

**FINAL  
ENVIRONMENTAL IMPACT REPORT**

---

**NORTH CENTRAL  
ROSEVILLE  
SPECIFIC PLAN**

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**SCH #88053010**

**Prepared for**

**CITY OF ROSEVILLE**

**With technical assistance from**

**EIP ASSOCIATES  
R. C. FULLER ASSOCIATES**

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## *FOREWORD*

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This document contains both the public comments received on the Draft Environmental Impact Report (DEIR) for the proposed North Central Roseville Specific Plan, and written responses to those comments. All written comments received during the public review period from July 7, 1989 to August 11, 1989 are included, as well as written comments which were received following the close of review (August 11 through September 28, 1989).

The comments and responses in this document have been grouped by topic and sub-topic. The topics are those which were used in the DEIR (i.e., Geology, Hydrology, Biology, Land Use, Traffic, etc.). The sub-topics refer to the specific issue which the comments address (i.e., erosion, runoff, vernal pools, mitigation measures, parks, etc.).

Each letter has been separated into these topics and sub-topics. This was accomplished by bracketing each individual comment, determining its topic and assigning it a sub-topic. Each letter is included in the Appendix in chronological order of receipt with the comments bracketed. The Introduction to the Comments and Responses section lists comments by commentor, by topic, and by letter.

The Project Description section from the DEIR has been included in its entirety to aid the reader in understanding the comments. In cases where the Specific Plan has been revised since the DEIR was originally published, updated pages or graphics have been inserted. The Summary Matrix has been revised, where necessary, to reflect comments received. Appendices include an errata for the Draft EIR, as well as the comment letters and other technical data.

These Comments and Responses, the Appendices, and the Draft EIR constitute the Final EIR for the proposed Specific Plan.

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SUMMARY OF ENVIRONMENTAL EFFECTS

Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility
<b>GEOLOGY, SEISMICITY, AND SOILS</b>				
Location of project in an area subject to soil constraints	PS	3.2-1 *Special landscaping design considerations are identified in the NCRSP for areas underlain by Mehrten, and	LS <sup>1</sup>	
		3.2-2 Utilize accepted engineering and construction techniques to compensate for all of the soil constraints identified within the Plan area.		D, C
	LS	3.2-3 *None identified.	LS	
		3.2-4 None required.		
	PS	3.2-5 *Implement guidelines identified in Sections 6.3.1 and 7.12.9 of Specific Plan, and	LS <sup>1</sup>	
		3.2-6 All areas disturbed by the pipeline installation would have to be completely revegetated at the completion of construction.		CR, C, DFG
Generation of increased erosion resulting from construction of the offsite sewer trunk extension along South Branch Pleasant Grove Creek	PS	3.2-7 *Implement soil protection guidelines outlined in Section 6.3.1 of the Specific Plan, and	LS <sup>1</sup>	
		3.2-8 Specific requirements designed to reduce erosion will be determined on a project-by-project basis and will be included as conditions of approval on tentative maps.		CR
Preemption of mining resources	LS	3.2-9 *None identified.	LS	
		3.2-10 None required.		
	PS	3.2-11 *None identified.	LS	
Location of project in an area subject to seismic groundshaking		3.2-12 Adhere to the Uniform Building Code and City of Roseville building standards.		CR

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<b>HYDROLOGY AND WATER QUALITY</b>				
Increase in stormwater runoff	PS	<p>3.3-1 *Implement guidelines identified in Specific Plan Policy 7.12.10, as well as those in a regional, city-wide or Master Drainage Plan which will be prepared for the Plan area, and</p> <p>3.3-2 *Implement guidelines identified in Specific Plan policy 3.14.4, and</p> <p>3.3-3 *Implement Specific Plan Policy 7.12.10.2 regarding review of all drainage facilities designs by the Public Works Department prior to improvement and approval of individual projects</p>	LS <sup>1</sup>	CR
Cumulative contribution to existing regional flooding situation	S	3.3-3a None available.	SU	
Loss of groundwater recharge opportunity	LS	3.3-4 *None identified.	LS	
Short-term degradation of surface water quality associated with project construction	PS	3.3-5 None required.	LS	
Long-term degradation of surface water quality associated with the urban runoff from the Plan area	S	<p>3.3-6 *Adhere to policies presented in Section 6.3.1 of the Specific Plan, Soil Protection.</p> <p>3.3-7 None required.</p> <p>3.3-8 *Adhere to policies presented in Section 6.4.1 of the Specific Plan, and</p> <p>3.3-9 *Implement guidelines identified in Specific Plan Policy 6.4.1.3 regarding the incorporation of Best Management Practices (BMP) into the design of drainage systems for individual projects within the Plan area, and</p> <p>3.3-10 Monitor the effectiveness of proposed pollution control measures.</p>	LS <sup>1</sup>	CR

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Short-term degradation of surface water quality in South Branch Pleasant Grove Creek resulting from the installation of the proposed offsite sewer trunk extension	S	*Implement guidelines identified in Specific Plan Policies 6.41.7-11 and 7.12.9.1.	LS	CR, DFG
	3.3-12	*Comply with all DFG streambed alteration permit requirements, and		
	3.3-13	*Implement preventive measures to minimize construction-related erosion impacts if construction period exceeds one year.		CR, DFG
Potential water quality degradation resulting from a failure of completed sewer line and release of sewage into South Branch Pleasant Grove Creek	LS	*None identified.	LS	
	3.3-15	None required.		
<b>VEGETATION AND WILDLIFE</b>				
Elimination or degradation of annual grassland habitat	LS	*None identified.	LS	
	3.4-2	None required.		
Potential disturbance of oak woodland in southeast portion of the Plan area	S	*Adhere to Specific Plan oak woodland policy 6.2.1, policies 1-20, and	LS <sup>1</sup>	
	3.4-4	Removal of trees on the project site, as well as protection and preservation of remaining trees, will be accomplished in strict accordance with all provisions of the Roseville Tree Preservation Ordinance as approved by the Roseville City Council, and		CR, D
Disruption of riparian area/vegetation	3.4-5	Delineate and fence areas to be avoided within oak woodland and designated access corridors to these areas.		D, C
	S	*Implement policies 6.2.1.18-19 of the Specific Plan, and	LS <sup>1</sup>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility
Potential disturbance to Antelope Creek fish habitat	3.4-7	Prohibit construction within 100 feet, or other distances as determined by City staff to protect creek environment, of the banks of Antelope Creek, and	DFG, CR, D	
	3.4-8	Minimize construction of stream crossings on Antelope Creek to provide reasonable access to developed areas west and east of the creek, and	DFG, CR	
	3.4-9	Prohibit construction access roads to cross Antelope Creek, except as necessary to accommodate construction of proposed stream overcrossing(s).	DFG	
	3.4-10	*Implement Specific Plan Policies 6.4.1.7-11 regarding water quality and construction within the Antelope Creek watershed.	LS <sup>1</sup>	
	3.4-11	Implement mitigation measures presented in the Geology section of the EIR, and	See Geology Section	
	3.4-12	*Restrict all grading, site preparation, and construction work in or on the banks of Antelope Creek to the period of June 1 through September 30, and	DFG, CR, D	
	3.4-13	*Prohibit heavy equipment in live streams, and	DFG, CR, C	
	3.4-14	*Construct coffer-dams (generally of geotextile material, sandbanks, and culverts), and	DFG, CR, C	
	3.4-15	*Employ proper construction methods for stream crossing including an initial layer (approximately 18 inches) of clean gravel to allow for a clean removal of the crossing at the conclusion of construction, and	DFG, CR, C	

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Disruption of intermittent drainages and associated seasonal wetlands	3.4-16	*Hydroseed areas adjacent to the finished roadbed which were disturbed during construction to promote revegetation and reduce erosion potential, and		CR, C
	3.4-17	*Photograph streambed and bank contours prior to the start of stream overcrossing and Coffey Dam construction, and		DFG, CR, C
	3.4-18	*Set aside topsoil for later use in revegetation and recontouring efforts during grading prior to road construction.		CR, C
	3.4-19	*Implement guidelines identified in Section 6 of the Specific Plan, the Resources Management Element.	LS	
Loss or disruption of vernal pool resources	3.4-20	There are no additional mitigation measures recommended by the EIR.		
	3.4-21	*Implement policies identified in 6.1.4, Wetlands Maintenance and Monitoring, 6.1.5, Wetland Enhancement and Compensation, 6.1.6, Wetlands Avoidance and Preservation, and Wetlands Preserve Policies, and	LS <sup>1</sup>	
	3.4-22	Implement fully the 404 permit requirements which will be determined by state and federal agencies to be adequate and sufficient mitigation measures, thus compensating for the anticipated loss of vernal pools from proposed development. No net loss of wetland will be accepted, and		COE, D
	3.4-23	Implement both a short-term and long-term monitoring program to ensure the success of the agency-required mitigation measures, and		COE, D

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility
Loss or disruption of state-listed endangered plant species	3.4-24	Consider off-site "mitigation banking" as an alternative to onsite mitigation measures to be used in the event that anticipated success rates for wetlands recreation and maintenance are not met.		COE, D
	3.4-25	*None identified.	LS <sup>1</sup>	
	3.4-26	Redesign the boundaries of the vernal pool preserve on parcel 95, and		COE, D
	3.4-27	Create new vernal pools within parcel 95 as a form of compensation, and		COE, D
	3.4-28	Conduct detailed and thorough investigations so that proposed stormwater drainage and detention facilities on parcels 36 and 95 are properly designed and sized.		COE, D
	3.4-29	*Implement guidelines identified in the following specific Plan Policies: 6.2.1.1-3, 6-13 and 18-19; 6.4.7-12; and 7.12.9.1.	LS <sup>1</sup>	
	3.4-30	*Strict implementation of all conditions and requirements of the Section 1601-03 Streambed Alteration Agreement for the sewer line extension, and		DFG, CR, C
	3.4-31	Native oak trees within the project area which are not slated for removal will be protected per City ordinance, and		CR, C
	3.4-32	An oak revegetation plan for this project should be developed and implemented by a qualified and licensed landscape contractor for the trees removed, and		CR, D

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	3.4-33	*Oak trees removed as a result of project construction will be replaced on at least an "inch-for-inch" basis (referring to diameter), and	CR, D	
	3.4-34	*A spring raptor nest survey will be conducted by a qualified wildlife biologist before construction activities begin. If an active raptor nest is located in any tree slated for removal, that tree will not be removed until the young have fledged and the nest is determined (by the biologist) to be inactive, and	CR, D, C	
	3.4-35	Access to and from areas of construction activity along the proposed sewer line will be restricted to designated access roads only.	CR, C	
	3.6-1	*Implement policies in Specific Plan Sections 3.2 through 3.13 which relate to land use conflicts between residential and non-residential land uses, and	LS <sup>1</sup>	
	3.6-2	Noise shall not exceed sixty (60) dBA Ldn for single-family areas, and	CR	
	3.6-3	*The use of toxic or hazardous materials requiring the filing of a business plan for emergency response per Section 25503.5 of the California Health and Safety Code shall be critically analyzed when considering any use, and	CR	
	3.6-4	*Approval of conditional use permits for uses which require a business plan for emergency response shall require a full range of review, management techniques, and identification of disposal methods for hazardous materials.	CR	
LAND USE				
Potential internal land use conflicts between light industrial and residential uses	PS			
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Potential impacts on parks located on the Roseville Parkway	PS	3.6-5 *Implement design standards identified in Specific Plan Section 7.5, and 7.12	LS <sup>1</sup>	
		3.6-6 *Ensure access to the park on parcel 51 from the residential area to the south other than Roseville Parkway, and		CR, D
		3.6-7 *Ensure that park facilities constructed on parcel 51 are located at the north side of the parcel or that a landscaped berm is constructed in the setback area to reduce noise.		CR, D
Potential impacts on residential areas proposed to be located adjacent to highways	S	3.6-8 *Implement guidelines identified in Specific Plan Section 3.4.1, Special Policies for Parcels 22 and 23.	LS	
		3.6-9 Explore alternatives to residential development on parcels 22 and 23 and conduct additional noise analyses onsite.		CR
Continued deterioration of the downtown commercial and business community	LS	3.6-10 *None identified.	LS	
		3.6-11 None required.		NA
		3.6-12 *None identified.	SU	
Significant change in land use development under the Specific Plan will result in a change in the character of the area from open space and agricultural uses to urban uses		3.6-13 None available.		
TRAFFIC				
Generation of increased traffic volumes under Scenario 1	S	3.7-1 *Participate in traffic mitigation fee ordinance adopted by the City of Roseville, and	SU	
		3.7-2 *Construct arterial and collector roadways within the NCRSP, and		
		3.7-3 *Comply with the Roseville Rideshare Ordinance, and		

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	3.7-4	*Develop a bicycle/pedestrian pathway system within the NCRSP, and		
	3.7-5	*Develop a park-and-ride lot system, and		
	3.7-6	*Develop infrastructure to facilitate expansion of bus service, and		
	3.7-7	*Monitor traffic conditions, and		
	3.7-8	*Promote extension of Light Rail, and		CR
	3.7-9	*Widen Highway 65 Bypass between Pleasant Grove Boulevard and Interstate 80, and		Caltrans
	3.7-10	Widen Interstate 80 between Highway 65 Bypass and south of Douglas Boulevard, and		Caltrans
	3.7-11	Construct new interchanges on the Highway 65 Bypass, and		Caltrans
	3.7-12	No mitigations necessary, if roadways are constructed as currently planned, and		
	3.7-13	Construct at grade and grade separated improvements and implement TSM.		CR
	3.7-14	*Participate in traffic mitigation fee ordinance adopted by the City of Roseville, and	SU	
	3.7-15	*Construct arterial and collector roadways within the NCRSP, and		
	3.7-16	*Comply with the Roseville Rideshare Ordinance, and		
	3.7-17	*Develop a bicycle/pedestrian pathway system within the NCRSP, and		
	3.7-18	*Develop a park-and-ride lot system, and		

Incremental contribution to cumulative increase in traffic volumes described under Scenario 2

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CLIMATE AND AIR QUALITY		3.7-19 *Develop infrastructure to facilitate expansion of bus service, and			
		3.7-20 *Monitor traffic conditions, and			
		3.7-21 *Promote extension of Light Rail, and		CR	
		3.7-22 Widen Interstate 80 between Highway 65 Bypass and south of Douglas Boulevard, and		Caltrans	
		3.7-23 *Widen 65 Bypass between Pleasant Grove Boulevard and Interstate 80, and		Caltrans	
		3.7-24 Construct new interchanges on the Highway 65 Bypass, and		Caltrans	
		3.7-25 No mitigations necessary if roads expanded as planned, and			
		3.7-26 Improve roadways (at grade improvements, grade separated improvements, and peak hour turning prohibitions) and implement TSM.			
	Decreased air quality as a result of construction-related activities	PS	3.8-1 *Implement measures identified in Specific Plan relating to construction such as dust control, site watering, restrictions on truck transport, etc.	LS	CR
	Decreased regional air quality	S	3.8-2 No additional mitigation measures required. 3.8-3 *Implement policies identified in Specific Plan which address compliance with agency policies, including TSM, and	SU <sup>1</sup>	

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NOISE		3.8-4 Implement development of planned bicycle pathways in NCRSP, and		CRPD, CRP&R
		3.8-5 Improve overall traffic flow, and		CRPD, CRPW
		3.8-6 Participate in state and local air quality programs.		CRPD, CRPW
	Temporary increase in noise levels due to project construction	3.9-1 *None identified.	LS <sup>1</sup>	
		3.9-2 Use mufflers, enclosure panels, or other noise suppression attachments on all equipment as appropriate and turn off equipment when not in use, and		D, C
		3.9-3 Limit construction to daytime hours, and		CRPD, CRPW
Increase in ambient noise levels due to project area buildout		3.9-4 Perform any blasting in accordance with City-imposed conditions.		CRPW
		3.9-5 *Adhere to policies presented in the Specific Plan including building orientation, use of sound walls and berms, and establishing of performance conditions, and	LS <sup>1</sup>	
		3.9-6 Comply with City noise performance standards for non-residential land uses (light industrial), and		CRPD, CRED
		3.9-7 Provide berms for parks which may be subject to noise levels which exceed standards, and		CRPD
		3.9-8 Require additional noise analysis to refine appropriate mitigation measures for those land uses in which projected noise levels exceed standards with proposed mitigation. [Implement Brown and Buntin noise mitigation measures.]		CR

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\* Mitigation measure contained in the Specific Plan  
<sup>1</sup> All mitigation measures are necessary to reach this level of significance

TABLE 2-1  
SUMMARY OF ENVIRONMENTAL EFFECTS

Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility	
PUBLIC SERVICES		3.9-9 Require setback of low-density residential development if other mitigation measures are not adequate.		CR	
		3.9-10 Encourage construction techniques which reduce interior noise levels of individual residential units.		D, C	
	Increased demand for domestic water	3.10-1 PS	* Adhere to policies identified in the Specific Plan.	LS	
		3.10-2	Require a water conservation landscape program.		CR
		3.10-3	Require that all new connections are metered.		CR
	Construction of additional infrastructure	3.10-4 PS	* Adhere to the policies identified in the Specific Plan, Section 7.12 for all public facilities, and	LS <sup>1</sup>	
		3.10-5	* Adhere to standards specified in Section 3, Community Form Design Element, and		
		3.10-6	* Develop a master plan for water distribution, and		
		3.10-7	* Formation of a Community Facility District is proposed as a funding mechanism for the installation of the water distribution system.		
	Generation of increased sewage volumes	3.10-8	None required.		NA
		3.10-9 PS	* Implement guidelines identified in Specific Plan Policies 6.4.1.23; 6.4.1.24; 6.3.1.1; and 7.12.9.1-4.	LS <sup>1</sup>	
Generation of increased volumes of solid waste	3.10-10	Design and construct sewer collection facilities.		D, CR	
	3.10-11 S	* Implement Specific Plan Policy 7.12.7 regarding recycling collection.	SU		

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TABLE 2-1  
SUMMARY OF ENVIRONMENTAL EFFECTS

Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility
Increased population of school age children in impacted school districts	PS	3.10-12 Encourage the development of private recycling programs for commercial, professional, office, and light industrial buildings wherever feasible.		O
		3.10-13 * Adhere to policies identified in Section 7 of the Specific Plan.	LS <sup>1</sup>	
		3.10-14 Investigate specific funding mechanisms to finance construction of onsite school facilities, and The Development Agreements provide funding in addition to that allowed by the state for construction of on-site facilities.		CR
Increased demand for parkland and facilities		3.10-15 DELETED		CR
	PS	3.10-16 * Adhere to policies identified in the Specific Plan Section 7.12, and 3.10-17 * Dedication of park land by individual developers.	LS <sup>1</sup>	
Increased demand for law enforcement officers		3.10-18 No additional measures are required.		NA
	PS	3.10-19 *None identified.	LS <sup>1</sup>	
		3.10-20 Encourage security features, and 3.10-21 *Provide for early Police Department review of individual project plans, and		D
		3.10-22 Implement "neighborhood watch" programs within the Specific Plan area.		PD
Increased demand for fire protection and emergency services	PS	3.10-23 *None identified.	LS	
		3.10-24 *Provide for early review by the Fire Department.		FD
Generate demand for additional library facilities	LS	3.10-25 * Adhere to policies identified in Specific Plan Policies 7.12.1.1-5 and 7.12.6.1.	LS	

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TABLE 2-1  
SUMMARY OF ENVIRONMENTAL EFFECTS

Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility
Increased demand for natural gas	PS	No additional mitigation measures are required.	LS <sup>1</sup>	
		*None identified.		
Increased demand for, and consumption of, electrical power		Consider existing utility uses when determining zoning and approving projects in areas adjacent to existing PG&E facilities, and		CR
		Developers will be required to provide adequate easements for all utility facilities within their developments, and		CR
		Incorporate conservation measures into development designs.		D, CR
		*Adhere to policies identified in the Specific Plan Sections 6.6-1, 7.12.1, and 7.12.11.	LS <sup>1</sup>	
Increased demand for telephone service		Incorporate energy conservation measures into development design.		D, CR
	PS	*Adhere to policies identified in the Specific Plan Sections 7.12.1 and 7.12.11, and	LS <sup>1</sup>	
ARCHAEOLOGY AND HISTORY		Coordinate facility planning with the Roseville Telephone Company.		CRPD CRPW
	PS	*Implement guidelines identified in Specific Plan Section 6.7.1, Historical and Cultural Resources.	LS <sup>1</sup>	
Potential loss or damage to historical resources		*Protect known prehistoric sites through capping or excavation unless further study at the time of application deems this unnecessary or inappropriate, and		CR, D

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TABLE 2-1  
SUMMARY OF ENVIRONMENTAL EFFECTS

Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility
		3.11-3 *In the event any historic surface or subsurface archaeological features or deposits are uncovered during construction, work in that immediate vicinity will halt immediately and a qualified archaeologist will be contacted for determination of resource significance.		CR, D
	S	3.12-1 *None identified.	SU	
		3.12-2 None available.		NA
	S	3.13-1 *None identified.	SU	
		3.13-2 There are no mitigation measures available.		NA
	S	3.13-3 *Mitigation measures provided in the Specific Plan Sections 4.4 and 4.5 require 10% of the total housing stock in the North Central Roseville Specific Plan to be made available for participation in the affordable housing program.	LS	CR
		3.13-4 No additional mitigation measures are recommended.		NA
	S	3.13-5 *None identified.	SU	
		3.13-6 There are no mitigation measures available.		NA
				Placer APCD = Placer Air Pollution Control Dist.
				*Mitigation measure contained in the Specific Plan
				† All mitigation measures are necessary to reach this level of significance
				CRPD = City of Roseville Planning Dept.
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AESTHETICS AND VISUAL QUALITY

Conversion of the Plan area from undeveloped rural landscape to urban development and interruption of long-range views

POPULATION, EMPLOYMENT, AND HOUSING

Increase in population of approximately 8,835 people

Project impacts on affordable housing

Cumulative impacts on affordable housing

TABLE 2-1  
SUMMARY OF ENVIRONMENTAL EFFECTS

Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility
Creation of approximately 16,992 jobs and effects on 8-mile commute shed jobs/housing balance	LS	*None identified.	LS	NA
	3.13-8	None required.		
Growth-inducing effects of jobs/housing ratio within the project	PS	*None identified.	LS	CR
	3.13-10	Convert some of land designated as employment generating to urban reserve.		
Jobs/housing imbalance for very low income residents.	S	None available.	S	
<b>FISCAL ANALYSIS</b>				
Increased general fund revenues	LS	*None required.	LS	NA
Increased competition with downtown Roseville retailing operations	LS	*None identified.	LS	NA
	3.14-4	None required.		
<b>HAZARDOUS MATERIALS</b>				
Potential for increased use and exposure to hazardous materials	PS	*Implement guidelines identified in Specific Plan Policies 6.4.1.4; 6.4.1.6; and 7.12.20. Comply with governing City regulations and ordinances, and Designate truck routes on Roseville Parkway, Harding/Stanford Ranch Road, and Pleasant Grove within the Plan area to prevent transport of hazardous materials through residential neighborhoods.	LS <sup>1</sup>	O, FD CRPD FD, D

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TABLE 2-1  
SUMMARY OF ENVIRONMENTAL EFFECTS

Impact	Level of Significance Without Mitigation	Mitigation Measure	Level of Significance With Mitigation	Mitigation Implementation Responsibility
<u>CEQA</u>				
<b>GROWTH-INDUCING EFFECTS</b>				
Growth-inducement on surrounding undeveloped lands as a result of extending services to the Plan Area.	S	4.3-1 None available.	SU	
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***PROJECT DESCRIPTION***

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## **1. PROJECT DESCRIPTION**

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### **1.1 Background**

In November 1985, the Roseville City Council by resolution amended the Land Use Element of the General Plan. This provided for the development of Specific Plans for three areas of the City, known as the Northeast, North Central, and Northwest Plan areas. Tentative land use allocations were made, with final adoption contingent upon the presentation and approval of Specific Plans and Development Agreements for the subject properties. The necessary documents for development of the Northeast Plan area have been adopted, and development of that Plan area is underway. In August 1986, a Notice of Preparation (NOP) for development of a Northwest Roseville Specific Plan was circulated, followed closely in September by an NOP for the North Central Roseville Specific Plan.

Simultaneous preparation of the Northwest and North Central Specific Plans provided the impetus for combining the environmental review into a single EIR document, the North Roseville Specific Plans Draft Environmental Impact Report, which was circulated in August 1987. Following public circulation and review by state agencies, the Draft EIR was reviewed by the Roseville Project Review Commission (PRC), and subsequently, by the Roseville Planning Commission. Changes in landowners within the respective Plan areas, as well as continuing modifications of the proposed Specific Plans, resulted in a decision to process the Plans separately as originally intended. A Specific Plan and accompanying Environmental Impact Report have been adopted and certified for the Northwest Roseville Specific Plan. This project, the North Central Roseville Specific Plan (NCRSP), proposes development of the last of the three Plan areas reviewed for development by the City Council in November 1985. The NOP for this project was circulated for review from May 25 through June 27, 1988. The NCRSP and accompanying land use maps provide the basic information upon which this Environmental Impact Report is based. For reference, the Proponent Draft NCRSP is appended to this report.

The NCRSP includes property owned by several parties. Consequently, the proposed Specific Plan is the end product of a coordinated effort between the various landowners and the City of Roseville. Property owners in the Plan area have been participating in the development of the Plan.

### **1.2 Project Location**

The City of Roseville is located in the Central Valley of northern California. As shown in Figure 1-1, the City of Roseville is located along Interstate 80 approximately midway between the cities of Sacramento and Auburn. Interstate 80 provides a regional link between Roseville and San Francisco or the Lake Tahoe region.



As depicted in Figure 1-2, the NCRSP area is located north of downtown Roseville, spanning the area between Interstate 80 and Washington Boulevard. The southeastern corner of the Plan area is defined by the Southern Pacific Railroad (SPRR) track which parallels Atlantic Street, Taylor Road, and I-80. The eastern side of the Plan area includes the Roseville/Rocklin corporate boundary, the Highway 65 Bypass, and the transportation corridor which accommodates the SPRR, Interstate 80, and Taylor Road. The northern limit of the Plan area is the City of Roseville corporate boundary. The area south of Sunset Boulevard but north of the Roseville corporate limit is within the unincorporated area of Placer County. This area is a "wedge" surrounded on three sides by incorporated areas in Rocklin and Roseville. The western boundary of the Plan area is formed by Washington Boulevard, beyond which is the Roseville North Industrial area and the Northwest Specific Plan.

### **1.3 Proposed Project**

The NCRSP is proposed as the guide for development within the Plan area. The Proposed NCRSP is consistent with the Roseville General Plan, but provides a more detailed and coordinated plan for implementation of development and mitigation of potential environmental impacts. Individual development projects within the Plan area will be subject to the goals, policies, and guidelines established by the NCRSP.

The NCRSP consists of a proposal to develop the  $\pm 2,315$  acre area to support residential, commercial, business-professional (B-P), and light industrial land uses.

The NCRSP proposes development of low to medium density residential housing in the southwesterly portion of the Plan area, blending to higher density residential, commercial and B-P uses to the northeast. Proposed development along the Highway 65 Bypass is limited to light industrial, B-P, and commercial land uses. The Specific Plan includes two potential locations for development of a regional mall. Table 1-1 presents the proposed land uses. Figure 1-3 illustrates the proposed land uses by parcel; revised Figure 1-3 illustrates changes since publication of the DEIR.

The Specific Plan does not address individual development proposals, so no particular schedule or cost information is available on a project-by-project basis. For regional planning and forecasting purposes, it has been assumed that approximately two-thirds of each Roseville Plan area will build out by the year 2005.

The largest single holding within the Specific Plan area consists of approximately 2,000 acres of which 1,300 is proposed for development in the Specific Plan and shall be referred to as "Regional 65" in the Final EIR.

Figure 1-2

Vicinity Location Map

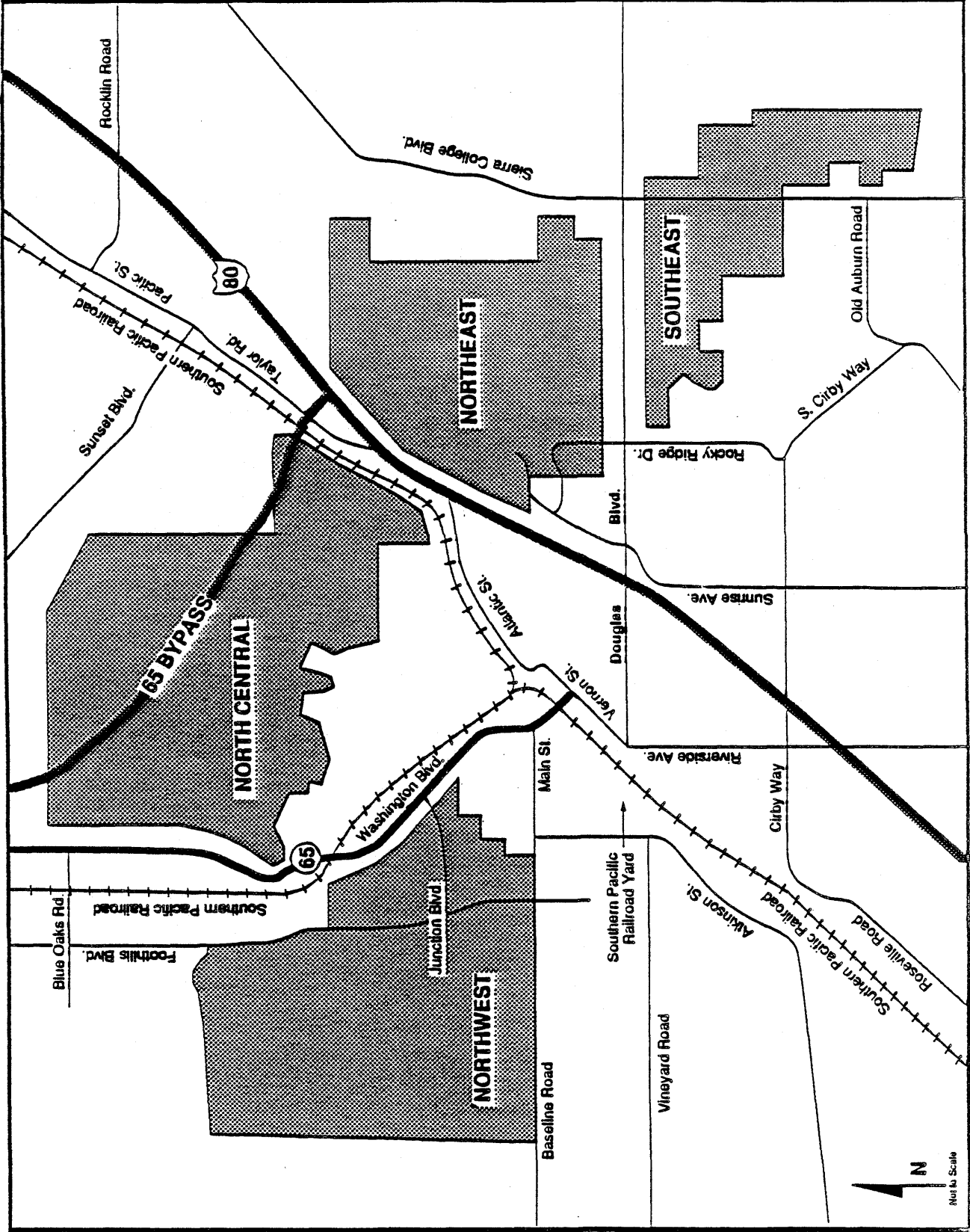


TABLE 1-1

NORTH CENTRAL ROSEVILLE SPECIFIC PLAN  
PROPOSED LAND USES

Type of Land Use	Units	Acres
<b>Residential</b>		
Low Density (R-0 to R-5)	1,340 du <sup>1</sup>	303.3
Medium Density (R-6 to R-10)	546 du	70.0
High Density (R-11 and above)	<u>2,522 du</u>	<u>146.6</u>
<b>TOTAL</b>	<b>4,408 du</b>	<b>519.9</b>
Business - Professional		143.2
Business - Professional, Commercial		74.1
Commercial		68.5
Regional Commercial		207.8
Light Industrial		189.3
<b>Open Space</b>		
Lower Watershed		111.9
Park Preserve		48.9
Parks		66.1
Wetland Mitigation		14.2
<b>Schools</b>		
K-6		16.0
Intermediate		15.5
Right of Way (ROW)		87.9
Fire Station		1.0
Electrical Substation		0.5
PG&E		31.5
Urban Reserve		<u>718.9</u>
<b>TOTAL</b>		<b>2,315.2</b>

