOFF SYSTEM. THIS WATER IS USED FOR CROP IRRAGATION AND SUPPORTS NUMEROUS PLANT AND ANIMAL POPULATIONS. 10-30

6.3.2-WASTEWATER

THIS REFERAL TO THE PLEASANT GROVE CREEK **SEWERSHED** IS A SIGN OF THINGS TO COME TO THE CITIZENS OF PLEASANT GROVE WITHOUT COOPERATION TO MINIMIZE RUNOFF INTO THE PLEASANT GROVE CREEK WATERSHED. DRAINAGE FACILITIES ARE ALREADY AT MAXIMUM CAPACITY AND ARE NOT CAPABLE OF HANDLING INCREASED RUNOFF WITHOUT MAJOR IMPROVEMENTS. PLACING A WASTEWATER TREATMENT PLANT ON PLEASANT GROVE CREEK WILL CREATE A MYRIAD 10-31

OF PROBLEMS AND REQUIRE USERS OF ANY SUCH FACILITES TO PAY FOR EXTREMELY EXPENSIVE MITIGATION PROJECTS.

WE ARE VERY CONCERNED ABOUT THE EFFECTS THAT THIS PROJECT OR ANY PROJECT THAT EFFECTS INCREASED RUNOFF INTO SOUTH SUTTER COUNTY WILL HAVE. WE APPRECIATE THE OPPORTUNITY TO COMMENT ON THIS DRAFT EIR AND ARE WILLING TO WORK WITH THE CITY OF ROSEVILLE IN ANY WAY WE CAN.

SINCERELY,

BOBBI COGGINS
CHAIRPERSON

CARLEEN SILLS
VICE CHAIR

LEE LINN
VICE CHAIR

Response No. 10-1: It is estimated that the Del Webb Project would have a maximum daily peak hourly demand for potable water of about 11.95 million gallons per day (mgd). This demand is comprised of domestic uses such as washing, bathing, cooking, toilets, etc., as well as for irrigation. The maximum daily peak hourly demand would occur during the summer when irrigation demand would be the greatest. During the winter rainy season, the peak hourly demand would be lower because irrigation demand falls off during the winter.

Water used for domestic purposes such as drinking, cooking, bathing, etc., would be disposed of as wastewater through the City's wastewater collection and treatment system. The treated wastewater would be disposed of by a combination of surface water discharge and reclaimed water use.

During the winter it is possible that some of the irrigation water could run off from the Proposed Project site. However, the amount of irrigation runoff would be small. Further, irrigation runoff would be temporarily stored in dry and wet ponds which serve as water quality control basins. Evaporation and infiltration would reduce some of the runoff volume and the remaining volume would be released at a uniform rate governed by the water quality basin outlet structures.

Response No. 10-2: Comment noted. All branches of Kaseberg Creek are tributary to Pleasant Grove Creek. Table 14-1 depicts the drainage basin areas for water bodies flowing through the project site. Because Pleasant Grove Creek does not flow through the project site, it was not included in the table.

Response No. 10-3: Mr. Shaaf's comment refers to a specific application of HEC-1 and HEC-2 models developed by the U.S. Army Corps of Engineers and CH2MHill. The specific models referred to by the commentor were not used for the analysis of downstream flood impacts for the Proposed Project. The Applicant's engineer, MacKay & Somps, developed new HEC-1 and HEC-2 models to specifically analyze the potential effects of the Proposed Project on flooding downstream. This model considered effects from Pleasant Grove Creek up through the Proposed Project.

The City of Roseville, the environmental consultant, and the Placer County Flood Control District have reviewed the HEC-1 and HEC-2 models for the Proposed Project. These models are generally accepted as appropriate for this type of analysis when used in combination with sound engineering judgment and best available information. The City of Roseville does not believe that there are gross errors in the model used for this project.

Mr. Shaaf was contacted following receipt of the comment. He confirmed that he is indeed working for SAFCA, looking at the Pleasant Grove flood situation and developing alternative solutions to flooding. He confirmed that the models he is working with are not the same as the models used for the Proposed Project. Although his study is not yet complete, he offered that the likely flood protection measures he will be recommending will include (1) maintaining the rate of peak discharge

from 2-year to 100-year flood events, and (2) maintaining pre-development floodplain storage volumes. He will not be recommending restrictions on volume.

The Proposed Project, and its mitigation measures, are completely consistent with Mr. Shaaf's view of appropriate solutions to downstream flooding in Pleasant Grove. The project will maintain existing peak discharges, and will actually increase floodplain storage onsite, as shown on Table 1 in this FEIR.

Response No. 10-4: Comment noted. Vegetation reduces the rate of runoff from a site by slowing the travel time of the runoff. Soils on the Proposed Project site will absorb some precipitation until they become wetted, after which the absorption rate will decline markedly. Subsequent rainfall will for the most part be entirely runoff. The HEC-1 model for this project assumes that the soils will be saturated during the course of the precipitation event and that infiltration losses will be minimal. This is a reasonable assumption which reflects the predominant soil types and conditions at the Proposed Project site.

The modeling shows that an increase in the 10-year, 12-hour storm runoff volume of about 5 percent can be expected for Kaseberg Creek at Fiddyment Road. This increase would be the result of the Proposed Project's development of about 36 percent of the total basin.

Response No. 10-5: Comment noted. Alert stations area being added to the City of Roseville's system as funding allows (about two stations each year). Two new stations are scheduled for installation in Roseville in 1994. One Alert station is currently located on the South Branch of Pleasant Grove Creek at Washington Blvd.

Response No. 10-6: The Proposed Project would result in a net increase in the amount of flood water volume on the Proposed Project site. For the 10-, 25-, and 100-year flood, the additional flood volume within the project limits would range from 13 to 20 acre-feet. This flood volume would be the result of runoff detention storage on the golf course. No downstream increases in flood elevation are anticipated as a result of proposed fill within the existing flood plain due to the proposed detention storage.

Response No. 10-7: The comment is correct; the referenced report did determine that future development would increase the acreage and frequency of flooding in South Sutter County. The additional study looks at additional alternatives to the regional detention concept. Impact H-2 and Mitigation Measure H-B discuss the potential for this impact to occur and identifies both the study and other measures as mitigation. The Proposed Project will pay the Pleasant Grove Drainage Mitigation Fee as have all projects in Roseville since May 1991. This fee will fund the construction of a regional flood retention basin or other downstream mitigation projects as recommended by the Cross Canal Study.