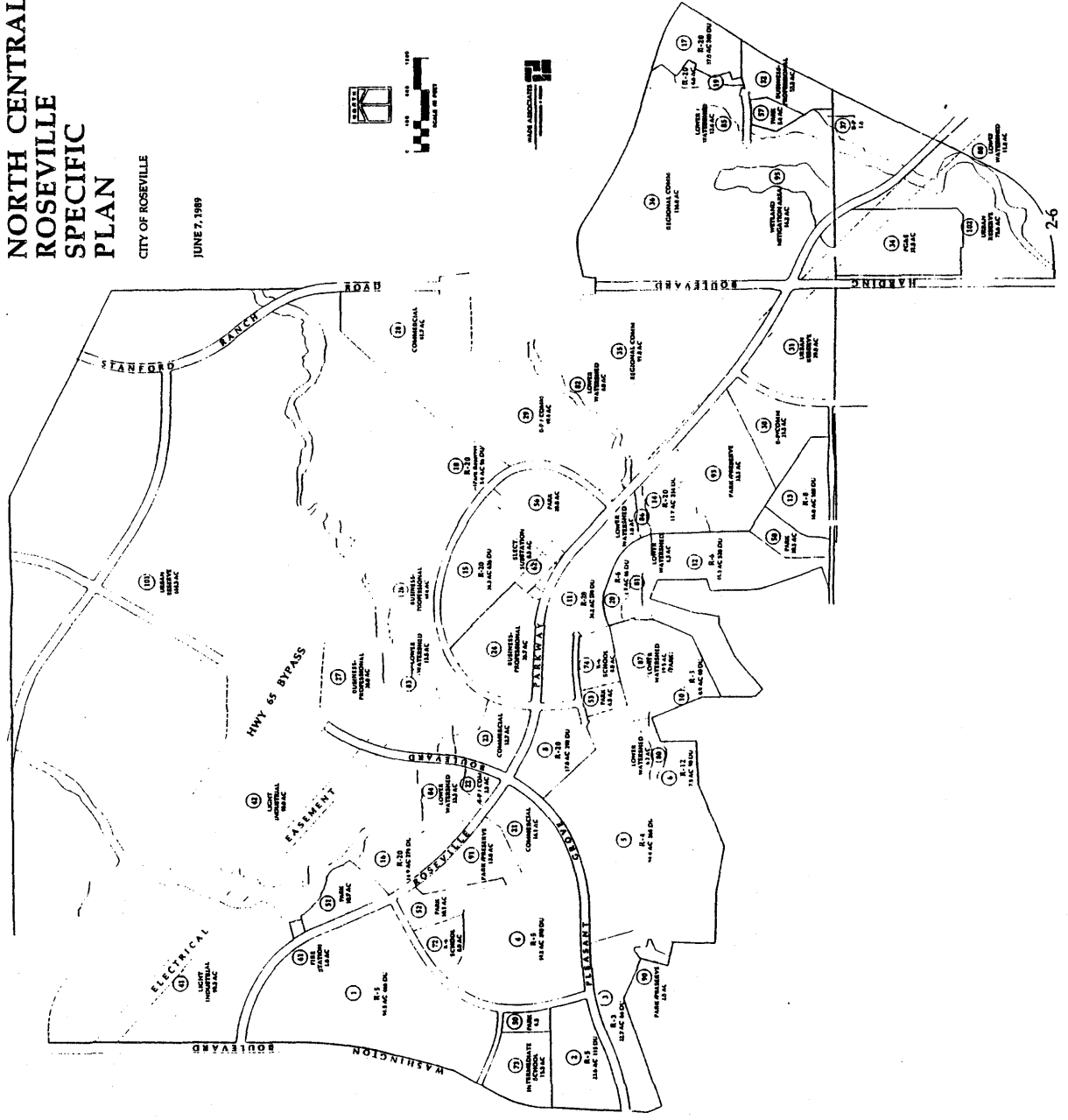
<sup>1</sup> du = dwelling unit

Figure 1-3

# NORTH CENTRAL ROSEVILLE SPECIFIC PLAN

CITY OF ROSEVILLE

JUNE 7, 1989

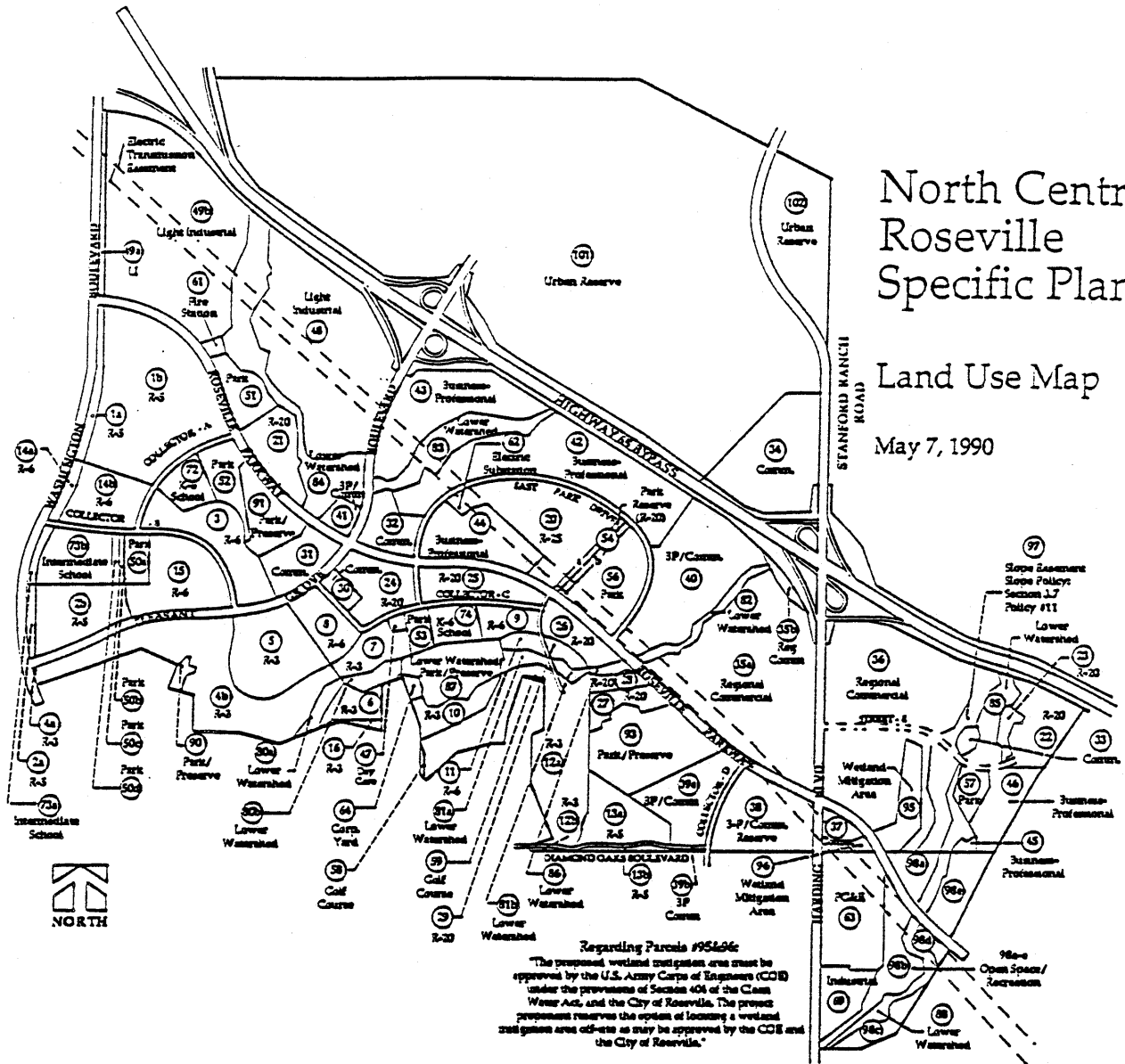


Land Use Map

# North Central Roseville Specific Plan

## Land Use Map

May 7, 1990



#### **1.4 Required Approvals**

Full implementation of the land uses described in the Specific Plan include the following approvals:

- ❖ EIR certification.
- ❖ Specific Plan approval.
- ❖ Development Agreements.
- ❖ Final Subdivision Map approval for the major parcels into which the Plan area is to be subdivided.
- ❖ Approval of zoning consistent with Specific Plan land uses.
- ❖ Granting of use permits for individual projects.
- ❖ Approval of tentative and final maps for individual projects.
- ❖ Building permits for all structures within the Plan area.
- ❖ Stream Alteration Agreements from the California Department of Fish and Game may be required for individual projects which could affect streambeds within the Plan area.
- ❖ Potential requirements for U.S. Army Corps of Engineers permits under Section 404 of the Clean Water Act.

#### **1.5 Offsite Facilities**

Implementation of the NCRSP will require the construction of a number of water and sewer lines outside of the Plan area. These will connect Plan area services to existing or planned facilities and include:

- ❖ A 24-inch diameter water line to be constructed in the right-of-way along Blue Oaks Road, from the Plan area boundary to an existing line adjacent to the SP Railroad line.
- ❖ A 15-inch sewer line to connect NCRSP area service to an existing sewer line adjacent to Washington Boulevard north of the NCRSP.
- ❖ A 36-inch water line south along Harding Boulevard
- ❖ A 36-inch water line to be constructed from the southeast NCRSP area boundary to the proposed right-of-way for the Taylor Road connector

- ※ A 24- or 30-inch diameter sewer trunk line extension to be constructed along South Branch Pleasant Grove Creek from the Plan area boundary to an existing lift station approximately two miles west of the Plan area.
- ※ A 12-inch sewer line south of the NCRSP and west of Harding Boulevard.

All construction of these facilities, with the exception of the South Branch sewer extension, will occur within developed right-of-ways or right-of-ways planned for development.

### **South Branch Pleasant Grove Creek Sewer Trunk Extension**

The proposed route for the offsite portion of the South Branch Pleasant Grove Creek Sewer Trunk Extension would run from the southern boundary of the NCRSP area, along South Branch Pleasant Grove Creek (South Branch) to the existing lift station which is located near the confluence of South Branch with Pleasant Grove Creek (see Figure 1-4 and Revised Figure 1-4 for changes since DEIR publication). As can be seen in the figure, the route would be located primarily in the Northwest Specific Plan Area. A portion of the route, however, will cross through Diamond Oaks subdivision and golf course. For approximately 3,000 feet of the route, the proposed line will parallel an existing sewer line which runs from Foothill Boulevard to the above mentioned lift station (see Figure 1-4). Another existing sewer line and lift station, shown in the southeast portion of the project area, will be removed as part of the new pipeline project, as will about 1,800 feet of the existing sewer line west of Foothill Boulevard.

The new trunk line will be designed to service that portion of the southern NCRSP area which is within the Dry Creek Sewer Assessment District and the South Branch watershed. The line will consist of approximately 2.2 miles (11,750 feet) of 24 to 30 inch diameter pipe and will carry sewage to the lift station west of Foothills Boulevard for transport to the City's sewage treatment plant on Dry Creek. A permanent City easement will be created along the length of the line.

The predominant vegetation along South Branch and the proposed pipeline route is an integrated complex of blue oak woodland and interior live oak forest. South Branch Pleasant Grove Creek is classified as an intermittent stream which means that it carries no flow during part of the year. Due to the intermittent nature of flows in South Branch, riparian vegetation such as willow, cottonwood, himalaya berry, and emergent vegetation are very limited, particularly west of Diamond Oaks Drive. Areas along the pipeline route, including stream crossings predominantly consist of annual grasses.

South Branch Pleasant Grove Creek supports no anadromous or coldwater fisheries. The creek's ability to support warmwater fish is also limited due to low or nonexistent summer flows, as well as the limited availability of instream vegetation for cover, reproductive habitat and food production.

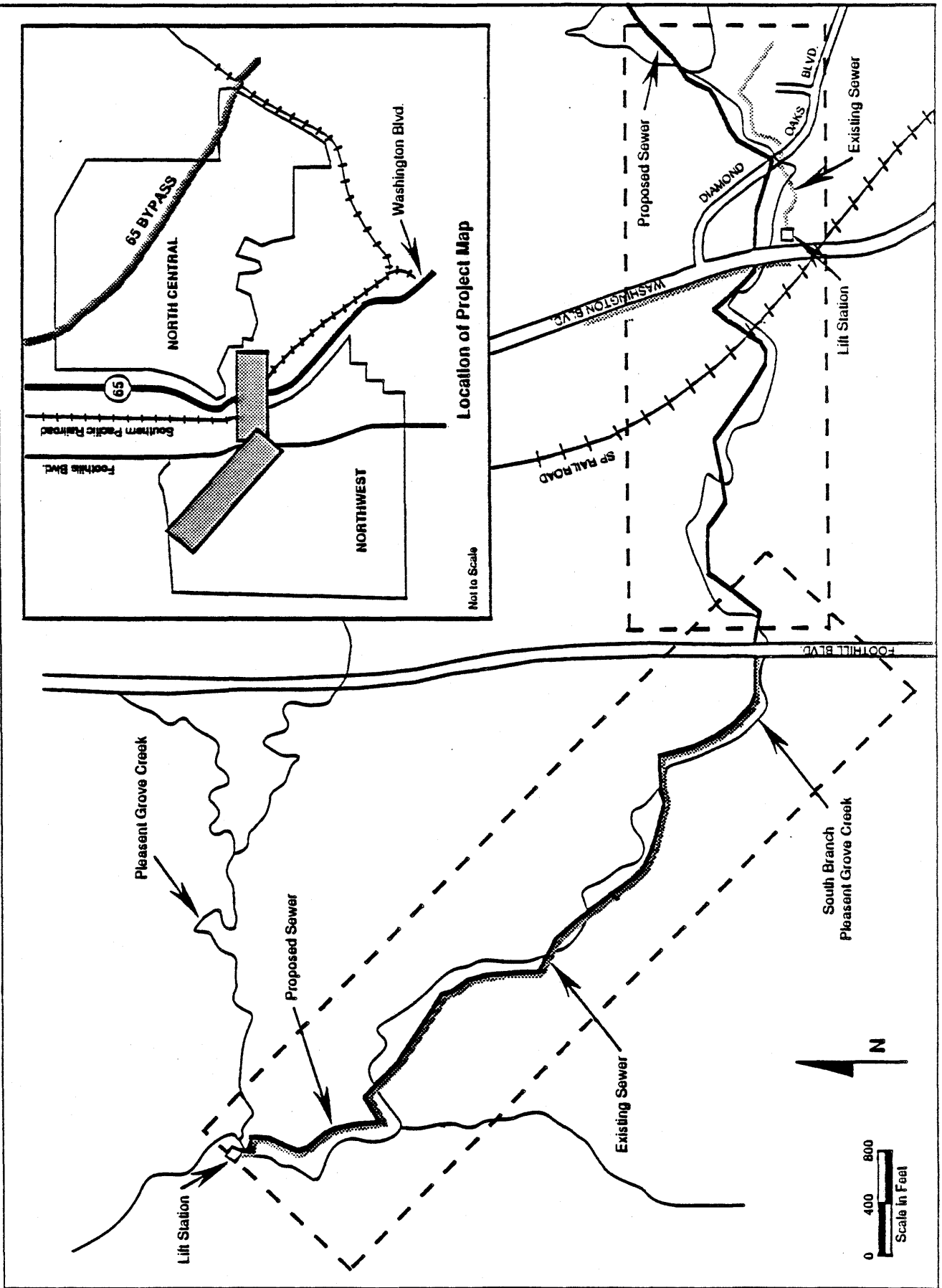
### **Proposed Construction Activities**

Installation of the proposed sewer trunk extension will involve the following construction activities:

- ❖ Development of construction access roads
- ❖ Construction of temporary stream crossings/coffer dams
- ❖ Temporary interruption of flow
- ❖ Use of heavy equipment for excavation of trenches along the stream
- ❖ Trenching excavations within the stream channel at 14 proposed stream crossing locations
- ❖ Use of trucks and tractor/trailers for deliveries of pipe, gravel, and concrete.

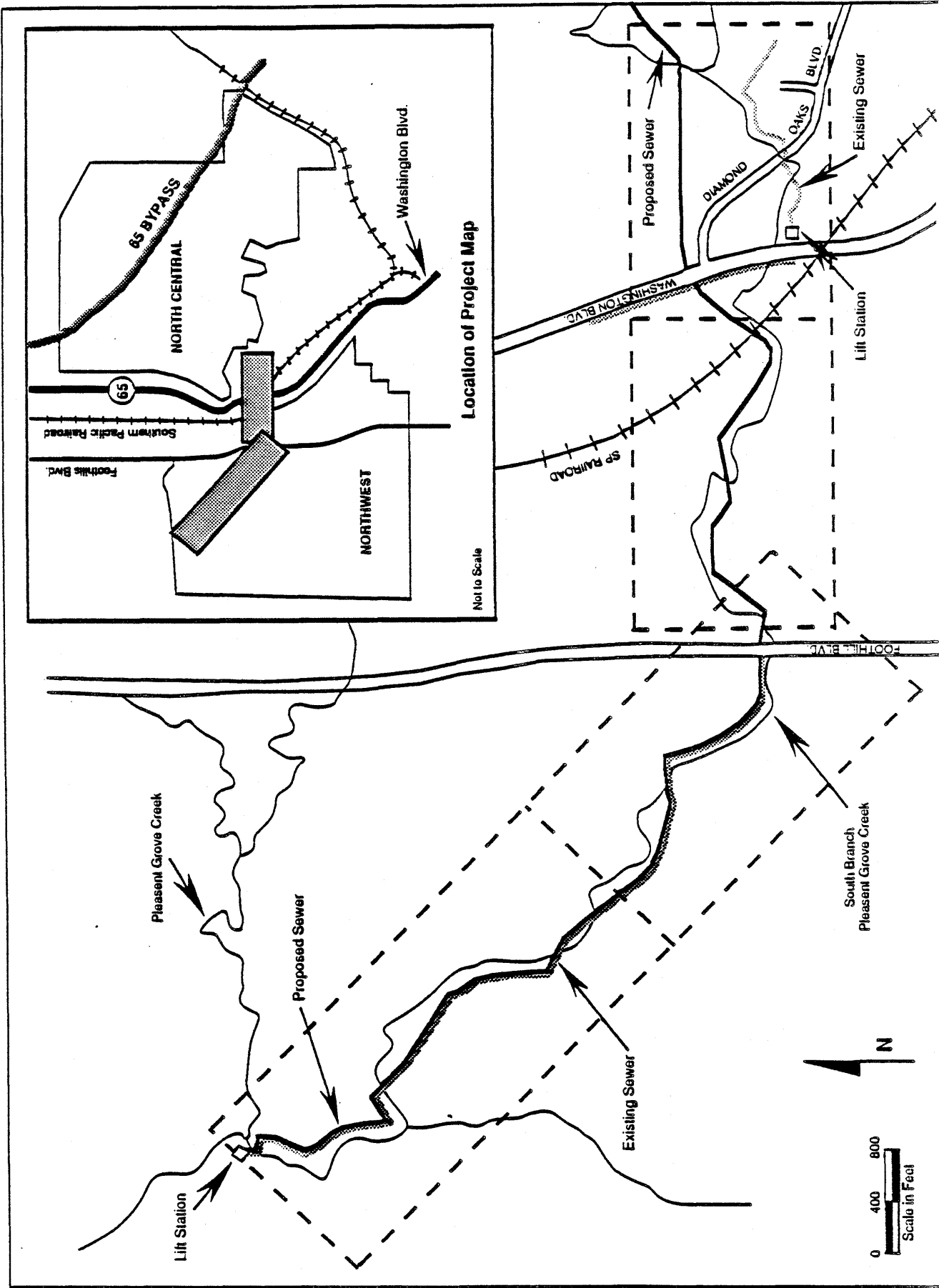
**Offsite Sewer Trunk Alignment**

**Figure 1-4**



Revised Figure 1-4

Offsite Sewer Trunk Alignment



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***COMMENTS AND RESPONSES***

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***INTRODUCTION TO COMMENTS AND RESPONSES***

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The following section includes all of the comments received during the public review period and various public hearings as well as responses to those comments. Each comment is paraphrased so the reader need not refer to the actual letters (which are included as Appendix A) in order to understand the response.

Three lists are also attached. The first list shows all the comments received, by agency and individual. The second list presents the comments organized by the original letter or transcript. The third list presents the comments grouped by topical area (i.e., geology, hydrology, etc.).

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***LIST OF LETTERS BY AGENCY AND/OR PERSON***

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- Letter 1  
Native American Heritage Commission  
William Anthony Johnson (Staff Analyst)
- Letter 2  
Housing and Redevelopment, City of Roseville  
John Sprague
- Letter 3  
Parks and Recreation, City of Roseville  
Ed Mahany
- Letter 4  
Office of Planning and Research  
David C. Nunenkamp (Chief of Permit Assistance)
- Letter 5  
State Department of Food and Agriculture  
Donna McIntosh (Graduate Student Assistant)
- Letter 6  
State Department of Fish and Game  
Pete Bontadelli (Director)
- Letter 7  
Fire Marshall, City of Roseville  
Bill White
- Letter 8  
Law Office of Balfrey and Abbott  
William W. Abbott
- Letter 9  
Roseville City School District  
James F. Bush (Facilities Planner)
- Letter 10  
Roseville Joint Union High School District  
James F. Bush (Facilities Planner)
- Letter 11  
County of Sacramento, Department of Public Works  
Douglas M. Fraleigh (Director)

List of Letters by Agency and/or Person

Letter 12

Placer County Community Development Department  
Fred Yeager (Planning Director)

Letter 13

City Attorney, City of Roseville  
Michael F. Dean (City Attorney)

Letter 14

Department of Public Works, City of Roseville  
Jerry Jackson

Letter 15

State Department of Transportation  
Jean L. Baker (Chief Environmental Branch B)

Letter 16

Electric Department, City of Roseville  
Dave Dockham

Letter 17

Electric Department, City of Roseville  
Ken Weisel (Electric Utility Director)

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***NCRSP COMMENTS AND RESPONSES LISTED BY LETTER***

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Individual comments within each letter have been identified by a number (i.e., 1A, 1B, 1C, etc.), a topic (Archaeology and History, General Plan Consistency, Public Services, etc.), and a subtopic (CEQA Appendix K, Housing Element - Affordable Housing, Parks, City Corporation Yard, etc.).