Response No. 10-8: Improvements to the culverts at Fiddyment Road will be mitigated by the detention storage of floodwater within the proposed golf courses. After the DEIR was circulated, additional analysis was performed to study this issue. The results at the most critical location, Kaseberg Creek at Fiddyment Road, are shown on Table 1. This table shows that no increase in the magnitude or timing of peak flow is anticipated to occur downstream of Fiddyment Road in response to the 10-, 25-, and 100-year, 12-hour storm event after construction of the Proposed Project.

TABLE 1
FLOOD FLOW DETENTION SUMMARY
KASEBERG CREEK AT FIDDYMENT ROAD
EXISTING CONDITION AND POST-PROJECT CONDITION

Parameters	10-Year Event		25-Year Event		100-Year Event	
	Existing	Detained	Existing	Detained	Existing	Detained
Peak Flowrate (cfs)	1,133	1,132	1,461	1,452	1,962	1,912
Time of Peak Flow (hrs)	8.50	8.50	8.33	8.42	8.17	8.25
Runoff Volume (acre-feet)	380	399	456	480	562	584
Storage Volume (acre-feet)	153	164	187	199	241	254
Increase in Storage Volume (acre-feet)		11		12		13

Notes: All parameters are for a storm duration of 12 hours.
Comb. Point - K-M4c.
Drainage area is 4.2 square miles
cfs = cubic feet per second

Response No. 10-9: Refer to Response Nos. 10-7 and 10-8. The Nolte Study assumed worst-case conditions (i.e., no detention of increased runoff from new development) and full development. Only 1.7 percent of this increase would be attributable to the Proposed Project.

Response No. 10-10: Refer to Response No. 10-7. As described in Mitigation Measure H-B on page 14-18 of the DEIR, the PCFCD and the City are currently in the process of defining the regional flood control plan for Pleasant Grove along the western portion of the City. A regional stormwater retention pond has been proposed by the City downstream of the Proposed Project. Several other potential flood control alternatives are also being studied. The DEIR acknowledges that the development of regional flood control measures is still in progress, and that implementation of the regional plan would be necessary in order to reduce impacts to a level that is less than significant. Should the regional plan not go forward, the City has the ability to use the funds it is now collecting to construct a smaller facility to mitigate impacts from development within the City. Since some elements of the Plan are outside of the control of the City, several additional mitigation measures have been incorporated into the Proposed Project to address the concerns of the interim condition. These measures include: Mitigation Measure H-C: Provide a post-development Stormwater Management Program (page 14-18); Mitigation Measure H-D: Provide runoff rate control (page 14-19); Mitigation Measure H-E: Provide compensatory floodplain storage (page 14-19); and Mitigation Measure H-F: Demonstrate no increase in water surface elevation, or revise the Proposed Project to delete proposed floodplain fill (page 14-20).

Response No. 10-11: Refer to Response No. 10-6.

Response No. 10-12: Comment noted. Grading in the 100-year floodplain is typically prohibited by regulatory agencies during the rainy season. Grading in other areas during this rainy season would

require an erosion control plan. Mitigation Measure H-J (Prepare a grading and erosion control plan), described on page 14-21 of the DEIR, requires that this plan be prepared prior to grading. Mitigation Measure H-K (Provide streambank reinforcement and sediment zone monitoring), described on page 14-22 of the DEIR, identifies additional mitigation (including planting) to further reduce the impact of erosion.

Response No. 10-13: Comment noted.

Response No. 10-14: Refer to Response No. 10-8.

Response No. 10-15: Comment noted. Flood control agencies are already in place in both Placer and Sacramento Counties. Drainage mitigation fees are currently being collected by the County of Sacramento and the cities of Roseville and Lincoln.

Response No. 10-16: Comment noted.

Response No. 10-17: The detention storage within the proposed golf course is designed to attenuate peak flows for the 10-, 25-, and 100-year 12-hour storm events to pre-development levels. Peak flows will be regulated by inlet control (upstream head) at a series of culverts and would only delay the time of peak flow by a few minutes during this type of short-duration, high-intensity rainfall. Treated wastewater would add only nine cfs (5.86 mgd) to expected runoff into the entire watershed; this would be a negligible contribution to the total watershed. Long-term (8-day rainfall) flood volume reduction will be accomplished by regional flood retention basins or other downstream mitigation projects as recommended by the Cross Canal Study and funded by the Pleasant Grove Drainage Mitigation Fee. More frequent events would be attenuated by storm water quality basins.

Response No. 10-18: The only existing permitted discharge point for treated wastewater is the City of Roseville Wastewater Treatment Plant on Dry Creek. The City is pursuing a permit to use treated effluent for irrigation.

Response No. 10-19: Refer to Response No. 10-17.

Response No. 10-20: Refer to Response No. 10-17.

Response No. 10-21: Refer to Response No. 10-17.

Response No. 10-22: Refer to Response No. 10-17.

Response No. 10-23: The amount and rate of runoff for frequent precipitation increases with development of a watershed. This is due to an increase in pavement and other impermeable surfaces which reduce infiltration losses. Storm water quality basins would attenuate the peak rate of runoff for one- to two-year events. Additional analysis regarding the more frequent flooding event confirmed the concern of the commentor. Mitigation Measure H-D identifies the type of measures which will be included in final design of outlet structures. Due to the specific concerns raised by the commentor, Mitigation Measure H-D was expanded to provide more detail regarding a specific rate control structure required to mitigate this type of flooding event. The following addition to Mitigation Measure H-D is hereby incorporated into this FEIR:

A rate control structure will be included at the base of selected culverts to detain lower flows and to attenuate runoff associated with the more frequent event.

Response No. 10-24: Refer to Response No. 10-6.

Response No. 10-25: Comment noted.

Response No. 10-26: All interior stormwater, including overland flow, will be collected in the golf courses and detained. No new overland flow routes are proposed outside of the Proposed Project limits.

Response No. 10-27: Public agencies with jurisdiction over the Proposed Project will be notified and relevant permits will be obtained.

Response No. 10-28: Comment noted. The Applicant proposes to use vegetation to control erosion wherever it is practicable. At the culvert crossings and at pipe outfalls it may be necessary to use random riprap, grouted riprap or gabions to control erosion.