Letter

- 1 Native American Heritage Commission (July 24, 1989)
  - 1A Archaeology and History: Previously Undetected Sites
  - 1B Archaeology and History: CEQA Appendix K
  - 1C Archaeology and History: Procedures Pertaining to Burial Sites
  
- 2 John Sprague (July 25, 1989)
  - 2A General Plan Consistency: Housing Element - Affordable Housing
  - 2B General Plan Consistency: Housing Element - Affordable Housing
  - 2C General Plan Consistency: Housing Element - Affordable Housing
  - 2D General Plan Consistency: Housing Element - Affordable Housing
  - 2E General Plan Consistency: Housing Element - Condominium Conversion Ordinance
  - 2F General Plan Consistency: Housing Element - Development Agreements/Density Bonus
  - 2G General Plan Consistency: Housing Element - Typographical Error
  - 2H General Plan Consistency: Housing Element - Affordable Housing
  - 2I General Plan Consistency: Housing Element - Typographical Error
  - 2J General Plan Consistency: Housing Element - Typographical Error
  - 2K General Plan Consistency: Housing Element - Affordable Housing
  - 2L General Plan Consistency: Housing Element - Equal Housing Opportunities
  - 2M Population, Employment, Housing: Housing Element - Goals
  - 2N Population, Employment, Housing: Housing Element - Affordable Housing
  - 2O Population, Employment, Housing: Housing Element - Affordable Housing
  - 2P Population, Employment, Housing: Housing Element - Affordable Housing
  - 2Q Population, Employment, Housing: Housing Element - Errata
  - 2R Population, Employment, Housing: Population, Employment and Housing - Jobs and Housing Balance
  
- 3 Parks and Recreation (August 2, 1989)
  - 3A Public Services: Property Lines Adjacent to Golf Course
  - 3B Public Services: Land Use Property Adjacent to Golf Course
  - 3C Public Services: Parks Buffer Near Fairways
  - 3D Public Services: Parks, City Corporation Yard
  - 3E Hydrology: Retention Drainage - Golf Course Fairway 7
  - 3F Public Services: Parks - Potential Sites
  - 3G Public Services: Parks - Facilities Design
  - 3H Fiscal Analysis: Public Services - Cost of Dirt for Parks
  - 3I Geology: Test Boring Results - School and Park Sites
  - 3J Geology: Soil Conditions - Park Sites 53 and 56

List of Comments and Responses by Letter

- 3K Hydrology: Drainage - Diamond Oaks Golf Course
- 3L General Plan Consistency: Public Services and Facilities Element - Park Standards
- 3M Land Use: Parks and Land Use - Acreage Discrepancies
- 3N Fiscal Analysis: Public Services - Parks Costs
- 3O Fiscal Analysis: Public Services - Park Fees
- 3P CEQA Consideration
- 3Q Specific Plan: Parks - Source for Acreage Standards
- 3R Specific Plan: Parks - Safe Access
- 3S Specific Plan: Parks - Acreage
- 3T Specific Plan: Geology - Soils and Landscaping
- 3U Specific Plan: Parks - Acreage and Schematics
  
- 4 Office of Planning and Research (August 21, 1989)
  - 4A Cover letter for Responses from Food and Agriculture and from Fish and Game
  
- 5 Department of Food and Agriculture (July 27, 1989)
  - 5A Geology - Approval of EIR
  - 5B Geology - Agricultural Soils
  
- 6 Department of Fish and Game
  - 6A Vegetation and Wildlife: Existing Conditions
  - 6B Vegetation and Wildlife: Additional Mitigation Beyond DFG Streambed Alteration Agreement
  - 6C Vegetation and Wildlife: Mitigation Measures
  - 6D Vegetation and Wildlife: Additional Setbacks - Intermittent Stream Courses
  - 6E Vegetation and Wildlife: Setback Buffers - Intermittent Stream Courses
  - 6F Vegetation and Wildlife: Setback Buffers - Intermittent Stream Courses
  - 6G Vegetation and Wildlife: Setback Buffers - Intermittent Stream Courses
  - 6H Vegetation and Wildlife: Setback Buffers - Intermittent Stream Courses
  - 6I Vegetation and Wildlife: Intermittent Stream Courses - Setback Buffers
  - 6J Vegetation and Wildlife: Riparian Impacts - Additional Mitigation
  - 6K Vegetation and Wildlife: Riparian Impacts - Additional Mitigation
  - 6L Vegetation and Wildlife: Seasonal Wetlands - Less Than One Acre in Size
  - 6M Vegetation and Wildlife: Seasonal Wetlands - Small Project Cumulative Impacts
  - 6N Vegetation and Wildlife: Seasonal Wetlands - Vernal Pools, Worst Case Scenario
  - 6O Vegetation and Wildlife: Seasonal Wetlands - Vernal Pool Creation
  - 6P Vegetation and Wildlife: Seasonal Wetlands - Vernal Pools, No Net Loss
  - 6Q Vegetation and Wildlife: Mitigation Measures - Reliance on Agency Permits
  
- 7 Fire Department (August 2, 1989)
  - 7A Public Services: Fire Protection, Stations
  
- 8 Balfrey and Abbott (August 21, 1989)
  - 8A Hydrology: Groundwater Quality - Effects of Aggregate Extraction
  - 8B Land Use: Conflicts with Aggregate Operation
  - 8C Land Use: Existing Aggregate Operations

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- 9 Roseville City School District (August 22, 1989)
  - 9A Public Services: Schools - Student Yield Rate
  - 9B Public Services: Schools - Existing Capacity
  - 9C Public Services: Schools - Past, Present, and Future Enrollment
  - 9D Public Services: Schools - Housing Impacts
  - 9E Public Services: Schools - Facilities Needs/Costs
  - 9F Public Services: Schools - Developer Fees
  - 9G Public Services: Schools - Project Impact
  - 9H Public Services: Schools - Capacity
  - 9I Public Services: Schools - Year-Round Program
  - 9J Public Services: Schools - Funding
  - 9K Public Services: Schools - Mitigation of Impacts
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  - 9M Public Services: Schools - Facilities (Spanger School)
  - 9N Public Services: Schools - Facilities (K-6 Schools)
  - 9O Public Services: Schools - Developer Fees
  - 9P Public Services: Schools - Joint City Participation (K-6 Schools)
  - 9Q Public Services: Schools - Joint School/Park Site
  
- 10 Roseville Joint Union High School District (August 22, 1989)
  - 10A Public Services: Schools - Yield Rate
  - 10B Public Services: Schools - Capacity versus Enrollment
  - 10C Public Services: Schools - Future Development
  - 10D Public Services: Schools - Needed Facilities
  - 10E Public Services: Schools - Capacity
  - 10F Public Services: Schools - Facilities
  - 10G Public Services: Schools - Funding Shortfall
  - 10H Public Services: Schools - Additional Funding
  - 10I Public Services: Schools - High School Mitigation
  - 10J Public Services: Schools - High School Site
  - 10K Public Services: Schools - Costs
  
- 11 Sacramento County Department of Public Works (August 22, 1989)
  - 11A Public Services: No Comment
  
- 12 Placer County Community Development Department (August 22, 1989)
  - 12A Hydrology: Filtration - Riparian Areas
  - 12B Vegetation and Wildlife: Fisheries - Anadromous Fish
  - 12C Hydrology: Toxics
  - 12D Vegetation and Wildlife: Habitat Protection
  - 12E Vegetation and Wildlife: Mitigation Monitoring
  - 12F Vegetation and Wildlife: Riparian
  - 12G Population, Employment, and Housing: Housing - Affordable Housing
  - 12H Population, Employment, and Housing: Housing - Affordable Housing
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  - 12J Population, Employment, and Housing: Housing - Affordable Housing and Commute Distances
  - 12K Hydrology: Drainage - Detention in Antelope Creek
  - 12L Traffic: Regionwide Impacts - Inadequately Addressed
  - 12M Land Use: Urban Reserve - Conflicts

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- 13 City Attorney (September 5, 1989)
  - 13A Vegetation and Wildlife: Oak Woodland, Mitigation
  - 13B General Plan Consistency: Regional Commercial Site
  - 13C Specific Plan: Regional Commercial Site
  - 13D Specific Plan: Outdoor Artwork
  - 13E Specific Plan: Affordable Housing - Typographical Error
  - 13F Specific Plan: Definition of "Initial Sale"
  - 13G Specific Plan: Traffic - Intersections Outside of NCRSP
  - 13H Specific Plan: Traffic - Rail Systems
  - 13I Specific Plan: Traffic - Rail Systems
  - 13J Specific Plan: Vernal Pools, Loss
  - 13K Specific Plan: Typographical Error
  - 13L Specific Plan: Typographical Error
  - 13M Specific Plan: Typographical Error
  - 13N Specific Plan: Hydrology - Assumptions for Development Outside NCRSP
  - 13O Specific Plan: Overland Lengths for Development Conditions
  - 13P Specific Plan: Definitions of "Modified Puls Channel Routing" and "Muskingum Routing"
  - 13Q Specific Plan: Vernal Pools, Qualities
  - 13R Specific Plan: Assumptions for Development Outside of NCRSP
  - 13S Specific Plan: Traffic - Windowing and Focusing
  
- 14 Jerry Jackson (July 11, 1989)
  - 14A Public Services: Incorrect Acronym
  - 14B Public Services: Distinction Between Water Source and Stored Water
  - 14C Public Services: Adequacy of Proposed Water Storage Facilities
  - 14D Public Services: Water Treatment Plant Capacities
  - 14E Public Services: Water Lines
  - 14F Public Services: New Water Line
  - 14G Public Services: Specific Plan
  - 14H Public Services: Connection Fees
  - 14I Public Services: Water Conservation
  - 14J Public Services: Water Metering
  - 14K Public Services: Water Line Sizes
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  - 14M Public Services: Treatment Plant Capacity
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  - 14O Public Services: Wastewater Facility Staffing
  
- 15 Department of Transportation (September 8, 1989)
  - 15A Traffic: Highway 65 Interchange - Funding
  - 15B Traffic: Highway 65/I-80 Interchange - Widening Unlikely
  - 15C Traffic: Figure 3.7-5 Misleading
  - 15D Traffic: Intersections - Improvement Plan Review by Caltrans
  
- 16 Electrical Department (September 12, 1989)
  - 16A Electricity: Increased Demand/Larger Site Size Required
  - 16B Electricity: Cost of Extending Substation Circuits
  - 16C Electricity: Substation Screening

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- 17 Electrical Department (September 12, 1989)
  - 17A Electricity: Compliance with State and Roseville Standards
  - 17B Electricity: Paragraph Revision
  - 17C Electricity: Need for New Receiving Station
  - 17D Electricity: Incorrect Citations
  - 17E Electricity: Fees Not Shown
- 18 Sacramento Municipal Utility District (October 10, 1989)
- 19 Downey, Brand, Seymour, and Rohwer (January 29, 1990)
- 20 Public Hearing Comments
- 21 Sacramento Municipal Utility District (January 15, 1990)

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***NCRSP COMMENTS AND RESPONSES LISTED BY TOPIC***

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All comments which refer to a specific topic (Geology, Soils and Seismicity; Hydrology and Groundwater; Vegetation and Wildlife, etc.) have been grouped together in numerical order under those topics. The responses to these comments are presented in the following sections in the order shown below.

**GEOLOGY, SOILS, AND SEISMICITY**

- 3I Test Boring Results - School and Park Sites
- 3J Soil Conditions - Park Sites 53 and 56
- 5A Approval of EIR
- 5B Agricultural Soils

**HYDROLOGY AND WATER QUALITY**

- 8A Groundwater Quality - Effects of Aggregate Extraction
- 12A Filtration - Riparian Areas
- 12B Fisheries - Anadromous Fish
- 12C Toxics
- 12K Drainage - Detention in Antelope Creek

**VEGETATION AND WILDLIFE**

- 6A Existing Conditions
- 6B Additional Mitigation Beyond DFG Streambed Alteration Agreement
- 6C Mitigation Measures
- 6D Additional Setbacks - Intermittent Stream Courses
- 6E Setback Buffers - Intermittent Stream Courses
- 6F Setback Buffers - Intermittent Stream Courses
- 6G Setback Buffers - Intermittent Stream Courses
- 6H Setback Buffers - Intermittent Stream Courses
- 6I Intermittent Stream Courses - Setback Buffers
- 6J Riparian Impacts - Additional Mitigation
- 6K Riparian Impacts - Additional Mitigation
- 6L Seasonal Wetlands - Less Than One Acre in Size
- 6M Seasonal Wetlands - Small Project Cumulative Impacts
- 6N Seasonal Wetlands - Vernal Pools, Worst Case Scenario
- 6O Seasonal Wetlands - Vernal Pool Creation
- 6P Seasonal Wetlands - Vernal Pools, No Net Loss
- 6Q Mitigation Measures - Reliance on Agency Permits
- 12B Fisheries - Anadromous Fish
- 12D Habitat Protection
- 12E Mitigation Monitoring
- 12F Riparian
- 13A Oak Woodland, Mitigation

GENERAL PLAN CONSISTENCY

- 2A Housing Element - Affordable Housing
- 2B Housing Element - Affordable Housing
- 2C Housing Element - Affordable Housing
- 2D Housing Element - Affordable Housing
- 2E Housing Element - Condominium Conversion Ordinance
- 2F Housing Element - Development Agreements/Density Bonus
- 2G Housing Element - Typographical Error
- 2H Housing Element - Affordable Housing
- 2I Housing Element - Typographical Error
- 2J Housing Element - Typographical Error
- 2K Housing Element - Affordable Housing
- 2L Housing Element - Equal Housing Opportunities
- 3L Public Services and Facilities Element - Park Standards
- 13B Regional Commercial Site
- 17A Energy Element - Compliance with State and Roseville Standards

LAND USE

- 3M Parks and Land Use - Acreage Discrepancies
- 8B Conflicts with Aggregate Operation
- 8C Existing Aggregate Operations
- 12M Urban Reserve - Conflicts

TRAFFIC

- 12L Regionwide Impacts - Inadequately Addressed
- 15A Highway 65 Interchange - Funding
- 15B Highway 65/I-80 Interchange - Widening Unlikely
- 15C Figure 3.7-5 Misleading
- 15D Intersections - Improvement Plan Review by Caltrans

PUBLIC SERVICES

- 3A Property Lines Adjacent to Golf Course
- 3B Land Use Property Adjacent to Golf Course
- 3C Parks Buffer Near Fairways
- 3D Parks - City Corporation Yard
- 3F Parks - Potential Sites
- 3G Parks - Facilities Design
- 7A Fire Protection - Stations
- 9A Schools - Student Yield Rate
- 9B Schools - Existing Capacity
- 9C Schools - Past, Present, and Future Enrollment
- 9D Schools - Housing Impacts
- 9E Schools - Facilities Needs/Costs
- 9F Schools - Developer Fees
- 9G Schools - Project Impact
- 9H Schools - Capacity
- 9I Schools - Year-Round Program
- 9J Schools - Funding
- 9K Schools - Mitigation of Impacts
- 9L Schools - Junior High School
- 9M Schools - Facilities (Spanger School)

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- 9N Schools - Facilities (K-6 Schools)
- 9O Schools - Developer Fees
- 9P Schools - Joint City Participation (K-6 Schools)
- 9Q Schools - Joint School/Park Site
- 10A Schools - Yield Rate
- 10B Schools - Capacity versus Enrollment
- 10C Schools - Future Development
- 10D Schools - Needed Facilities
- 10E Schools - Capacity
- 10F Schools - Facilities
- 10G Schools - Funding Shortfall
- 10H Schools - Additional Funding
- 10I Schools - High School Mitigation
- 10J Schools - High School Site
- 10K Schools - Cost
- 14A Incorrect Acronym
- 14B Distinction Between Water Source and Stored Water Supplies.
- 14C Adequacy of Proposed Water Storage Facilities
- 14D Water Treatment Plant Capacities
- 14E Water Lines
- 14F New Water Line
- 14G Specific Plan
- 14H Connection Fees
- 14I Water Conservation
- 14J Water Metering
- 14K Water Line Sizes
- 14L Wastewater
- 14M Treatment Plant Capacity
- 14N Treatment Plant Staffing
- 14O Wastewater Facility Staffing

### ELECTRICITY

- 16A Electricity - Increased Demand/Larger Site Size Required
- 16B Electricity - Cost of Extending Circuits
- 16C Electricity - Substation Screening
- 17B Electricity - Paragraph Revision
- 17C Electricity - Need for new Receiving Station
- 17D Electricity - Incorrect Citations

### ARCHAEOLOGY AND HISTORY

- 1A Previously Undetected Sites
- 1B CEQA - Appendix K
- 1C Procedures Pertaining to Burial Sites

### AESTHETICS AND VISUAL QUALITY

No Comments Received

POPULATION, EMPLOYMENT, AND HOUSING

- 2M Housing Element - Goals
- 2N Housing Element - Affordable Housing
- 2O Housing Element - Affordable Housing
- 2P Housing Element - Affordable Housing
- 2Q Housing Element - Errata
- 2R Jobs and Housing Balance
- 12G Housing Element - Affordable Housing
- 12H Housing Element - Affordable Housing
- 12I Housing Element - Jobs/Housing Balance
- 12J Housing Element - Affordable Housing and Commute Distances

FISCAL ANALYSIS

- 3H Public Services - Cost of Dirt for Parks
- 3N Public Services - Park Costs
- 3O Public Services - Park Fees
- 17E Electric - Fees not shown

CLIMATE AND AIR QUALITY

No Comments Received

NOISE

No Comments Received

HAZARDOUS MATERIALS

No Comments Received

ADDITIONAL INFORMATION

- 18-1 -
- 18-3 Electricity - SMUD Comments
- 19-1 Specific Plan - Land Use Compatibility
- 20-1 -
- 20-29 Transportation Commission Comments
- 20-30 -
- 20-52 Utilities Commission Comments
- 21-1 Electricity - Additional SMUD Comment

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***GEOLOGY, SOILS, AND SEISMICITY***

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3I Test Boring Results - School and Park Sites (Ed Mahany)

Comment: School and park district staff would like to see test boring results for the school and park sites.

Response: Test boring results at the school and park sites have been made available to school district and City staff for those sites where borings have been completed.