Response No. 10-29: The California Department of Fish and Game has had an opportunity to comment on the DEIR. See Comment Letter No. 2. Also refer to response to Comment No. 10-27.

Response No. 10-30: Comment noted. The Applicant proposes to implement Best Management Practices (BMPs) for runoff from the Proposed Project site. The BMPs are designed to reduce pollutant loads in runoff.

Response No. 10-31: Comment noted. The impacts of wet weather discharge into Pleasant Grove Creek from the proposed Pleasant Grove Wastewater Treatment Plant will be addressed in the Roseville Regional Wastewater Treatment Service Area Master Plan and EIR. It is estimated that the Draft EIR will be available for public review in spring, 1994.

Roseville City Planning Commission 10-12-93

I have been a resident of Roseville for over 14 years and have an interest in purchasing one of the homes in the proposed Del Webb retirement community. My comments therefore, are from a prospective home owner's or user's point of view.

I have visited the Sun City West facility in the Pheonix area and was favorably impressed by the effort made to provide a comfortable and enjoyable, and a safe, secure retirement environment. It appears that Del Webb is trying to provide that same type of an environment here, but I see one significant difference.

The Sun City West facility in Pheonix was designed to minimize the use of this area of town by non-residents of the retirement community. This enhanced the safety and security of the residence of this community significantly and was a major factor in the selection of this community by many of the retirees living there. It was a pleasure to see so many seniors walking to the various recreational activities in the evenings, or just out for a walk as our parents did 30 years ago.

I believe the roads, as designed for this development, will limit non-resident traffic, or if necessary, can be managed to limit their non- residential use.

My primary concern is with the bicycle trail that has been designed to pass through the entire community. This will encourage many non-residents of the community to roam throughout the entire community and destroy that safe, secure environment that I observed at Sun City West. Many bicyle trails in the Sacramento area have become high crime areas and have created many problems for the local residents and authorities involved. I believe it would be wise to eliminate this highly potential source of trouble at this time by removing this proposed bicycle trail from this project. 11-1

Thank you,

D. G. Raasch

Dallas G. Raasch
904 Deer Ct.
Roseville, Ca.
95661
782 - 6137

COMMENT LETTER NO. 11 DALLAS G. RAASCH
RESIDENT

October 12, 1993

Response No. 11-1: Trails will be designed with appropriate lighting fixtures and will be patrolled by City Park Rangers in an effort to provide a safe environment.

City of Roseville
Planning Department
316 Vernon Street
Roseville, Ca 95678

October 8, 1993

Subject: Pleasant Grove Blvd-West of WoodCreek Oaks Blvd.

Planning Department,
As a current Roseville homeowner and a future homeowner in the WoodCreek Meadows subdivision, I would like to address the issue of the width of Pleasant Grove Blvd. and the impact of the Del Webb development, Mahany Regional Park, Woodcreek Oaks Golf Course, WoodCreek Oaks High School and the Summer Sanders Swim Complex, on this street in the very near future.

Based on conversations with the Planning Department and reviewing the Del Webb Specific Plan it is evident that there are no current plans to widen Pleasant Grove Blvd beyond the existing two lanes(West of WoodCreek Oaks Blvd.) until some unspecified future date.

With most of the above listed developments taking place and completed within the next two years,it is unbelievable to me that there will not be an immediate need to widen Pleasant Grove Blvd beyond the existing two lanes between WoodCreek Oaks Blvd. and Fiddyment Road.
I would like to address each development and its impact on Pleasant Grove as follows:

1. Del Webb Development - I want to state that I am in favor of this development if its real traffic impact is understood and the necessary road improvements are made as the project is developed.
   It is true that Del Webb developments do not impact traffic like other developments due to their population mix. This assumption is only partial correct at full build out. The increase in construction traffic which will exist for a minimum of 10 years, combined with prospective buyers visits and tour bus operators will increase traffic and the demand for four lanes immediately. All construction traffic, prospective buyers, visitors and tour bus operators will utilize Foothills Blvd. as a north/south corridor and then they will turn west on Pleasant Grove. This will be the case until the Blue Oaks Blvd. extension is completed from Foothills Blvd. to Fiddyment Road (Phase III implementation). 12-1

2. Municipal Golf Course(completion date Summer of 1995) Golfers from South Placer County and Northern Sacramento County along with City residents will utilize this course. The easiest route for many Sacramento residents will be to utilize Riego/Baseline Road to Fiddyment, Fiddyment to Pleasant Grove and east to WoodCreek Oaks 12-2

Blvd. Underlying this is that many people also utilize Riego/Baseline Road as an alternative to I 80. Remember the closest distance between two points is the one that drivers will utilize. Commuters along the Highway 65 corridor and from points beyond already utilize Blue Oaks Blvd. to Foothills Blvd. to Baseline as an alternative to congested I 80 to the airport, downtown Sacramento and points beyond. They may now travel Foothills to Pleasant Grove Blvd., then to Fiddyment Road then proceed south to Baseline and points beyond.

3. City Wide Regional Park(Mahany)
WoodCreek Oaks High and Summer Sanders Swim Complex:
Ground breaking on the Softball/ Little League complex portion of Mahany park is scheduled to begin this fall and the remaining portions of the park to be completed in the next two to three years.
WoodCreek Oaks High School: Completion date Fall of 1994
Swim Complex: It is my understanding that ground breaking on this complex will also begin shortly.
All three of these projects in themselves will increase traffic on Pleasant Grove without Del Webb development. 12-3

4. There are plans for a 100 unit apartment complex and a 5.5 acre commercial site at the Northwest corner of WoodCreek Oaks and Pleasant Grove. Both of these projects will also impact Pleasant Grove Blvd. 12-4

The current Pleasant Grove Blvd and the rest of the infrastructure in the Northwest Specific Plan as we know it today was constructed by developers ie. Elliott and Sammis prior to the knowledge that the urban reserve would be opened up for the Del Webb development. With this in mind Pleasant Grove Blvd was constructed with only two lanes west of Woodcreek Oaks Blvd. extending to the end of the NorthWest Specific Plan. This would have been satisfactory if the Urban Reserve would have remained as an Urban Reserve. Unfortunately this does not exist and we now will feel the effects of the Del Webb development on this roadway. I am quite confident that if the Del Webb Specific Plan area was not in the Urban Reserve at that time and was part of the North West Specific plan, than Pleasant Grove Blvd would have been constructed and extended as a 4 lane width roadway to Fiddyment Road.