3J Soil Conditions - Park Sites 53 and 56 (Ed Mahany)

Comment: Commentor indicates soil constraints on park sites 53 and 56.

Response: Figure 3.2-4 on page 3.2-11 of the Draft EIR indicates that the soil classifications for Parcels 53 and 56 are Inks-Exchequer and Exchequer very stony loam, respectively. In addition, part of Parcel 53 is underlain by Mehrten mud flow. Both soils present certain constraints for development, as noted in Table 3.2-3 on page 3.2-15 of the Draft EIR.

Mitigation Measure 3.2-2 (page 3.2-16 of the Draft EIR) and Section 6-16 (Soil Protection Policies) of the Specific Plan identify landscape design considerations and engineering and construction techniques to be used to compensate for the constraints posed by these soils and Mehrten mud flow.

It may be necessary to import soil to ensure the long-term viability of landscaped areas. This determination will be made on a site-by-site basis by the City.

5A Approval of EIR (Donna McIntosh)

Comment: California Department of Food and Agriculture (CDFA) has reviewed Draft EIR. The CDFA recommends approval of the Draft EIR.

Response: Comment noted; no response required.

5B Agricultural Soils (Donna McIntosh)

Comment: The CDFA supports the right of local agencies to develop, but also wants to assure that agricultural land is not prematurely lost to development.

Response: The comment on the accuracy of the soils and resources descriptions is acknowledged. No prime agricultural land exists within the city, and all lands of statewide significance are outside the NCRSP.

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***HYDROLOGY AND WATER QUALITY***

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8A Groundwater Quality - Effects of Aggregate Extraction (William Abbott)

Comment: The EIR appears to imply that the Collet Aggregate Extraction Project is generating adverse groundwater impacts. The EIR for the Collet project indicates that this is not a correct conclusion and refers to two EIRs which confirm this position (SCH #88021504 and SCH #88041129).

Response: As discussed on page 3.3-10 of the Draft EIR, geophysical analyses performed in conjunction with mapping the aggregate resource for the R.C. Collet, Inc. project found no evidence of a regional aquifer above a clay layer, estimated at 60 feet thick, which was encountered at a depth of 100 to 120 feet below surface level. Based on these results, and the findings of Collet Aggregate Extraction EIR (SCH #88021504), the Collet project is not considered to present "unmitigated adverse effects" on groundwater supply or quality in the NCRSP area.

12A Filtration - Riparian Areas (Loren E. Clark)

Comment: Placer County Community Development Department (PCCDD) stresses the need for ensuring water quality through treatment and preservation of riparian areas as natural filters in the Dry Creek and Pleasant Grove Watershed.

Response: The important role of riparian areas, as well as seasonal wetlands, in the filtration of area runoff and the maintenance of water quality in area water courses is acknowledged. The native vegetation in the Plan area drainage and riparian areas of the Pleasant Grove Watershed on the site are protected by the establishment of buffers in the Lower Watershed Preserve.

12B Fisheries - Anadromous Fish

Comment: Projects should avoid construction in stream environments during periods of anadromous fish migration.

Response: Policy 6.1.4.7(a) of the Specific Plan states that "All grading, site preparation and construction work in or near Antelope Creek will be confined to the period of June 1 through September 30 in order to minimize erosion and impacts on the October-November spawning run and April-May out-migration of chinook salmon. The recommendation to avoid construction in stream environments during anadromous fish migration is also incorporated as a mitigation measure (Mitigation Measure 3.4-12) to maintain water quality.

12C Toxics (Loren E. Clark)

Comment: The City should provide strict ordinance control over discharge of toxics and hazardous materials.

Response: The comment is acknowledged. Ordinance controls have been established by the City to tightly control the discharge of toxic and hazardous materials and other substances that generate a high biological oxygen demand (Municipal Code Chapter 14.12, 14.26). The Mitigation Marketing Plan for the project contains provisions for monitoring compliance with toxic and hazardous materials storage handling and use requirements.

12K Drainage - Detention in Antelope Creek (Loren E. Clark)

Comment: The commentor suggests that detention be considered for the Antelope Creek drainage.

Response: As stated in the last paragraph on page 3.3-6 of the Draft EIR, NCRSP runoff is not expected to significantly impact peak discharge in Antelope Creek. Mitigation such as detention basins is therefore not considered necessary.

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## VEGETATION AND WILDLIFE

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### 6A Existing Conditions (Pete Bontadelli)

Comment: Commentor notes that Antelope and Pleasant Grove Creeks support a myriad of intermittent drainages and a wide variety of vegetation. A State-listed endangered plant is located on the site, the *Gratiola heterosepala* (Boggs Lake hedge-hyssop). Antelope Creek sustains an anadromous fishery. Commentor further states that the existing condition discussion in the EIR is complete and accurate.

Response: Please note that Pleasant Grove Creek does not actually cross the Plan Area; it flows east to west, approximately one mile north of the Plan Area's boundary. "Intermittent tributaries of Pleasant Grove Creek and the South Branch of Pleasant Grove Creek, both totally devoid of any riparian vegetation, do drain the Plan Area and project site. No riparian habitat exists on the Regional 65 Centre Project Site." (See Appendix C.)

### 6B Additional Mitigation Beyond DFG Streambed Alteration Agreement (Pete Bontadelli)

Comment: Projects affecting the bed or bank of any stream zone require a Streambed Alteration Agreement. Commentor indicates this agreement should not be used in lieu of appropriate mitigation measures to protect streams and resources. Mitigations should be incorporated within the Specific Plan and individual project documents. Commentor further indicates that without the addition of specific mitigation measures reducing potentially significant impacts the Draft EIR is inadequate. Comments 6C through 6I further expand on this issue.

Response: Some of the mitigation measures suggested in DFG Comments 6C through 6Q are incorporated into the revised Specific Plan. See Responses to Comments 6C through 6Q below.

### 6C Mitigation Measures (Pete Bontadelli)

Comment: All additional measures for hydrology, stream zones, vernal pools, oaks, and anadromous fisheries recommended by the Draft EIR should be included in the Specific Plan.

Response: Mitigation measures mentioned in the Draft EIR have already been incorporated into the modified Specific Plan. Additional measures for hydrology and stream zones have been added to Subsection 6.4.1, Water Quality and Conservation Policies, Policies 16-26. An additional measure for native oak trees has been added to Subsection 6.2.1, Oak Woodlands Policies, stating that "Light construction equipment shall be used for unavoidable trenching within the driplines of trees identified to be preserved", Policy 12.

6D Additional Setbacks - Intermittent Stream Course (Pete Bontadelli)

Comment: All intermittent stream courses including all branches of Pleasant Grove Creek should be protected by the incorporation of a 50-foot non-development setback buffer above the banks of the stream.

Response: The Lower watershed preserves (shown on Specific Plan Figure 2-4, the NCRSP Land Use Map, and Specific Plan Figure 6-1, Lower Watershed Areas include the major intermittent stream courses within the Plan Area, including all major branches of Pleasant Grove Creek. All of the lower watershed preserve is subject to conditions of the Corps 404 permit which preclude any filling or dumping, and which specify the location of allowable surface drainage into the preserve. The preserve is dedicated open space, as stated in Specific Plan Subsection 2-4.4.

The buffer along Antelope Creek is shown on Figure 6-3 in the Specific Plan.

Regarding the Regional 65 project site, all major intermittent drainages will remain unaltered. "Lower watershed preserves have been established along intermittent drainages to preserve wetlands, buffer drainages, and allow for wetland compensation. Lower watershed preserve widths vary from a maximum of 260 feet, down to 30 feet. Average preserve width is 74.5 feet. No development will occur within preserves." (See Appendix C for further details.)

The DFG policy for 50-foot nondevelopment buffers along intermittent streams would probably not apply to all drainages throughout the Plan area. Many of the drainages are actually minor (less than 10 feet wide, bank-to-bank), ephemeral swales and streams for which setbacks would neither be necessary, nor required.

6E Setback Buffers - Intermittent Stream Courses (Pete Bontadelli)

Comment: All setback buffers must be required to be identified on project maps and dedicated open space.

Response: As indicated in 6D above, most buffers will be inclusive within the boundaries of lower watershed preserves on the Regional 65 Centre project site. When boundaries are not inclusive within designated wetlands preserves, they should be clearly shown on project maps and development plans.

6F Setback Buffers - Intermittent Stream Courses (Pete Bontadelli)

Comment: No fill should be placed within buffers either during or after construction.

Response: Provisions which prohibit filling, grading, and disturbance to vegetation within stream buffers have already been incorporated into the wetland preserve mitigation plan for the Regional 65 Centre project site, which was submitted to the U.S. Army Corps of Engineers, U.S. Fish & Wildlife Service, and Environmental Protection Agency. Furthermore, per DFG's recommendation, mitigation measures protecting stream setbacks have been incorporated into Section 6.1.9 of the Specific Plan.

6G Setback Buffers - Intermittent Stream Courses (Pete Bontadelli)

Comment: Grading is prohibited within buffers.

Response: See Response to Comment 6F above.

6H Setback Buffers - Intermittent Stream Courses (Pete Bontadelli)

Comment: All vegetation within buffers should be protected during construction.

Response: See Response to Comment 6F above.

6I Intermittent Stream Courses - Setback Buffers (Pete Bontadelli)

Comment: Covenants, codes, and restrictions should be established that prohibit disposal of lawn clippings, oil, chemicals, or trash of any kind within setback buffers. Further, that vegetation removal or alteration within the setback buffers should be prohibited.

Response: See Response to Comment 6F above.

6J Riparian Impacts - Additional Mitigation (Pete Bontadelli)

Comment: Commentor indicates that mitigation must be identified for projects that are unable to avoid impacts to stream zone or wetland resources, such as sewer trunk establishment or flood control projects.

Response: Mitigation measures for projects that are unable to avoid impacts to stream zone or wetland resources, such as sewer line establishment or flood control projects impacting riparian or wetland habitat, are identified in the Draft EIR and the Specific Plan.

The Draft EIR identifies these mitigation measures:

Section 3.4, Vegetation and Wildlife,

Section 3.3, Hydrology and Water Quality,

The Specific Plan identifies these mitigation measures:

Section 6.1.9, Wetlands Preserve Policies

Section 6.4.1, Water Quality Policies.

"A single crossing of an intermittent drainage channel may occur, along with crossing of some ephemeral drainage swales during on-site sewerline construction." While these impacts are unavoidable, they can be mitigated by using currently accepted restoration technology and revegetation techniques. As the Appendix indicates, "no riparian vegetation occurs within the Regional 65 Centre project site. A five-year monitoring plan has been developed for 131 acres of wetland preserves within the

project site. The plan will be incorporated into the Specific Plan." (See Appendix C).

As discussed in Section 1 page 1-8 of the Draft EIR, the area traversed by the proposed offsite sewer trunk extension predominantly consists of blue oak woodland with a sparse understory of annual grasses. Typical riparian plant species are scarce along most of the route even within the banks of the South Branch Pleasant Grove Creek channel. Total area of in-channel habitat which would be disturbed as a result of construction of the 14 proposed stream crossings is estimated at roughly 36,400 square feet. This figure is based on an average channel width of 40 feet and a construction zone width of 65 feet. Mitigation Measures 3.4-31 through 3.4-35 address tree replacement, limiting construction related disturbance to adjacent habitat, and protection of active raptor nests. Aside from implementation of proposed mitigation measures for erosion control (i.e., hydroseeding), additional revegetation measures are not deemed necessary.

Regarding flood control projects, four flood detention basins are proposed to accommodate increased peak runoff associated with Plan area buildout. Detention of 100-year flood waters will be of short duration, and have no significant affect on seasonal wetlands to be flooded at that time.

Impacts associated with the construction of berms to serve as impoundment structures for the proposed detention basins are expected to be less than significant for the following reasons:

1. Total lack of riparian type vegetation within the areas affected by berm construction.

A significant portion of the proposed sewerline has been realigned (see revised Figure 1-4). As a result, the sewerline will not cross Diamond Oaks Boulevard but will instead be routed northly.

2. Berms of relatively limited size will be adequate to accommodate the detention requirements at each of the proposed detention sites.

6K Riparian Impacts - Additional Mitigation (Pete Bontadelli)

Comment: The Draft EIR should include identification and quantification of vegetation impacted, plans to assure no net loss of riparian or wetland acreage or values, and monitoring plans to assure compliance and satisfactory results.

Response: Regarding riparian and wetland vegetation, the Draft EIR does identify vegetation to be impacted, and measures which will mitigate their loss, in Vegetation and Wildlife, pages 3.4-13 through 3.4-24. Regarding sewerline and flood control projects, quantification of impacted vegetation was not possible, as detailed plans were not available. For details regarding a detention basin on the Regional 65 Centre site, see Response to Comment 7J above. For locations of other proposed detention basins in the Plan area, refer to Figure 3.3-5 (page 3.3-13) in the Draft EIR.

6L Seasonal Wetlands - Less than One Acre in Size (Pete Bontadelli)

Comment: Vernal pools and wetlands that, on a site-specific or project basis, will total less than one acre may be precluded from mitigation through the 404 process. These small wetlands have resource value to DFG and project impacts to them should be lessened through mitigation.

Response: Table 6-1, page 6-5 of the Specific Plan, lists total wetland acreages for the North Central Plan Area, including those wetlands which are less than one acre in size. The Specific Plan has included these smaller wetlands in its comprehensive plan to achieve a cumulative "no net loss" of values or acreage. This plan includes a program of wetlands avoidance, creation of preserve areas, maintenance of the preserves, enhancement of existing wetlands, and compensation of lost (filled) wetlands through creation of new wetlands. Ultimately, the City's goal is to achieve its own "no net loss of wetlands" policy. Parcels 13 (Mourier) and parcels 22 and 46 (Ostrow) in the Plan Area have less than one acre of wetlands. When development proposals are submitted to the City for these parcels, through the design review process the City will consider wetland impacts, consult with the DFG and mitigate the impact to the extent possible.

6M Seasonal Wetlands - Small Project Cumulative Impacts (Pete Bontadelli)

Comment: Small projects' impacts have the potential to be cumulatively significant through direct loss or disturbance of critical watershed values to vernal pools.

Response: See Reponse to Comment 6L.

6N Seasonal Wetlands - Vernal Pools, Worst Case Scenario (Pete Bontadelli)

Comment: The DFG concurs with the mitigation measures recommended by the Draft EIR on page 3.4-21. This Specific Plan should identify a worst-case scenario for vernal pools and provide mitigation accordingly based on the concept of no net loss of this resource.

Response: As indicated in Response to Comment 6L above, the City has specified a number of vernal pool mitigation measures in its Specific Plan which were designed to achieve a "no net loss" policy. In order to adhere to this stated policy, the City initiated the process of locating potential wetland preserve sites within the Plan area.

Based upon the recommendations of wetland biologists (L. Stromberg and P. Sugnet), alternative land use plans were developed and preserve sites were located to avoid wetlands to the extent "practicable," according to guidelines established by the EPA, U.S. Army Corps, USFWS, and the CDFG. The proposed Specific Plan Land Use Map represents the least environmentally damaging practicable alternative. Significant plan revisions to earlier drafts are listed in Section 6.1.3 of the Specific Plan.

To achieve the City's "no net loss of wetlands" policy, the creation of new wetlands (primarily vernal pools) will need to occur within designated preserves. While it is acknowledged that compensating for the loss of vernal pools by creating new ones is

a technique which is still generally considered to be "experimental," a pilot project for vernal pool creation on the Regional 65 Centre site has achieved an unusually high (93 percent) floristic success rate. A five-year monitoring program will be implemented to evaluate the long-term viability of the mitigation plan.

6O Seasonal Wetlands - Vernal Pool Creation (Pete Bontadelli)

Comment: Commentor notes that vernal pool creation projects may not adequately mitigate for losses of vernal pool acreage and habitat values due to their experimental nature.

Response: See Response to Comment 6N above.

6P Seasonal Wetlands - Vernal Pools, No Net Loss (Pete Bontadelli)

Comment: The DFG believes that avoidance is the only way to ensure no net loss.

Response: In developing a land use plan for the North Central Plan Area, every effort was made to avoid wetlands to the extent "practicable" according to guidelines established by the EPA, U.S. Army Corps of Engineers, USFWS, and the Department of Fish and Game (refer to Response 6N above).

6Q Mitigation Measures - Reliance on Agency Permits (Pete Bontadelli)

Comment: The DFG recommends that this Draft EIR not be certified until all appropriate specific mitigation measures as suggested above are included within the document. Reliance upon adequate mitigation to be included as a result of either the 1603 agreement process or the 404 permit process is both inappropriate and unacceptable.

Response: The Draft EIR and the Specific Plan include specific mitigation measures beyond those of the 1603 agreement process and the 404 permit process. For additional mitigation measures, see Responses to Comments 6C and 6J above.

12B Fisheries - Anadromous Fish (Loren E. Clark)

Comment: Commentor requests that construction within stream environments be avoided during periods of anadromous fish migrations in order to guarantee minimum water quality standards.

Response: Policy 6.1.4.7(a) of the Specific Plan requires that "All grading, site preparation and construction work in or near Antelope Creek will be confined to the period of June 1 through September 30 in order to minimize erosion and impacts on the October-through-November spawning run and April-through-May outmigration of chinook salmon."

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**GENERAL PLAN CONSISTENCY**

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2A Housing Element - Affordable Housing (John Sprague)

Comment: Commentor suggests that findings on the project should reflect acknowledgement by the property owner of Roseville's 10 percent Affordable Housing Goal (HG).

Response: Section 4.4 of the Specific Plan states that 10 percent of the total housing stock in the Plan Area will be designated as affordable housing. Tables 4-1 and 4-2 show the number of units, by parcel, that will make up the affordable housing program. The property owner commitment with respect to affordable housing will be delineated in Development Agreements, negotiated between the developers and the City. Other sources of affordable housing funding from federal and state agencies and through the California Developmental Block Grant Program will be pursued as needed.

2B Housing Element - Affordable Housing (John Sprague)

Comment: Commentor suggests that the findings should note the willingness of property owners to integrate affordable housing units within market rate projects.

Response: The Plan integrates affordable housing units within market rate projects (see Section 4).

2C Housing Element - Affordable Housing (John Sprague)

Comment: Commentor suggests that project findings should note the property owners' willingness to participate financially in the development of affordable housing.

Response: See Response to Comment 2A above.