In conclusion, I feel that Pleasant Grove Blvd. will become the most convenient East/West thoroughfare in the Northwest and the North Central Plans in the very near future. The current infrastructure in the North Central Plan already has a six lane width constructed and configured Pleasant Grove Blvd. with no current development. Pleasant Grove Blvd. is already built in a four lane configuration between Foothills Blvd and Woodcreek Oaks Blvd. With this in mind, I do not understand how we can not justify a 4 lane width configuration on Pleasant Grove Blvd. west of Woodcreek Oaks with the tremendous development that will be occurring in the immediate future. 12-5

On a related issue, there will be a need in the future to consider installation of a traffic signal at Michener Drive and Pleasant Grove Blvd to accommodate the residents ability to make safe turns in out of the subdivisions Northwest of the Pleasant Grove and Woodcreek Oaks Blvd. Pedestrians both young and old will need this signal to insure safe passage from these same neighborhoods to Mahany Park, Summer Sanders Swim Complex and WoodCreek Oaks High School. 12-6

My recommendation is that Pleasant Grove Blvd. be improved to a 4 lane width configuration and the median landscaped from Woodcreek Oaks Blvd west to the entrance of Sun City Blvd. as a condition of the Del Webb development. Whether the funds are generated from the Del Webb development agreement or existing Capitol Improvement Funds is of no concern to me, only the safety of the drivers, pedestrians and bicyclist's that will be utilizing Pleasant Grove Blvd. in the very near future. 12-7

I will be looking forward to your timely response to my concerns and recommendations.

Thank you,

A concerned resident,

Gary Dees
1444 Everett Way
Roseville, Ca 95747
(916) 784-3744

cc: Planning Commission
City Council

COMMENT LETTER NO. 12 GARY DEES
RESIDENT

October 8, 1993

Response No. 12-1: It is reasonable to assume that some construction and visitor traffic will would cause an increase in traffic on Foothills Boulevard and surrounding roadways during construction and operation periods. However, this increase would not be substantial and would not cause a significant decrease in level of service.

Response No. 12-2: The institutional and recreational facilities described in this comment were accounted for in the analysis of the Proposed Project and the project alternatives.

Response No. 12-3: Refer to Response No. 12-2.

Response No. 12-4: The area in the northwest corner of the intersection of Pleasant Grove Boulevard and Woodcreek Oaks Boulevard was assumed to include a level of development that, under 2010 Market conditions, would generate substantially more traffic than the development described in this comment. Therefore, the impacts of proposed development in this area have been addressed.

Response No. 12-5: The Del Webb Specific Plan calls for right-of-way that would allow ultimate construction of four travel lanes, on-street bike lanes and a 14-foot wide landscaped median on the Proposed Project property. The Cumulative Impact Analysis in the DEIR considers potential 2010 Market absorption levels under a scenario that the City modify its General Plan to allow growth in other urban reserve areas. That analysis considered development in the urban reserve areas based on development proposals submitted to the City. The traffic volumes under 2010 Market levels with the Proposed Project do not warrant a four-lane Pleasant Grove Boulevard between Woodcreek Oaks Boulevard and Fiddyment Road.

Response No. 12-6: Traffic volumes under the Proposed Project would increase on Pleasant Grove Boulevard; however, the volume of traffic at the intersection of Pleasant Grove Boulevard and Michener Drive would more than likely not warrant a traffic signal. The City monitors traffic volumes at intersections to determine whether or not signal warrants are met; similarly, accident history and safety records are monitored and traffic signals may be installed if an accident warrant is met.

Response No. 12-7: Comment noted.

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

November 12, 1993

Kevin Payne
City of Roseville
316 Vernon Street, #104
Roseville, California 95678

Subject: Del Webb Specific Plan, SCH# 9304005

Dear Mr. Payne:

The State Clearinghouse has submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is now closed and the comments from the responding agency(ies) is(are) enclosed. On the enclosed Notice of Completion form you will note that the Clearinghouse has checked the agencies that have commented. Please review the Notice of Completion to ensure that your comment package is complete. If the comment package is not in order, please notify the State Clearinghouse immediately. Remember to refer to the project's eight-digit State Clearinghouse number so that we may respond promptly.

Please note that Section 21104 of the California Public Resources Code required that:

> "a responsible agency or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency."

Commenting agencies are also required by this section to support their comments with specific documentation.

These comments are forwarded for your use in preparing your final EIR. Should you need more information or clarification, we recommend that you contact the commenting agency(ies).

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact Mark Goss at (916) 445-0613 if you have any questions regarding the environmental review process. 13-1

Sincerely,

Christine Kinne

Christine Kinne
Deputy Director, Permit Assistance

Enclosures

cc: Resources Agency

COMMENT LETTER NO. 13 GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
CHRISTINE KINNE

November 12, 1993

Response 13-1: Comment noted.

PUBLIC HEARING COMMENTS

CITY OF ROSEVILLE PARKS AND RECREATION COMMISSION MEETING
OCTOBER 4, 1993
DEL WEBB SPECIFIC PLAN

b:DELWEBB3.003

PARKS AND RECREATION COMMISSION MEETING - OCTOBER 4, 1993

Commissioners:

Richard Duran
Regina Garbolino
George Goto
Mike Reyes
Joe Tapia
Brian Tisdale
David Uribe

Panel/Staff:

Mike Shellito, Parks and Recreation Director
Dan Dameron, Senior Planner
Kevin Payne, Associate Planner

The following comments on the DEIR were received:

COMMENTOR NO. PR-1: MIKE REYES, COMMISSIONER

Comment No. PR-1.1: How was the ratio of oak tree replacement determined?

Response No. PR-1.1: As specified in Mitigation Measure B-K and amended by revisions to the Proposed Project, the Applicant proposes to mitigate 7,399 diameter-inches of removed oak trees on an inch-for-inch diameter basis as specified by the City's Tree Preservation Ordinance No. 2294, Section 16.10.080, and described in the *Oak Generation Plan* (Wade Associates, 1993) by planting a combination of oak and non-native trees. All oak tree planting will be done in accordance with the Tree Permit issued to the Applicant.

Comment No. PR-1.2: Has the City historically exchanged in-lieu fees for park dedication in the last 10-15 years?