2D Housing Element - Affordable Housing (John Sprague)

Comment: Commentor requests that findings should note the willingness of the property owners to develop affordable rental units adequate to house large families and female head of households.

Response: The program identified in the Plan would be applicable to all families or individuals who meet the income requirements, making rental units available to large families and female head of households who qualify.

2E Housing Element - Condominium Conversion Ordinance (John Sprague)

Comment: Commentor suggests that findings should be modified to reflect the condominium conversion ordinance adopted by the City Council on May 3, 1981.

Response: It is acknowledged that a condominium conversion ordinance has been adopted by the City of Roseville.

2F Housing Element - Development Agreements/Density Bonus (John Sprague)

Comment: Commentor suggests the consistency finding should be modified to reflect property owners' recognition of the City's policy relating to Development Agreements, in case density bonuses or land use changes are sought by current or future owners.

Response: Following the completion of development of the NCRSP area, if an application is made to modify existing residential densities, that application will be subject to the same requirement of 10 percent affordable housing as the original approved land use.

2G Housing Element - Typographical Error (John Sprague)

Comment: There is a typographical error on the finding for Policy 15 of the Housing Element (i.e., "fro").

Response: In the consistent finding for Policy 15 of the Housing Element, "fro" will be changed to "for."

2H Housing Element - Affordable Housing (John Sprague)

Comment: Commentor suggests that consistent findings should note property owners' willingness to assist the City in providing direct financial assistance to provide affordable housing.

Response: The property owners will be required to comply with the Housing Element policies relative to affordable housing. Additionally, construction will not be permitted until requirements of the General Plan Housing Element have been met.

2I Housing Element - Typographical Error (John Sprague)

Comment: The word "Goal" has been left out of the Affordable Housing.

Response: The last sentence of the second paragraph on page 3.5-20 should read: "The City will also develop language regarding the 10 percent affordable housing goal and affordable housing plan. . . ."

2J Housing Element - Typographical Error (John Sprague)

Comment: Typographical errors in the consistency section.

Response: In the consistent finding for Housing Element Policy 18 (page 3.5-20) the word "Hosing" will be changed to "Housing" the "g" in "goal" will be capitalized.

2K Housing Element - Affordable Housing (John Sprague)

Comment: Commentor suggests findings should be modified to reflect property owners' willingness to participate with the City in development and use of a financing program such as the Mortgage Revenue Bond Program in their residential development.

Response: Property owners will participate with the City in development and use of the Mortgage Revenue Bond Program, and other state and federal programs, in their residential development.

2L Housing Element - Equal Housing Opportunities (John Sprague)

Comment: Commentor suggests the consistency findings should reflect the willingness of property owners to further equal housing opportunities in their residential developments.

Response: Property owners will further equal housing opportunities in their residential developments as required. The City will continue to provide assistance regarding equal housing opportunities through its Housing Office and Housing Authority. See also Responses to Comments 2A and 2B, above.

3L Public Services and Facilities Element - Park Standards (Ed Mahany)

Comment: Commentor notes that the standards referenced in the Policy 29 are missing.

Response: The language appearing on page 3.5-51 of the Draft EIR under Public Services and Facilities Element Policy 29 is identical to that found in the General Plan. The Draft EIR should have noted that the General Plan does not go on to identify "the following standards." These have yet to be determined by the City.

13B Regional Commercial Site (Michael Dean)

Comment: The commentor notes that the General Plan designates only one mall site and the NCRSP designates two sites. The commentor further notes that either the General Plan must be amended or the NCRSP changed, prior to adoption.

Response: The entitlements to be granted by the City when it takes final action on the Specific Plan, rezoning resolutions, certification of the EIR, and development agreements will include provisions for a single Regional Mall.

For the purposes of the EIR, however, impacts have been assessed and evaluated based on intensities of use equivalent to a Regional Mall for both parcel 35 and parcel 36.

17A Energy Element - Compliance with State and Roseville Standards

Comment: Commentor requests that the compliance with the State standards, as well as Roseville standards, concerning Energy element Policy 5 be verified.

Response: The purpose of this section is to determine only whether the NCRSP is consistent with the Roseville General Plan. However, the commentor provides a reminder that the developers must comply with State, as well as City, standards and policies.

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**LAND USE**

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3M Parks and Land Use - Acreage Discrepancies (Ed Mahany)

Comment: Commentor notes that acreage for parks, park preserve, and wetland mitigation area differ from Table 3.6-1 and acreage noted under parks/preserve and open space land uses on page 3.6-13.

Response: Table 2-3 of the Specific Plan lists primary open space acreage. The correct figures, based on that table, are: Parks - 66.1 acres; Park/Preserve - 48.9 acres; Wetland Mitigation - 14.2 acres; and Lower Watershed Preserve - 111.9 acres. Table 3.6-1 in the Draft EIR also contains these numbers. Page 3.6-13 is hereby corrected to reflect the acreage shown in Table 2-3 of the Specific Plan.

8B Land Use - Conflicts with Aggregate Operation (William Abbott)

Comment: The commentor notes that the Placer County Zoning Ordinance, Section 2675(1) stipulates a 25-foot setback and that aggregate and urban development are not necessarily incompatible.

Response: The Placer County Mineral Resource Conservation Plan recognizes the potential for land use compatibility conflicts between mining and urban land uses, and that measures beyond a standard 25-foot setback may be warranted to mitigate impacts. Page 20 of the Plan indicates that it may be appropriate to review proposed land use for compatibility up to 2,000 feet from the most intense mining uses. However, significant conflicts are not anticipated with the R.C. Collet Aggregate Operation as no land use for parcel #101 is proposed at this time. Additionally, as of this writing (October 1, 1989) no approval has been granted by the Placer County Board of Supervisors for expansion of the R.C. Collet mining project.

8C Land Use - Existing Aggregate Operations (William Abbott)

Comment: The commentor indicates that the language "conflicts at similar operations" should not be construed as applying to the R.C. Collet Aggregate operation.

Response: The statement "conflicts at similar operations" cited in Comment 11C, does not refer to the proposed R.C. Collet Aggregate Operation near Rocklin, but was meant only as a general comment relating to the potential conflicts resulting from proximate land uses (i.e., residential and mining).

12M Urban Reserve - Conflicts (Loren E. Clark)

Comment: Commentor indicates the County's intent via the Sunset General Plan to maintain a significant portion of the land north of the Urban Reserve area for non-residential purposes in order to maintain a one-mile buffer between the residential areas and the industrial core. Significant residential development in the Urban Reserve could pose potential land use conflicts in the future.

Response: Although City policy does not preclude residential development within the Urban Reserve parcel noted in the comment, no such development is presently proposed. Any future proposals for development on this site will be subject to review by the City at that time.

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**TRAFFIC**

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**12L Regionwide Impacts - Inadequately Addressed (Loren E. Clark)**

Comment: Commentor suggests that region-wide traffic impacts do not appear to have been adequately addressed. Other jurisdictions, including Caltrans, have acknowledged transportation as a serious constraint for development in the region.

Response: The regional effects of the implementation of each of three growth scenarios resulting from the NCRSP are addressed in the Draft EIR beginning on page 3.7-25. Impacts of the proposed project on regional road and highway systems are also addressed in this DEIR section. Mitigation Measures 3.7-1 through 3.7-16 are intended as means of reducing project impacts on regional as well as local transportation impacts.

The NCRSP EIR is the fourth specific plan EIR to be prepared in Roseville in the past three years. The first two EIRs, Northeast Specific Plan and Southeast Specific Plan, discussed in greater detail the need for increased capacity for regional travel, particularly north-south travel. They noted that existing facilities would need to be widened; for instance, I-80 would need to be widened to 10 lanes south of Douglas Boulevard. The previous EIRs also noted that a beltway such as L.R. 102 will be needed in 20 years if current growth forecasts are met.

**15A Highway 65 Interchange - Funding (Jean L. Baker)**

Comment: Commentor emphasizes that new interchanges on Highway 65 in the vicinity of Roseville will require 100 percent local funds. Local funding of mainline improvements on Interstate 80 may also be necessary.

Response: The municipalities of Placer County, Rocklin, and Roseville have initiated a Joint Powers Agreement (JPA) to facilitate construction of the interchanges on the Highway 65 Bypass. Local funds will be used to pay for the new interchanges. The funding responsibility of the mainline improvements on Interstate 80 is uncertain, but local funds may be required.

**15B Highway 65/I-80 Interchange Widening Unlikely (Jean L. Baker)**

Comment: Commentor recommends against widening the eastbound to northbound loop at the Highway 65/Interstate 80 interchange and indicates the widening of the southbound to westbound loop is unlikely.

Response: The eastbound to northbound loop ramp has two lanes and the southbound to westbound linear ramp has one lane. The number of lanes shown in Figure 3.7-5 are required to adequately serve the future traffic volume estimates. As

the text points out, widening the ramps to three lanes may not be feasible or desirable; therefore, additional capacity will be needed on other existing facilities, or new facilities will need to be constructed.

15C Figure 3.7-5 Misleading (Jean L. Baker)

Comment: Commentor indicates Figure 3.7-5 is misleading as no reference is made to the number of lanes existing or under construction.

Response: See Response to Comment 15B.

15D Interchange - Improvement Plan Review by Caltrans (Jean L. Baker)

Comment: Commentor indicates improvements to intersections of Douglas Boulevard/Sunrise Avenue and Riverside Avenue/Cirby Way would adversely affect the nearby Interstate 80 ramps. Caltrans recommends that the City submit geometric plans and estimates for each interchange location for review.

Response: The construction of grade separation improvements at Douglas/Sunrise and Riverside/Cirby Way would improve traffic flow both at the intersections and at the ramps. For instance, preliminary designs at Sunrise/Douglas show that the I-80 eastbound off-ramp to eastbound Douglas Boulevard would be elevated so that motorists who make this movement will not need to travel through the traffic signal at Sunrise/Douglas.

Caltrans will have an opportunity to review geometric plans for each potential grade separated intersection that is located near the freeway.

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***PUBLIC SERVICES***

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**PARKS**

3A Parks - Property Lines Adjacent to Golf Course (Ed Mahany)

Comment: Commentor suggests City and property owner adjacent to #11 fairway, #12 tee, and #15 and #16 fairways of Diamond Oaks Golf Course will need to determine where the actual property line is located and settle any differences.

Response: The actual property lines have been located, and are reflected on the Specific Plan Land Use Map, Figure 2-4.

3B Parks - Land Use Property Adjacent to Golf Course (Ed Mahany)

Comment: Commentor suggests the use adjacent to and south of #16 green and #17 tee of Diamond Oaks Golf Course will need to be worked out.

Response: Specific policies to protect adjacent homes have been developed, and are reflected in Section 2 of the Specific Plan, Land Use Element.

3C Parks - Buffer Near Fairways (Ed Mahany)

Comment: Commentor suggests that developer of homes to be built along #5 fairway of Diamond Oaks Golf Course should allow 100-foot buffer for golf shots in the yard.

Response: See Response to Comment 3B above.

3D Parks - City Corporation Yard (Ed Mahany)

Comment: The Developer and City need to work out a location for the City's new corporation yard. Prospective sites include near #7 green and effects the nearby houses or near #11 tee.

Response: The Specific Plan Land Use Map, Figure 2-4 reflects modification of the golf course boundary to accommodate the City's new corporation yard.

3F Parks - Potential Sites (Ed Mahany)

Comment: Commentor suggests City Park and Recreation staff, plus City-hired park planner need to walk the park sites in North Central Roseville Specific Plan Area in person.

Response: City Park and Recreation staff, along with a City-hired park planner have walked the park sites in the Plan area (October 9, 1989).

3G Parks - Facilities Design (Ed Mahany)

Comment: City Park and Recreation staff need to solidify the design of facilities with the Roseville City School Architect.

Response: Comment noted.

**FIRE**

7A Fire Protection - Stations (Fire Chief)

Comment: Commentor notes that by the time the NCRSP is brought to fruition, four fire stations would be in operation. Station No. 2 will provide the initial response into the plan area until the proposed station is built, backup for this station will come from Station No. 1 on Oak Street, additional units will come from Stations Nos. 3 and 4.

Response: This information is consistent with and supplemental to information provided on page 3.10-20 of the Draft EIR.

**SCHOOLS**

9A Schools - Student Yield Rate (James F. Bush)

Comment: Roseville City School District provides a revised student yield rate chart indicating K-8 enrollment projections for North Central Area.

Response: The table provided by the commentor will replace Table 3.10-4 and Table 7-1 in the 10/9/89 Specific Plan in the Draft EIR. In addition, the total number of students will be adjusted to 1,402.

The information provided indicates that the Draft EIR underestimated the projected K8 enrollment by 56 students. This does not significantly alter the conclusions of the analysis of impacts for school facilities.

9B Schools - Existing Capacity (James F. Bush)

Comment: Roseville City School District provides a new table presenting the existing capacity versus enrollment of District schools.

Response: Information presented in this comment is supplemental to information presented on pages 3.10-11 through 3.10-15 of the Draft EIR. This supplemental information does not alter the conclusions presented in Section 13.10 of the Draft EIR.

9C Schools - Past, Present, and Future Enrollment (James F. Bush)

Comment: Roseville City School District provides a new table presenting historical, present, and projected enrollment rates for 1984 through 1993.

Response: See Response to Comment 9B.

9D Schools - Housing Impact (James F. Bush)

Comment: The Roseville City School District (RCSD) provides a table presenting projected cumulative impact upon the District resulting from residential projects.

Response: See Response to Comment 9B.

9E Schools - Facilities Needs/Costs (James F. Bush)

Comment: The RCSD provides a table presenting projected shortfalls as a result of development in the North Central Roseville area. The shortfall is projected at \$8,761,652.

Response: This shortfall will be addressed in the following manner: School impacts will be mitigated to the full extent permitted under Sections 53080 and 65995 of the Government Code. Additional mitigation will be provided to the District through the Development Agreement process.

9F Schools - Developer Fees

Comment: The RCSD attaches the 1989-90 budget concerning the developer fee account. At the current rate of development, by 1993-94 the District will not collect enough fees to pay for portable housing expenses. Year-round school may be implemented by the District in order to help with the problem.

Response: See Response to Comment 9E.

9G Schools - Project Impact (James F. Bush)

Comment: Commentor indicates that the proposed project will significantly impact schools. State funding is very limited. The chances of the District qualifying for all available fees are considered to be slim, therefore additional mitigation beyond the developer fee is needed in order to mitigate the school impacts.

Response: See Response to Comment 9E.

9H Schools - Capacity (James F. Bush)

Comment: Commentor indicates the District is currently operating at 130 percent of capacity, 28 percent of the students attend in portable facilities and 15 new portables are being added for the 1989/90 school year.

Response: See Response to Comment 9E. The Draft EIR does note that the State definition of "impacted" is greater than 90 percent of capacity and that all Roseville School District schools are impacted, given this definition.

9I Schools - Year-Round Program (James F. Bush)

Comment: Commentor indicates that 90 percent of the development fees are being used to pay existing leases for portables, and that at the current rate of development the District will not be able to pay the classroom leases by the year 1993. To address this issue the District is studying a year-round program which could be initiated as early as the 1990/91 school year.

Response: Given the impacted nature of the school district, a year-round program could be a useful means of mitigating the impacts of this and other projects in Roseville. Also, see Response to Comment 9E.

9J Schools - Funding (James F. Bush)

Comment: State funding is considered to be limited. The chances of the District qualifying for these funds is considered to be slim. Additional mitigation beyond the developer fee is needed in order to mitigate the school impacts.

Response: See Response to Comment 9E.

9K Schools - Mitigation of Impacts (James F. Bush)

Comment: The District has to be guaranteed that the impacts created by the Specific Plan on school facilities are mitigated prior to approval.

Response: See Response to Comment 9E.

9L School - Junior High School (James F. Bush)

Comment: The District has to be guaranteed that the impacts created by the Specific Plan on school facilities are mitigated prior to its approval. Site acquisition, installation of improvements, and the construction of a junior high school are among the necessary facilities. These facilities should be considered.

Response: The need expressed by the Roseville City School District for mitigation guarantees is acknowledged. Mitigation Measures 3.10-13 through 3.10-15 of the Draft EIR address these concerns. Additionally, see Response to Comment 9E.

9M Schools - Facilities (Spanger School) (James F. Bush)

Comment: The District requests a guarantee that the impacts created by the Specific Plan on school facilities are mitigated prior to the Plan's approval including assistance in site acquisition, installation of improvements, and construction of the Spanger School on Shasta Street. Although this school site is out of the Specific Plan area, it will serve the Plan area.

Response: Comment noted. The School District indicates that students from the Plan Area will attend Spanger School. The Specific Plan contemplates that all new students will attend schools within the Plan Area. See Response to Comment 9E.

9N Schools - Facilities (K-6 Schools) (James F. Bush)

Comment: The District requests a guarantee that the impacts created by the Specific Plan on school facilities are mitigated prior to the Plan's approval. Site acquisition, installation of improvements, and assistance in qualifying for the State program for the two K-6 school sites in the Specific Plan area may need to be addressed.

Response: See Response to Comment 9E, above.

9O Schools - Developer Fees (James F. Bush)

Comment: The District has to be guaranteed that the impacts created by the Specific Plan on school facilities are mitigated prior to its approval. Use of developer fees to pay leases of portables should be considered.

Response: See Response to Comment 9E.

9P Schools - Joint City Participation (K-6 Schools) (James F. Bush)

Comment: The District requests a guarantee that the impacts created by the Specific Plan on school facilities are mitigated prior to the Plan's approval. Joint City participation on a school site with library and gym, a junior high school and multi-purpose rooms at the K-6 schools will need to be addressed.

Response: The junior high school and K-6 schools should be multi-purpose facilities based on joint city participation as recommended by the commentor.

9Q Schools - Joint School/Park Site (James F. Bush)

Comment: The District is currently working with the City Park and Recreation Department in developing joint school site/park site improvements. Adjustments to the specific school park layout may be necessary when this process is complete.

Response: Continuation of the joint planning process described in the comment is encouraged.

10A Schools - Yield Rate (James F. Bush)

Comment: Roseville Joint Union High School District (RJUHSD) provides a new table indicating the yield rate enrollment projection revisions, based upon the Roseville City School Component ratio for undeveloped lands.