Response No. PR-1.2: No. The only occurrence was for approximately two acres in the Southeast Roseville Specific Plan. Although this is a relatively new approach to satisfying the Proposed Project's dedication requirements, the acreage onsite plus that attained offsite meets the City's standard of 9 acres per 1,000 population. Park credits have been assigned consistent with prior specific plans.

CITY OF ROSEVILLE TRANSPORTATION COMMISSION MEETING
OCTOBER 5, 1993
DEL WEBB SPECIFIC PLAN

TRANSPORTATION COMMISSION MEETING - OCTOBER 5, 1993

Commissioners:

Alan Chun
Glenn DeBrocky
Tom Folsom
Lynne Roberts
Peter Clark

Panel/Staff:

Larry Pagel, Director of Public Works
John Maguire, Senior Civil Engineer
Heidi Keith, Transportation Administrative Analyst
John Long, DKS Associates, Inc. (consultant)
Dan Dameron, Senior Planner

The following comments on the DEIR were received:

COMMENTOR NO. T-1: LYNNE ROBERTS, COMMISSIONER

Comment No. T-1.1: The routing of arterial circulation outside of the project would force traffic outside of the project. This would affect residents living adjacent to the project.

Response No. T-1..1: The circulation system provided by the Proposed Project would provide acceptable levels of service on the surrounding roadway system if the recommended mitigation measures are implemented. Due to concerns about the 1.5 mile spacing between the key east-west arterial roadways (Blue Oaks Boulevard and Pleasant Grove Boulevard), alternative circulation routes were examined in the DEIR. The addition of a connector roadway between the Proposed Project and Woodcreek Oaks was included in Alternative 4. This was found to slightly improve circulation in the project vicinity by allowing additional access opportunities. Under this alternative, traffic volumes on roadways external to the project site would not be significantly different from those of the Proposed Project. Internal circulation within the Proposed Project would be improved marginally in this alternative; however, this alternative would still require the same improvements required under the Proposed Project.

COMMENTOR NO. T-2: ALAN CHUN, COMMISSIONER

Comment No. T-2.1: A level of service of "D" is not acceptable. He supports the increased CIP for the extension of Junction Boulevard, identified as a mitigation measure in the DEIR.

Response No. T-2.1: Comment noted.

Comment No. T-2.2: Were the project levels of service C volumes generated at the peak hours?

Response No. T-2.2: The projected levels of service were generated for the p.m. peak hours.

COMMENTOR NO. T-3: TOM FOLSOM, COMMISSIONER

Comment No. T-3.1: How were the ultimate right-of-way figures indicated within the project description on page 3-12 determined?

Response No. T-3.1: The ultimate right-of-way figures were determined by the number of lanes needed for this project and foreseeable future needs to accommodate future planned traffic volumes, standard lane and median widths, right-of-way requirements for curbs, gutters, sidewalks and bike lanes, as well as a landscape corridor in accordance with City standards.

Comment No. T-3.2: With respect to roadway needs and the level of service C, all impacts identified would occur with or without the Proposed Project. Can the level of impact under the General Plan buildout versus the level of impact with the General Plan and Del Webb be identified?

Response No. T-3.2: Refer to Figure 8-2 (Roadway Needs under 2010 General Plan) and Figure 8-4 (Roadway Needs with the Proposed Project) in the DEIR. The roadway improvements described in Figure 8-2 are those improvements required under analysis of 2010 Market conditions in the General Plan EIR. The improvements described in Figure 8-4 are additional improvements required to the 2010 roadway network as a result of impacts of the Proposed Project.

Comment No. T-3.3: Level of service C is identified at peak p.m. hours. Can further clarification be made regarding the impact under the General Plan buildout versus the level of impact with the General Plan and Del Webb?

Response No. T-3.3: Refer to Response No. T-3.2. Figures 8-2 and 8-4 in the DEIR include improvements related to LOS criteria of both the General Plan and the Proposed Project.

Comment No. T-3.4: Concern was expressed regarding safety due to the walls. Where will walls be located in the following areas: (1) east side of the property; (2) at the southwest corner; (3) at the northwest corner; and (4) at the northeast corner?

Response No. T-3.4: On the east side of the property, walls will be located on the Proposed Project property boundary line backing up to lots. At the southwest and northwest corners, walls will back up to lots behind the community centers. At the northeast corner, walls will be located along the roadway except at the park.

Comment No. T-3.5: No discussion is provided in the DEIR on the access of Class II bikeway trails to Class I bikeway trails. Please provide a discussion.

Response No. T-3.5: Refer to Figure 3-17 in the DEIR. Access to Class I bicycle facilities in the vicinity of the Proposed Project would be provided at two locations. The Pleasant Grove bike trail, which would connect the Proposed Project to Mahany Park, would access the Proposed Project via an undercrossing of Pleasant Grove Boulevard just east of its intersection with the proposed Sun City

Boulevard. The Blue Oaks bike trail, which would link the Proposed Project with the Pleasant Grove Creek Trail, would access the Proposed Project via an underpass of Blue Oaks Boulevard just east of its intersection with Del Webb Boulevard. Other bicycle facilities within the Proposed Project would not provide access to bicycle facilities outside of the Proposed Project.

COMMENTOR NO. T-4: GLENN DeBROCKY, COMMISSIONER

Comment No. T-4.1: Concern was expressed regarding construction traffic associated with model homes from Highway 65 to Foothills Boulevard to Pleasant Grove Boulevard. What would be the impact on Foothills Boulevard?

Response No. T-4.1: Refer to Response No. 12-1.

COMMENTOR NO. T-5: PETER CLARK, COMMISSIONER (Abstained and commented as a citizen)

Comment No. T-5.1: The commentor supported the finding in the DEIR that trip generation is less than that generated by a standard single family residential development. He said it does not have the same impact and he does not feel that traffic generated by the project will have an adverse impact.

Response No. T-5.1: Comment noted. The commentor agrees with the conclusions presented in the DEIR.

COMMENTOR NO. T-6: WILLIAM ARANSON

Comment No. T-6.1: The commentor expressed concern that the bike trail extension into the project would create a security problem.

Response No. T-6.1: Refer to Response No. 11-1.

COMMENTOR NO. T-7: HELEN HEFNSINGER

Comment No. T-7.1: The commentor expressed concern that the bike trail extension into the project would create a security problem.

Response No. T-7.1: Refer to Response No. 11-1.

CITY OF ROSEVILLE PLANNING COMMISSION MEETING
OCTOBER 7, 1993
DEL WEBB SPECIFIC PLAN

PLANNING COMMISSION MEETING - OCTOBER 7, 1993

Commissioners:

Earl Rush, Chairperson
Mark Schleuter
Randolph B. Graham
David Watts
Don Harlan

Panel/Staff:
Patty Dunn, Planning Director
Dan Dameron, Senior Planner
Kevin Payne, Associate Planner
John Long, DKS Associates, Inc.

The following comments on the DEIR were received:

COMMENTOR NO. P1-1: DAVID WATTS, COMMISSIONER

Comment No. P-1.1: Are there any plans to install a wastewater treatment facility next to this project?

Response No. P1-1.1: There are no plans to install a wastewater treatment facility immediately adjacent to the Proposed Project. A proposed facility on Pleasant Grove Creek would, if approved, be located one-half to a mile and one-half west (depending on the alternative selected) of the Proposed Project.

Comment No. P1-1.2: There do not appear to be roadways to carry the people that would live adjacent to the Proposed Project through it. Del Webb and Sun City Boulevards are designed for residents. The Proposed Project appears to be an island and will not carry its fair share of traffic through the facility.

Response No. P1-1.2: Refer to Response No. T-1.1.

Comment No. P1-1.3: Other Del Webb communities are relatively isolated as compared to this project. There may be the potential for more vehicles within this community (trucks, vans, etc.) than other communities. This could be a safety issue, particularly with older residents. What about restricting the types of vehicles allowed in the area, or restricting vehicle speed, to mitigate this?

Response No. P1-1.3: Except for construction traffic, the percentage of trucks travelling within the Del Webb project is expected to be very small and include primarily local delivery trucks to residents, or to the community center and club house. If through-truck volumes on the collector roadways within the Del Webb project become significant, the City would impose weight-limits on these roadways. Such limits would not restrict local delivery trucks. The traffic speed limit on local roadways within the Proposed Project would be 25 mph. As in other parts of Roseville, traffic speed limits on the

collector roadways (Del Webb Boulevard and Sun City Boulevard) would be established by the City based on speed surveys.

Comment No. P1-1.4: Will the transportation CIP fund the mitigation identified for transportation impacts?

Response No. P1-1.4: The mitigation measures requiring roadway improvements (Measures T-A, T-B, T-C and T-D) would be funded through traffic impact fees based on an updated roadway CIP.

Comment No. P1-1.5: A concern was expressed regarding access for police and fire service, and the phasing of fire station improvements (even the temporary one).

Response No. P1-1.5: The Development Agreement contains assurances that emergency access will be adequate.

COMMENTOR NO. P1-2: DON HARLAN, COMMISSIONER

Comment No. P1-2.1: How do densities for this project compare to other Del Webb projects?

Response No. P1-2.1: The densities associated with the Proposed Project are almost identical to projects designed by the Applicant in other communities.

Comment No. P1-2.2: The suggestion was made to consider including other urban reserve areas in the analysis in the DEIR.

Response No. P1-2.2: The Cumulative Impact Analysis in the DEIR considers potential 2010 Market absorption levels under a scenario that the City modify its General Plan to allow growth in other urban reserve areas. That analysis considered development in the urban reserve areas based on development proposals submitted to the City.

Comment No. P1-2.3: Some of the mitigation measures for traffic impacts are tied to the City's transportation CIP. What is the traffic consultant's professional opinion regarding taking the City's population from 52,000 to 120,000 - 125,000? Will traffic still be as good or better in 2010 as it is today? This question was asked in light of recent City experience.

Response No. P1-2.3: The traffic analysis of the Proposed Project reflects a 2010 population in Roseville of approximately 96,000 to 97,000. If the City's roadway CIP is updated to include the roadway mitigation measures included in the DEIR, then all of the City's roadways would operate at LOS "C" or better in the year 2010 (except the Cirby/Riverside intersection that would operate at LOS "D" conditions with or without the Proposed Project). While implementing the CIP will ensure that the City's level of service policy is met, conditions on some roadways that currently operate at LOS "A" or LOS "B" would worsen somewhat by 2010. The cumulative impact assessment of the DEIR describes impacts to traffic and circulation with a projected population ranging from 109,400 to 120,000. This discussion is found on page 19-11 of the DEIR.

Comment No. P1-2.4: Will the traffic fees generated between now and 2010 be about $24 million? The City Council has a concern that fees which are too high would drive development out of the City. The commentor is concerned that money won't be available or the City will not have the resolve to implement CIP improvements needed to maintain a level of service C, especially with development of other urban reserve areas. He does not think that level of service C is attainable with future development.

Response No. P1-2.4: The City is currently in the process of updating its CIP and traffic impact fees. The 2010 CIP without the Proposed Project would require about $113 million. Most of that cost would be funded by traffic impacts fees from new development. If the traffic impacts fees are updated to generate this level of funding to implement the CIP, then the City's level of service policy would be maintained.

Comment No. P1-2.5: On page 18-62, Section 18-10, the phrase, "which would be donated to the City by the Applicant" should be deleted.

Response No. P1-2.5: In reference to this comment, the parenthetical statement (i.e., "which would be donated to the City by the Applicant") located in section 18.10 Housing on page 18-62 of the DEIR is hereby deleted.

COMMENTOR NO. P1-3: RANDOLPH GRAHAM, COMMISSIONER

Comment No. P1-3.1: Please explain the Proposed Project's inconsistency with the Placer County Air Quality Plan.

Response No. P1-3.1: As discussed in Impact No. A-6 on pages 9-17 and 9-18 of the DEIR, the Proposed Project would generate substantial emissions of ozone precursor and PM_{10} emissions. The Placer County 1991 Air Quality Attainment Plan outlines all feasible measures which Placer County will undertake in order to achieve the mandated five percent per year emission reductions, or about 1.5 tons per day of ROG and NO_x. The Placer County Air Pollution Control District does not expect to be able to achieve this reduction, but anticipates achieving emission reductions of about five percent per year of ROG, and two percent per year of NO_x. Because emissions associated with the Proposed Project would limit Placer County's ability to achieve these emission reductions, the Proposed Project would be inconsistent with the goals of the 1991 Air Quality Attainment Plan.

COMMENTOR NO. P1-4: EARL RUSH, COMMISSIONER

Comment No. P1-4.1: How will residents access community commercial centers if they are gated and locked?