Response: The table provided shows the project generating 22 more high school students than shown in Table 3.10-5 in the Draft EIR. The commentator's table replaces Table 3.10-5 in the Draft EIR. This change in numbers does not affect the analysis; the mitigation identified in Response to Comment 9E will serve to reduce project impacts to less than significant levels.

10B Schools - Capacity versus Enrollment (James F. Bush)

Comment: The RJUHSD provides new tables indicating capacity versus enrollment for District high schools as well as enrollment projections, including historic, present and projected enrollment from 1984 through 1993.

Response: See Response to Comment 9B.

10C Schools - Future Development (James F. Bush)

Comment: The RJUHSD provides new tables showing new residential/student generation potential within the high school district. These figures are based on approved projects as well as other projected projects.

Response: See Response to Comment 9B.

10D Schools - Needed Facilities (James F. Bush)

Comment: The RJUHSD has provided a table indicating the probable fiscal effects of the project on the District. Their calculations identify a \$5,245,233 shortfall.

Response: See Response to Comment 9E.

10E Schools - Capacity (James F. Bush)

Comment: The RJUHSD indicates that the District is currently operating at 112 percent of capacity.

Response: Comment noted, the Draft EIR indicates that RJUHSD schools are impacted (see Response to Comment 9E).

10F Schools - Facilities (James F. Bush)

Comment: Commentor indicated that future development already approved and/or being considered for approval will require the District to construct a high school and a continuation high school at a cost of \$78,500,000.

Response: A variety of funding sources will be necessary to meet the costs of expanding school facilities. The City and school district must determine how best to secure the required funds. Any funding in excess of the Sterling Fees will be negotiated in the Development Agreement between the City of Roseville and the landowners during the Specific Plan process.

10G Schools - Funding Shortfall (James F. Bush)

Comment: The District calculates that the proposed project will result in a facility cost of \$9,433,333. Developer fees will generate \$4,188,100, leaving a shortfall of \$5,245,233.

Response: See Response to Comment 10F.

10H Schools - Additional Funding (James F. Bush)

Comment: Commentor notes that State funding is very limited and that the chances of the District qualifying for these funds is considered slim. Additional mitigation beyond the developer fee is needed in order to mitigate the schools impact.

Response: As suggested in other comments, year-round school operation is one method which could be implemented to supplement funding shortfalls.

10I Schools - High School Mitigation (James F. Bush)

Comment: The RJUHSD indicates that the District is currently negotiating with the Northwest property owners to develop a mitigation program for their high school needs. In order to reduce the level of impact created by the project to less-than-significant levels, compliance with a similar program adopted in the Northwest will be necessary.

Response: See Response to Comment 9E.

10J Schools - High School Site (James F. Bush)

Comment: The RJUHSD indicates that five acres should be reserved for a continuation site.

Response: The RJUHSD has now dropped its request for a continuation high school.

10K Schools - Costs (James F. Bush)

Comment: Commentor provides three pages of cost summary.

Response: See Response to Comment 9E.

**WATER**

14A Water - Incorrect Acronym (Jerry Jackson)

Comment: The Placer County Water Agency is the proper title associated with PCWA, not Placer County Water Association.

Response: The use of "Association" was incorrect. The correct title is Placer County Water "Agency."

14B Water - Distinction Between Water Source and Stored Water Supplies (Jerry Jackson)

Comment: Commentor indicates that the paragraph listing PCWA potable water sources incorrectly includes two reservoirs which are not water sources.

Response: Water supplies stored in PCWA facilities should not be misconstrued as water sources.

14C Water - Adequacy of Proposed Water Storage Facilities (Jerry Jackson)

Comment: Commentor indicates that the existing and proposed reservoirs do not yet have adequate capacity to accommodate anticipated development.

Response: Commentor is correct in that the ability of future storage facilities to accommodate future demand has not at this time been determined.

14D Water - Water Treatment Plant Capacities (Jerry Jackson)

Comment: Commentor indicates that the Roseville Water Treatment Plant has a treatment capacity of 36 rather than 24 mgd, and a design capacity of 48 rather than 96 mgd.

Response: According to Jerry Jackson of the Roseville Department of Public Works, existing plant capacity is 36 mgd with a design capacity of 48 mgd.

14E Water - Water Lines (Jerry Jackson)

Comment: Commentor indicates that contents of this paragraph are correct.

Response: According to Jerry Jackson of the DPW, water will be delivered to the NCRSP area via a 36-inch trunk line water main in Taylor Road, a 24-inch line from Harding Boulevard, and, ultimately, a 36-inch line from Roseville Parkway across Highway 80, and finally, a 24-inch line in Blue Oaks Road in the westside of the Plan area.

14F Water - New Water Line (Jerry Jackson)

Comment: Commentor indicates a new water line from the plant must be constructed so as not to exceed design velocities in the existing system.

Response: It is acknowledged that water lines from the treatment plant must be designed in a manner to optimally serve the existing water distribution system as determined by the City.

14G Water - Specific Plan (Jerry Jackson)

Comment: Commentor indicates that the term drought tolerant needs to be specifically defined and the term "appropriate" and "feasible" needs to be made more specific.

Response: The plant list will be specified in the Landscape Design Guideline, an exhibit to the Development Agreement.

14H Water - Connection Fees (Jerry Jackson)

Comment: Commentor indicates disagreement with the suggestion that to reduce connection fees for new homes would reduce turf area "down the road," and that the policies would be impossible to implement.

Response: Although enforcement difficulties associated with the proposed mitigation measure may reduce its effectiveness in reducing water use, incentives to reduce turf areas and/or utilize drought resistant grasses in new residences could result in significant long-term water savings.

14I Water - Water Conservation (Jerry Jackson)

Comment: Commentor suggests that no turf areas be allowed along the streets buffer areas but that all buffer areas be subject to irrigation.

Response: Comment noted, see Mitigation Measure 3.10-2. The Specific Plan Streetscape Landscape Guidelines encourage use of drought-resistant plantings..

14J Water - Water Metering (Jerry Jackson)

Comment: Commentor indicates that the requirement that new water meter connections be metered is not supported by the City. Further, that reductions in water use as a result of metering have not been borne out by past history in the City, and further, that this would increase other costs such as meter readers.

Response: Water metering is suggested as an option to be considered by City decision makers. It should be noted that approximately 75 percent of the water used in the Plan Area will be metered as Industrial, Commercial, and Multiple-Family uses are all metered as a matter of current policy. It should be further noted that the DPW indicates that current supplies are sufficient to accommodate project growth.

14K Water - Water Line Sizes (Jerry Jackson)

Comment: Commentor indicates that the main on Berry Street is in fact four inches rather than eight inches, and that a 24-inch main is located in the Atlantic street right-of-way.

Response: According to Jerry Jackson of the Roseville DPW, the Berry Street main is actually a 4-inch line. Additionally, a 24-inch line in Atlantic Street should be noted as being proximate to the plan area.

## WASTEWATER

### 14L Wastewater - Setting (Jerry Jackson)

Comment: Commentor indicates that the Rocklin/Loomis Municipal Utility District is now called the South Placer MUD.

Response: The reference to the Rocklin/Loomis Municipal Utilities District is hereby changed to the South Placer MUD.

### 14M Water - Treatment Plant Capacity (Jerry Jackson)

Comment: Commentor indicates that the Roseville Water Treatment Plant is currently being upgraded to a capacity of 48 mgd from 24 mgd.

Response: The sentence will be changed to read ". . . capacity of 48 mgd from 24 mgd."

### 14N Water - Treatment Plant Staffing (Jerry Jackson)

Comment: Commentor indicates that the sentence reading "Expansion of the water treatment plant will require additional staff to operate the facility" should be deleted.

Response: According to Jerry Jackson of the Roseville DPW, no additional staff will be required to operate the expanded water treatment and wastewater facilities. Therefore, the sentence referred to by the commentor will be deleted from the Draft EIR.

### 14O Wastewater - Wastewater Facility Staffing (Jerry Jackson)

Comment: Commentor indicates that "Expansion of the wastewater treatment plant will require additional staff to operate the facility." should be deleted.

Response: See Response to Comment 14N.

## ELECTRICITY

### 16A Electricity - (Dave Dockham)

Comment: Commentor indicates that the ½-acre site for a distribution substation, identified on page 3.10-25, should in fact be an acre in size.

Response: The Specific Plan has been modified to include a one-acre substation. The reference to a half-acre site on page 3.10-25 of the Draft EIR will be amended to reflect the need for one acre.

16B Electricity - Cost of Extending Circuits (Dave Dockham)

Comment: Commentor indicates that the development within the plan area will be responsible for the cost of extending circuits from substations outside of the plan area to the areas requiring electric service within the plan area.

Response: Comment noted. No response required.

16C Electricity - Substation Screening (Dave Dockham)

Comment: Commentor notes that the Draft EIR states that the electrical substation shall be screened by a masonry wall and landscaping. The commentor indicates that it may be premature at this point to state the substation shall be screened by a masonry wall as additional review will need to be undertaken prior to this determination.

Response: As agreed in a meeting September 12, 1989 between the Planning Director and the Director of the Electric Department, the language concerning this issue has been changed to read ". . . masonry, or other materials acceptable to the City."

17B Electricity - Paragraph Revision (Ken Weisel)

Comment: Commentor requests that the third full paragraph on page 3.10-24 be revised to delete the words (including the Calaveras facility scheduled to be operational in 1990), to delete the words "increase reliability and provide a backup for the existing Berry Street receiving station," and instead insert the phrase "maintain levels of backup needed for acceptable reliability as customer growth erodes existing backup capabilities."

Response: The commentor's suggested change will replace the third full paragraph on page 3.10-24 of the Draft EIR.

17C Electricity - Need for New Receiving Station (Ken Weisel)

Comment: Commentor requests that next to last paragraph on page 3.10-24 be revised to add the following sentence: "Plan development also contributes to the need for a second receiving station." This sentence should be added immediately prior to the phrase "This is a *potentially significant impact*."

Response: The Draft EIR will be changed to include the suggested sentence.

17D Endnotes - Incorrect Citations (Ken Weisel)

Comment: Commentor indicates that the endnotes are incorrectly cited.

Response: These corrections will be made to the Draft EIR.

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***ARCHAEOLOGY AND HISTORICAL RESOURCES***

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1A Previously Undetected Sites (William Anthony Johnson/NAHC)

Comment: Archaeological sites are not always readily apparent from surface indications. Sites have been discovered in former floodplains and adjacent to drainages at depths exceeding eight feet below the present ground surface. Commentor suggests that caution must be exercised to insure that currently unknown sites are not disturbed as a result of facility construction.

Response: As noted on page 3.11-4 of the Draft EIR, a survey of the NCRSP did not reveal any new cultural or historical resources. Known sites are addressed in Mitigation Measures 3.11-1 and 3.11-2. As the commentor points out, cultural artifacts and other resources may exist below the surface level, as well. Mitigation Measure 3.11-3 requires the cessation of construction work when any resources are uncovered. Work can resume only after an archaeologist has been consulted.

1B CEQA - Appendix K (William Anthony Johnson/NAHC)

Comment: CEQA, Appendix K deals with the discovery of archaeological sites and the procedures to follow. It also contains the instructions to follow when human remains are found during any phase of development.

Response: As the commentor notes, CEQA Appendix K addresses cultural resources at length. Parties interested in cultural resources should consult this document.

1C Procedures Pertaining to Burial Sites (William Anthony Johnson/NAHC)

Comment: The Native American Heritage Commission has prepared a pamphlet for lead agencies, planners, developers, and property owners which provides an easy to read breakdown of the California Codes pertaining to Native American human remains and their disposition, and a copy of this brochure has been included.

Response: The pamphlet referred to by the commentor provides an excellent summary of State codes pertaining to Native American remains. It is attached to Letter 3 in Appendix N of the Final EIR.

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***AESTHETICS AND VISUAL QUALITY***

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NO COMMENTS RECEIVED

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***POPULATION, EMPLOYMENT, AND HOUSING***

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2M Housing Element - Goals (John Sprague)

Comment: The commentor suggests that the housing section be modified to include the Housing Element language relating to the Citywide housing goal (to provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community).

Response: In order to more fully reflect City policy, the phrase "decent, safe, adequate and affordable" will be added to the last paragraph on page 3.13-1.

2N Housing Element - Affordable Housing (John Sprague)

Comment: The commentor further suggests that the housing section be modified to include the Housing Element language relating to the Housing Element Policy No. 1 (this policy stipulates that Roseville will work to accommodate the housing needs of its current and future residents by providing a range of purchase/rental units affordable to all income groups).

Response: Section 3.13 of the Draft EIR states that City policy is to provide affordable housing and, on page 3.13-3, presents General Plan policies defining "affordability."

2O Housing Element - Affordable Housing (John Sprague)

Comment: The commentor suggests that the housing section be modified to include the Housing Element language relating to the Housing Element Policy No. 1 (this policy stipulates that the City provide housing affordable to all income groups as a social objective. This objective is the responsibility of all segments of the Roseville community. There are three primary community groups who should be participating - the City of Roseville, the development community, and the business/manufacturing community).

Response: This language does not appear in the Draft EIR at present. This language is hereby incorporated by reference.

2P Housing Element - Affordable Housing (John Sprague)

Comment: The commentor suggests that rental housing affordable to low income households should be modified to read: "The Specific Plan proposes the City subsidize the rent of these housing units with the participation of the development and business communities."

Response: Refer to the 10/9/89 Specific Plan.

2Q Housing Element - Errata (John Sprague)

Comment: The commentor requests that the chart identifying affordable rent and purchase prices which normally accompanies the income chart should be included.

Response: The chart provided by the commentor and titled "Affordable Rent and Purchase Prices by Household Income" will be added to page 3.13-5 of the Draft EIR.

2R Population, Employment and Housing - Jobs and Housing Balance (John Sprague)

Comment: The commentor indicates there is no reference to additional review which is to be performed on the commute-shed area to determine if the numerical balance between jobs and housing provides an affordability match between household incomes and housing costs.

Response: The analysis referred to in this comment is discussed on pages 4-2 and 4-3 of the Specific Plan.

12G Housing - Affordable Housing (Loren E. Clark)

Comment: The commentor reiterates the Draft EIR statement that 10 percent of the proposed housing in the plan area will be dedicated to affordable units. This is identified as a potentially significant impact without any mitigation measures available to reduce the cumulative impact on the need for affordable housing to a less-than-significant level.

Response: The City of Roseville considers an Affordable Housing Goal (AHG) of 10 percent as a reasonable and achievable goal to accommodate the need for affordable housing within the City boundaries. All analyses presented in the Draft EIR which involved issues affected by percentage of affordable housing were conducted under the assumption that the 10 percent AHG would be met, in accordance with the policies set forth in the Housing Element of the General Plan.

12H Housing - Affordable Housing (Loren E. Clark)

Comment: The commentor indicates that one of the County's overall housing goals is to provide housing for all income levels with the majority of affordable housing provided in the urbanized incorporated areas where the necessary services are available.

Response: See Response to Comment 12G.

12I Housing - Jobs/Housing Balance (Loren E. Clark)

Comment: The commentor indicates that the demand for affordable housing in Placer County exceeds the supply. Therefore, certain homeowners are purchasing property elsewhere. This has been in excess of the stated goal of having 80 percent within eight miles of employment centers and also has the effect of reducing regional air quality by forcing employees into longer commute distances.

Response: See Response to Comment 12G.

12J Housing - Affordable Housing and Commute Distances (Loren E. Clark)

Comment: The commentor indicates that the provision of only 10 percent affordable housing should be seen as having a significant adverse effect on the environment. A way to partially mitigate the impact is to increase the percentage of affordable housing.

Response: See Response to Comment 12G.

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***FISCAL ANALYSIS***

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3H Public Services - Cost of Dirt for Parks (Ed Mahany)

Comment: Commentor indicates that importation of dirt to some parks, as well as roadway locations and preserves bordering the parks, could be quite expensive.

Response: The commentor lists several factors that must be incorporated into the cost of parks. These factors will be considered by those making decisions about park funding and are relevant in discussions relating to the appropriate park fees to be imposed.

3N Public Services - Park Costs (Ed Mahany)

Comment: Commentor questions where the EIR authors get the \$287,100 revenue for Parks Recreation on Table 3.14.1.

Response: The costs cited in the Draft EIR were taken from the "Fiscal Impact Analysis of the North Central Roseville Site Specific Plan," done by Analytics Co., June 19, 1989.

3O Public Services - Park Fees (Ed Mahany)

Comment: The commentor identifies a process for determining the development costs of the seven park sites.

Response: The comment is acknowledged and specifies the process for determining the final development fees for the park sites.

17E Electric - Fees Not Shown

Comment: On page 3.14-4 the electrical fees are not shown and additional time will be required to calculate the fees.

Response: Comment noted. If decisionmakers determine that the fiscal analysis should be amended, then the electrical department will need sufficient lead time to calculate the fees.

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*CLIMATE AND AIR QUALITY*

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NO COMMENTS RECEIVED

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***NOISE***

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NO COMMENTS RECEIVED

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***HAZARDOUS MATERIALS***

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NO COMMENTS RECEIVED

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***RESPONSE TO COMMENT LETTERS 18-21***

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18-1 Electricity - SMUD Review of EIR

Comment: SMUD did not receive the DEIR during the public review period, requests consideration of comments.

Response: Comment noted. City staff and decision makers, as well as the project proponents have considered the comments contained in SMUD's letter.

18-2 Electricity - Longitudinal Alignment of Roadways Near SMUD Transmission Line Rights-of-Way.

Comment: Commentor objects to longitudinal encroachment of roads in transmission line rights-of-way.

Response: Comment noted. The Specific Plan has been revised to eliminate conflicts with SMUD transmission line rights-of-way.

18-3 Guidelines for Land Uses within Transmission Line Right-of-Way

Comment: The commentor provided guidelines for land uses within transmission line right-of-way.

Response: Comment noted. City staff and the project developers should consider and abide by SMUD's Guidelines for Land Uses Within Transmission Line Right-Of-Way during the design, approval, and implementation of the North Central Roseville Specific Plan.

19-1 Specific Plan - Industrial/Residential Compatibility

Comment: The commentor requests additional Specific Plan language to ensure that there are no conflicts between the land uses proposed in the NCRSP and the North Industrial Plan.

Response: This comment represents a request for modifications to the Specific Plan, and does not constitute a comment on the adequacy of the NCRSP EIR. Thus, no response is required under CEQA.

20-1 Transportation Commission - Diamond Oaks Road

Comment: The commentor requests data regarding existing and projected traffic volumes, impacts, and mitigation measures for Diamond Oaks Road.