Response No. P1-4.1: The community commercial centers will only be gated and locked at night when they are closed.

Comment No. P1-4.2: What about amending the General Plan to allow level of service D?

Response No. P1-4.2: Amending the General Plan is a policy decision that the City Council would need to approve. This action is not necessary for the Proposed Project.

Comment No. P1-4.3: Is mitigation to accelerate the CIP improvements feasible?

Response No. P1-4.3: The DEIR indicates that the Proposed Project would accelerate the need for some improvements in the CIP. That is, some projects required by 2010 may be needed by 2005 to maintain the City's level of service policy. The CIP includes not only a phasing plan, but also a "cash flow analysis" to show that funds are available not only by 2010, but also over the life of the CIP. When the CIP and traffic impacts fees are updated to include the Proposed Project, an updated cash flow analysis would also be required.

COMMENTOR NO. P1-5: COLLEEN RODD, RESIDENT

Comment No. P1-5.1: As a representative of Main Street residents, the commentor objected to traffic impacts which the Proposed Project would cause on Main Street. She felt that more trips would be generated by older residents because they have more leisure time and therefore more travel opportunities. Main Street is the only through street with services to local businesses such as Carrows, Mervyns, etc., and will attract vehicles, rather than Highway 65, as stated in the DEIR. Main Street is also used for emergency vehicles, and more traffic could affect them. She felt that the phasing of Blue Oaks Boulevard and other identified mitigation would be provided too late to help Main Street, and said that an alternative access to central Roseville is needed. She suggested Church Street from Washington Boulevard, and a limit to movements on Main Street.

Response No. P1-5.1: The trip generation from the Proposed Project is based on trip rates from adult communities similar to the Proposed Project. The DEIR indicates that the Proposed Project would increase the projected 2010 average daily traffic volumes on Main Street from 12,600 to 13,200. With the roadway improvements in the City's CIP, the phasing of improvements and the mitigation measures in the DEIR, level of service "C" conditions would exist on Main Street through the year 2010.

COMMENTOR NO. P1-6: TERRY RODD, RESIDENT

Comment No. P1-6.1: Figure 8-3 of the DEIR shows that there would be 600 extra cars per day on Main Street. This situation needs to be addressed in the DEIR, and he asked that something be done before new traffic arrives from the Proposed Project and other new development.

Response No. P1-6.1: Refer to Response No. P1-5.1.

CITY OF ROSEVILLE PLANNING COMMISSION MEETING
OCTOBER 14, 1993
DEL WEBB SPECIFIC PLAN

PLANNING COMMISSION MEETING - OCTOBER 14, 1993

Commissioners:

Earl Rush, Chairperson
Mark Schleuter
Randolph B. Graham
David Watts
Don Harlan

Panel/Staff:

Ken Weisel, Electric Utility Director
Mal Toy, Environmental Utilities Director
Larry Buckle, Facilities Engineer
Patty Dunn, Planning Director,
Dan Dameron, Senior Planner
Kevin Payne, Associate Planner

The following comments on the DEIR were received:

COMMENTOR NO. P2-1: MARK SCHLEUTER, COMMISSIONER

Comment No. P2-1.1: What are we going to do if we have another or worse drought than we have had in the past, and have to purchase water or treated water, and find that water is in short supply and becomes very expensive. Who will pay for this water? Will the entire City of Roseville be required to foot that bill?

Response No. P2-1.1: Everyone who is being served with the water could experience an increase in rates to use the water. The City will implement water conservation measures, but the shortfall would come from more expensive water, if that water could be acquired. Everyone in the City would bear the cost of the need for new water.

COMMENTOR NO. P2-2: DON HARLAN, COMMISSIONER

Comment No. P2-2.1: Will the bike trails be open to the public?

Response No. P2-2.1: The bike trails would be open to the public. The streets are public streets and the bike trails on them would be public bike trails.

Comment No. P2-2.2: How many cubic yards of fill would be placed in the floodway for this project? How does this compare to other projects?

Response No. P2-2.2: As revised, the project would result in the placement of fill in the floodway only for the purpose of constructing roadways. For this purpose, 7,885 cubic yards of fill would be

placed in the floodway. See revised Table 14-4 on page 3-5 of this FEIR, and the discussion in Section 3.3 which discusses changes to fill in the floodway and floodway fringe. With respect to other projects, the Old Auburn Road Realignment Project, recently approved by the City Council, would include approximately 22,000 cubic yards of fill in the floodway, also for the purpose of roadway construction.

Comment No. P2-2.3: Explain why Table 14-4 on page 14-12 of the DEIR adds across the top and not across the bottom.

Response No. P2-2.3: The total amount of fill includes 9,715 cubic yards in Kaseberg Creek North Branch. This fill is a minor drainage with 10-year storm flows of less than 200 cubic feet per second (cfs), and is not considered as floodway fill under the City's General Plan amendment adopted on November 17, 1993. This is described in note 3 of the table.

Comment No. P2-2.4: How did the project get to be consistent with the General Plan, as stated in the most recent staff report, when it wasn't consistent before?

Response No. P2-2.4: The proposed General Plan amendment described on pages 4-16 and 4-17 of the DEIR was subsequently modified by City staff and adopted by the City Council on November 17, 1993, as described in Chapter 4 of this FEIR. This language has the effect of reclassifying the drainage area at North Branch Kaseberg Creek, at the eastern boundary of the Proposed Project, from a floodplain area to an area which is not a floodplain, because the 100-year floodplain permanently narrows to a width of 200 feet or less, and because the associated drainage area is less than one square mile. Due to the approval of the revised proposed General Plan amendment, the Proposed Project would therefore not be inconsistent with the General Plan at this location.

At the other location identified in the DEIR as being inconsistent, Hole 3 (now renumbered as Hole 12), the Applicant has agreed to delete the proposed fill in the floodway in accordance with Mitigation Measure H-F, and therefore the inconsistency at this location has been remedied by the change to the Proposed Project. This is discussed further in Section 3.3 of this FEIR.

Comment No. P2-2.5: Filling in the floodway fringe for the express purpose of providing buildable lots is a concern.

Response No. P2-2.5: Comment noted. The General Plan allows fill in the floodway fringe at the discretion of the City if there are no offsite impacts. The Proposed Project would actually increase the amount of floodplain storage as compared to the existing condition, as shown on Table 1 of this FEIR.

Comment No. P2-2.6: Sutter County is concerned (see page 1 of their letter in Appendix A of the DEIR) regarding increased flows impacting residents within the Pleasant Grove area in Sutter County. The commentor wants more dialogue to see if that condition still would occur.

Response No. P2-2.6: See Response Nos. 10-1 through 10-31.

COMMENTOR NO. P2-3: RANDOLPH B. GRAHAM, COMMISSIONER

Comment No. P2-3.1: The City Council should consider moving up the timing of the construction of the Pleasant Grove Boulevard overcrossing.

Response No. P2-3.1: Comment noted. The current timing of construction is the year 2005.

COMMENTOR NO. P2-4: EARL RUSH, COMMISSIONER

Comment No. P2-4.1: With regard to the well that will be installed within the project, what kind of flow would that contribute to the City?

Response No. P2-4.1: The well would contribute 1.5 million gallons per day (mgd). The influence of the well and its service areas would be a local impact, i.e., local to the Proposed Project. Other wells in the City function similarly.

Comment No. P2-4.2: Regarding Mitigation Measure V-B on page 17-9 of the DEIR, has this grown out of the problems the City has had with roof-mounted equipment? Has this been gone into in sufficient detail?

Response No. P2-4.2: This mitigation measure is directed toward reducing visual impacts which may be caused by the presence of construction materials and construction equipment during the construction period. The comment is likely directed toward visual impacts after construction, i.e., the roof-mounted equipment associated with the recreation center, the commercial site, the churches, etc. These facilities will be required to provide a roof plan to the Planning Department prior to construction. City staff will evaluate this roof plan to ensure that adequate screening of roof-mounted equipment is provided.

COMMENTOR NO. P2-5: BOBBI COGGINS, CHAIRPERSON OF PLEASANT GROVE FLOOD CONTROL COMMITTEE

Comment No. P2-5.1: The DEIR referred to a flood control study of the Pleasant Grove area funded by SAFCA. Jim Schaaf has determined that the Corps of Engineers HEC-1 and HEC-2 programs are so full of errors that they cannot be relied on. These were the models used by the Specific Plan consultants for the project. Mr. Schaaf is working on new models in conjunction with the study done by CH2MHill for the joint Placer County - Sutter County study. Please update the information in the DEIR.

Response No. P2-6.1: Refer to Response No. 10-3.

Comment No. P2-6.2: On Table 14.1 of the DEIR, the drainage basin shows that only 249 acres of the Pleasant Grove Creek basin lie within the project; however it shows that 951 acres of the drainage basin for Kaseberg Creek lies within the project. Since Kaseberg Creek flows into Pleasant Grove Creek, the whole area is in the Pleasant Grove Creek drainage basin.

Response No. P2-6.2: Refer to Response No. 10-2.

Comment No. P2-6.3: The commentor disagreed with the statement that runoff rates of the existing soil are similar to fully developed property. The existing soil soaks up water as well as grow grass and vegetation that slows down the rate that the water will move over the top of the ground. Overflow areas should not be channelized and turned into concrete ditches. The commentor is really happy that is not planned. The water needs to be able to percolate into the area slowly.

Response No. P2-6.3: Refer to Response No. 10-4.

CITY OF ROSEVILLE PUBLIC UTILITIES COMMISSION MEETING
OCTOBER 26, 1993
DEL WEBB SPECIFIC PLAN

PUBLIC UTILITIES COMMISSION MEETING - OCTOBER 26, 1993

Commissioners:

Bryan Gross
Ralph McGrew
Barry Mortimeyer
Francis Stoffels
Henry Koner

Panel/Staff:

Ken Weisel, Electric Utility Director
Mal Toy, Environmental Utilities Director
Larry Buckle, Facilities Engineer
Dan Dameron, Senior Planner
Kevin Payne, Associate Planner

The following comments on the DEIR were received:

Comment No. PUC-1.1: Where are cumulative facility impacts addressed in the DEIR?

Response No. PUC-1.1: Cumulative facility impacts are addressed in Section 19.3.3, Cumulative Impact Assessment, on pages 19-6 through 19-11 of the DEIR.

COMMENTOR NO. PUC-2: BARRY MORTIMEYER, COMMISSIONER

Comment No. PUC-2.1: What guarantees are there that a reclaimed supply will be available?

Response No. PUC-2.1: As long as the City's wastewater treatment plant is operating properly, it is reasonable to expect that reclaimed water will be available.

COMMENTOR NO. PUC-3: FRANCIS STOFFELS, COMMISSIONER

Comment No. PUC-3.1: The Specific Plan and the DEIR are inconsistent with respect to landfill classification. The Specific Plan reflects a Class 2 landfill when it should be a Class 3 landfill. The dates of landfill capacity life in the two documents also need to be consistent.

Response No. PUC-3.1: An errata sheet will attached to the Specific Plan correcting the landfill classification from Class 2 to Class 3 and specifying a landfill life of approximately 25 years, assuming a three percent compounded annual growth rate.

Comment No. PUC-3.2: There is a discrepancy between the Specific Plan and the DEIR regarding recyclables (newspapers versus bottles, etc.).

Response No. PUC-3.2: An errata sheet will be attached to the Specific Plan correcting the type of recyclables to include aluminum, glass, plastics, newspaper, and cardboard.

CITY OF ROSEVILLE PLANNING COMMISSION MEETING
NOVEMBER 18, 1993
DEL WEBB SPECIFIC PLAN

PLANNING COMMISSION MEETING - NOVEMBER 18, 1993

Commissioners:

Earl Rush, Chairperson
Mark Schleuter
Randolph B. Graham
David Watts
Don Harlan
Audrey Huisking

Panel/Staff:

David Smith, Senior Civil Engineer
Mal Toy, Environmental Utilities Director
John Maguire, Senior Civil Engineer
Patty Dunn, Planning Director
Dan Dameron, Senior Planner
Kevin Payne, Associate Planner

The following comments on the DEIR were received:

COMMENTOR NO. P3-1: BOBBI COGGINS, CHAIRPERSON PLEASANT GROVE FLOOD CONTROL COMMITTEE

Comment No. P3-1.1: The commentor read the comments included in Comment Letter No. 10.

Comment No. P3-1.1: Refer to Comment Letter No. 10 for these comments and for responses to them.