Response: The existing volume on Diamond Oaks Road is 1,000 ADT. No significant increase in traffic is expected due to the road's low capacity and because other higher capacity facilities, such as Roseville Parkway and Washington Boulevard are quicker travel routes. However, public works staff are aware of the concern about through traffic, and will monitor traffic volumes on Diamond Oaks Road once a connector to the North Central Roseville Specific Plan is completed.

20-2 Transportation Commission - Width of Roseville Parkway

Comment: Will Roseville Parkway between Washington and Foothills be four lanes?

Response: Roseville Parkway between Washington and Foothills will be six lanes, but will not be needed until 2005 with the four specific plan areas built out. This section of the Parkway is part of the City's capital improvements program.

20-3 Transportation Commission - Density of Specific Plan

Comment: How was the density for the North Central Plan arrived at?

Response: The density for the Specific Plan was determined based upon planned land uses for business, commercial, multiple and single family dwelling units. Constraints to development such as geology affect the size and location of land use, and thus the density.

20-4 Transportation Commission - Regional Mall Sites

Comment: At what stage in the planning process is the Rocklin mall? What will happen to the Roseville sites if Rocklin gets the mall? What will happen to the alternate regional commercial site when the other site is given regional commercial land use?

Response: On May 7, 1990, the Rocklin City Council certified the EIR and approved the rezoning request for the Rocklin mall. Section 3.7 (pages 3-48 and 3-49) of the Specific Plan identifies alternative land uses which will be permitted on either or both NCRSP mall sites.

20-5 Transportation Commission - Status of City's Traffic Monitoring Program

Comment: The Transportation Commission requested a report on the status of the City's traffic monitoring program, and how it works.

Response: At the August 15, 1989 Transportation Commission meeting, Roseville City staff discussed the Capital Improvements Program. The staff provided a list of projects which are in the 5-year capital improvement schedule, as well as projects which are currently under way. The City starts to monitor roadways when level of service B is reached, so that the improvement process can be planned to start when level of service C is reached. A more sophisticated monitoring system is planned to record data. This system should be in place by June of 1990.

20-6 Transportation Commission - Jobs/Housing Balance

Comment: The Commission indicated that they want to discuss the jobs/housing balance.

Response: The jobs/housing balance for the North Central Roseville Specific Plan is discussed in Section 3.13 of the Draft EIR.

20-7 Transportation Commission - Foothills/Pleasant Grove Intersection

Comment: The Foothills/Pleasant Grove intersection was described as "borderline urban interchange" in the Northwest Specific Plan. However, there is no discussion of this intersection in the North Central EIR. The existing v/c ratios, impact of the North Central Plan and any mitigation for the intersection should be discussed in the EIR.

Response: With buildout of the four specific plans, the intersection of Foothills and Pleasant Grove would operate with a v/c ratio .82 (LOS D). With level 1 Transportation Systems Management (TSM), this intersection would operate with a v/c ratio of .79 (LOS C).

20-8 Transportation Commission - Left Turn Prohibition at Eureka and Taylor

Comment: Prohibiting the southbound left turn movement at Eureka and Taylor would reroute traffic to Sunrise and Harding. The v/c ratio at the Sunrise/Roseville Parkway intersection would increase from 0.64 without the left-turn prohibition to 0.65 with the prohibition. The Sunrise/Eureka intersection would improve from v/c ratio of 0.69 to 0.66 with the prohibition, since the prohibition would shift traffic from the critical eastbound through movement to the non-critical southbound left movement. The intersection of Harding/Atlantic would change from a v/c ratio of 0.78 to a v/c ratio of 0.79. In conclusion, the intersections that would be affected by the Eureka/Taylor turn prohibition would operate at LOS C or better.

20-9 Transportation Commission - Effect on V/C Ratio at the Cirby/Sunrise Intersection

Comment: How will widening Cirby Way to five or six lanes improve the v/c ratio at the intersection of Cirby/Sunrise if the capacity of the intersection is only two through lanes east on Cirby Way? What is the relationship between having more intersection approach lanes than through lanes in the intersection?

Response: As discussed by Mr. Jack Peers at the August 15, 1989 Transportation Commission meeting, widening Cirby Way to five or six lanes will bring the intersection to a level of service C.

20-10 Transportation Commission - Light Rail

Comment: Page 3.7-3 of the Draft EIR states that Roseville has expressed interest in a light rail extension from Sacramento. This paragraph should reflect Roseville's participation in a Route Refinement Study and EIR. A further discussion of alternative routes as discussed in RT's scope of work should also be addressed.

Response: The final Specific Plan contains additional information concerning the status of efforts to extend light rail service to Roseville. Since preparation of the Draft EIR for the NCRSP, the City of Roseville has authorized the Sacramento Area Council of Governments and Regional Transit to prepare a detailed feasibility study for extension of light rail from its existing terminus into the City of Roseville. The status of that study and a description of potential routes which are being evaluated is presented on page 5-21 of the NCRSP. Figure 5-14 (page 5-22) depicts the potential light rail alignments.

20-11 Transportation Commission - Inconsistencies Between Northwest and North Central Data

Comment: Since the Northwest Traffic Study was conducted, new counts have been taken on various roadways and at various intersections throughout the City which indicate significant increases in volumes and decreases in level of service. However, the same mitigation measures used in the Northwest Plan have been used in the North Central Plan, yet they result in a greater net reduction in LOS due to the increase in v/c ratios. For example, at full buildout, the intersection at Douglas Boulevard and Rocky Ridge Road has gone from a 0.89 (in the Northwest EIR to 0.97 (in the North Central EIR) level of service. The reduction with identical mitigation measures results in an additional net reduction of 0.12 level of service? This occurs also at the Douglas and Sunrise, Roseville Parkway and Taylor, and Roseville Parkway and Harding intersections to a lesser degree.

The deteriorating levels of service also indicate that the Capital Improvement Program may not be keeping up with the circulation system demand. How is the CIP being updated to meet the travel demand? The Transportation Commission would like to see the latest 5-year CIP, including projects funded, projects planned for 5 years from now, and the timing of planned road improvements.

Response: The volumes for Interstate 80 presented in the Northwest Traffic Study are from the Caltrans publication 1985 Traffic Volumes on California Highways. The volumes presented in the North Central EIR are Caltrans 1987 volumes. The volumes increased by approximately 12 percent per year from 1985 through 1987. ADT along I-80 in Roseville would range from 190,000 to 268,000 if traffic grew by 12 percent per year.

The Roseville traffic model forecasted evening peak hour volumes on Interstate 80 south of the Highway 65 bypass. The volumes range from 14,700 to 19,200 vehicles. Using a 7 percent peak-to-daily factor, ADT's predicted by the model would range from 210,000 to 274,000 vehicles for year 2005 with buildout of the four specific plans. Therefore, the EIR traffic forecasts for Interstate 80 are consistent with recent growth trends on the freeway.

The intersection volume/capacity ratio depends on critical turning movements. The same mitigation measure can produce different changes in v/c depending on how the critical movement volumes change. The proposed mitigation measure at Douglas/Rocky Ridge produced a greater reduction in v/c because it benefitted a larger proportion of the critical movements.

For a discussion of the Capital Improvements Program, please refer to Response to Comment 20-5.

20-12 Transportation Commission - Intersections Studied Under Scenario 1

Comment: The list of six intersections studied under Scenario 1 seems abbreviated. The Commission suggests that data and analysis should also be included for the Foothill/Carlsberg, Cirby/Sunrise, and Rocky Ridge/Cirby intersections.

Response: Under Scenario 1, the Foothill/Pleasant Grove intersection would operate at LOS A, Cirby/Sunrise would operate at LOS C, and Cirby/Rocky Ridge would operate at LOS C.

20-13 Transportation Commission - Grade Separation for Intersections

Comment: Page 3.7-25 states that "for existing intersections (such as Sunrise/Douglas), the existing lane geometry and signalization was assumed, plus any reasonable improvements that could be accomplished with minimal expansion of right-of-way and without grade separation." The traffic analysis, however, calls for grade separation at two of these intersections. This statement needs further clarification as there appears to be an inconsistency.

Response: Mitigation of intersection capacity constraints was accomplished in two steps:

- 1) Widen intersection to the maximum extent within a reasonable cost. For example, dual left turn lanes, three through lanes, and an exclusive right-turn lane should occur on all four approaches at Cirby/Riverside.
- 2) Grade-separated urban interchanges were suggested if at-grade improvements do not result in LOS C or better.

At-grade widenings may be interim improvements that will delay the need to install interchanges. However, at the intersections identified in the EIR as requiring urban interchanges, the widened at-grade intersections would not maintain LOS C through the year 2005 and buildout of the four Specific Plan areas.

20-14 Transportation Commission - Cirby Way Traffic Counts

Comment: At a recent community meeting regarding the Cirby Way widening, staff presented traffic counts for Cirby Way which do not correlate to the counts in the DEIR. The Commissioners would like to see the numbers presented at the workshop to compare them to those in the EIR.

Response: As discussed by Public Works Department staff at the September 19, 1989 Transportation Commission meeting, the City uses a given existing level of traffic at an intersection on one day and then uses current, best information available to make the actual traffic counts. In addition, major roads in the city opened in April of 1989, including the Roseville Parkway/Taylor and Roseville Parkway /Harding Boulevard intersections.

20-15 Transportation Commission - Arterials vs. Expressways

Comment: Page 3.7-16 describes three roads as being arterials or expressways. Are these two terms interchangeable, or will the three roads be expressways with limited access?

Response: The terms "arterial" and "expressway" are not interchangeable. An "arterial" does not have limits on access, whereas an "expressway" does. Expressways also have fewer traffic signals than arterials and are likely to be grade-separated where they cross major streets (either other expressways or arterials). Roseville Parkway is an expressway in the traffic model.

20-16 Transportation Commission - Modeling Information on Cirby Between Sunrise Boulevard and Riverside Avenue.

Comment: At the September 19, 1989 meeting of the Transportation Commission, Assistant Public Works Director Larry Pagel presented a detailed discussion of the City proposal to limit widening of Cirby Way to five lanes along segments where adequate width to widen to six lanes was unavailable. City calculations indicated that an adequate level of service could be maintained with the proposed lane configurations.

20-17 Transportation Commission - Impacts at Rocky Ridge and Douglas

Comment: The analysis discussed the impacts at Rocky Ridge and Douglas. How much of this traffic travels south on Rocky Ridge? What impact does this have on the Rocky Ridge/Cirby Way intersection?

Response: The project volume on Rocky Ridge just north of its intersection with Cirby Way is 3,115 peak-hour vehicles (in year 2005 with four Specific Plans). This is a 145 percent increase over the 1989 volume at that location. The Rocky Ridge/Cirby Way intersection would operate at LOS C (v/c ratio = 0.72) at buildout with the following geometry:

Eastbound: Two left lanes, two through lanes  
Westbound: Two through lanes, one right lane  
Southbound: Two left lanes, one right lane

#### 20-18 Transportation Commission - Transportation Systems Management

Comment: The Metro Study presents most Roseville roadways at Level of Service E or F. The study also assumes a much lower voluntary TSM trip reduction (5 percent) than presented in the North Central EIR (20 percent). The Commission would like to hear the definitions and assumptions used in calculating the 20 percent voluntary TSM trip reduction. A representative from SACOG should also be asked to explain how the 15 percent TSM reduction was arrived at. These two percentages should also be compared to the latest TSM monitoring survey conducted in 1986 by the Joint Powers Transportation Coordinator (funded by Placer County, Lincoln, Rocklin, and Roseville). This survey concluded that the actual trip reduction percentage in the South Placer area was 14.8 percent. How can the 20 percent voluntary number be used in the latest survey shows that this region is only obtaining a 14.8 percent reduction in trips?

Response: For a discussion of this issue, please refer to the September 8, 1989 memorandum from Fehr and Peers to Roseville Planning Staff. This memorandum is contained in the Final EIR as Appendix D.

#### 20-19 Transportation Commission - Effectiveness of TSM

Comment: What TSM and intersection monitoring has occurred recently? Is there any information on TSM effectiveness in the Southeast Specific Plan? How valid are the assumptions and mitigations that were included in the first Specific Plan EIR's (the Northeast and the Southeast)?

Response: For a discussion of this issue, please refer to the September 8, 1989 memorandum from Fehr and Peers to Roseville Planning Staff. This memorandum is contained in the Final EIR with the Transportation Commission minutes.

20-20 Transportation Commission - Consistency with General Plan

Comment: Are the lists of projects to mitigate impacts presented in the Specific Plan consistent with the General Plan? Is the Specific Plan consistent with the General Plan?

Response: The proposed roadway improvements identified in the NCRSP are consistent with the improvements identified in the Capital Improvement Plan (CIP) adopted by the City. The CIP is the mechanism adopted by the City to finance improvements identified in the General Plan.

20-21 Transportation Commission - Transit Mitigation Fee

Comment: The Commission suggested establishing a transit mitigation fee similar to the traffic mitigation fee in place to build roads. The fee would be used to buy buses and pay operating costs when the population base can support transit lines in the North Central Area.

Response: Comment noted. The City Council should consider this suggestion in their deliberations on the project.

20-22 Transportation Commission - Transportation Systems Management Policy

Comment: Policy 5.8.4.2 should be changed to read "Employers shall be required to participate in the Transportation System Management program as provided pursuant to the TSM Ordinance of the City of Roseville and any future revisions to the ordinance."

Response: Specific Plan Policy 5.8.4.2 has been renumbered; it is now Policy 5.8.6.1, and states "Employers shall be required to participate in the Transportation System Management program pursuant to the TSM Ordinance of the City of Roseville and any updates or amendments thereto."

20-23 Transportation Commission - TSM effects on Douglas/Rocky Ridge Drive

Comment: The Douglas Boulevard/Rocky Ridge Drive intersection has been documented to show the effect and results of TSM in the same manner in the North Central Roseville Specific Plan and Northwest Roseville Specific Plan.

Response: The intersection volume/capacity ratio depends on critical turning movements. The same TSM measure applied at different intersections can produce varying changes in v/c depending on how the critical movement volumes change. The proposed mitigation measure at Douglas/Rocky Ridge produced a greater reduction in v/c because it benefitted a larger proportion of the critical movements.

20-24 Transportation Commission - Difference Between NCRSP and SACOG Metro Study

Comment: The Commission still questioned the difference between the NCRSP and the SACOG Metro Study for trip reduction because of the difference in voluntary and mandatory trip reduction measures.

Response: For a discussion of this issue, please refer to the September 8, 1989 memorandum from Fehr and Peers to Roseville Planning Staff. This memorandum is contained in the Final EIR with the Transportation Commission minutes.

20-25 Transportation Commission - Assumptions of North West and North Central Specific Plans.

Comment: Why are the same figures and assumptions applied to both the North West and North Central Plans when their land uses are different?

Response: For a discussion of this issue, please refer to the September 8, 1989 memorandum from Fehr and Peers to Roseville Planning Staff. This memorandum is contained in the Final EIR with the Transportation Commission minutes.

20-26 Transportation Commission - Inconsistency with SACOG Metro Study

Comment: The SACOG Metro Study shows a greater number of traffic travel through Roseville than Fehr and Peers; the Commission would like to know which study is correct.

Response: Mr. Jack Peers provided a response to this comment at the September 15, 1989 Transportation Commission meeting. Additionally Dan Dameron. This letter is included in the public record for the project.

20-27 Transportation Commission - Air Quality

Comment: Will the NCRSP achieve the air quality level expected?

Response: The air quality modelling performed for the EIR assumed worst-case meteorology and traffic conditions. While it is impossible to determine the exact air quality conditions which will exist in the future, the model provides a fairly accurate estimate, based upon the assumptions which were employed.

20-28 Transportation Commission - Three Pollutants Studied in EIR.

Comment: How will the three pollutants studied figure in the pollution index in the EIR?

Response: The EIR assesses the potential air quality impacts associated with implementation of the North Central Roseville Specific Plan for three pollutants: carbon monoxide, ozone, and particulates. The emissions estimates are based on worst-case background concentrations such as those recorded at the Folsom air quality monitoring station. The Placer County APCD has directed that concentrations recorded at the Folsom air quality sampling station be used as worst case background values for the South Placer area. The EIR discusses the effects of the proposed project on local and regional air quality, as well as the influence of meteorology on recorded pollutant levels.

20-29 Transportation Commission - Enforcement of Air Quality Standards

Comment: How will the air quality standards be enforced?

Response: As discussed at the September 19, 1989 Transportation Commission meeting, air quality standards will be enforced via adoption of the Regional Air Quality Plan. Each participating entity will adopt the plan, and enforce its requirements through the development review process.

20-30 Utilities Commission - Water

Comment: What is the percentage of water consumption, based on projects that have already been approved?

Response: The NCRSP would use approximately 20 percent of the total cumulative allotment of available water based on the growth estimated in the 1985 General Plan.

20-31 Utilities Commission - Water

Comment: What happens in drought years in combination with a possible cut in water allocations?

Response: In order to address this issue, the City has entered into an agreement with the Placer County Water Agency to provide a back-up water supply. If water supplies are cut, the PCWA would provide 10,000 acre-feet per year to the City.

20-32 Utilities Commission - Water

Comment: Are there data that show that, by not having meters, the City is able to save water? What are some of the logistics of trying to meter the whole City?

Response: City staff have indicated that 75 percent of the Specific Plan area would be metered, since all commercial/industrial users are metered. Roseville's per capita water consumption is comparable with metered communities of approximately the same size. Metering the entire city would require a substantial capital outlay for meters, as well as ongoing costs for meter reading.

20-33 Utilities Commission - Water

Comment: What circumstances would indicate that the City's water supply would not be adequate, and what would trigger any growth stoppage?

Response: City staff indicated that they would become concerned at a consumption level of approximately 26,000 acre-feet if other water sources were not in place. It would be the City's responsibility to stop or slow growth if adequate supplies were not available.

20-34 Utilities Commission - Water

Comment: The commentor expressed concern regarding impacts to water supplies being "less than significant." The commentor believed that this was probably the most significant part of the EIR because water guides everything [growth].

Response: A significant impact would occur if the City could not meet the demands for water. Stating that impacts are less than significant indicates that the water use has, in fact, been allotted to the project based on the General Plan.

20-35 Utilities Commission - Water

Comment: Water availability is a critical problem - this should be reflected in the documents [EIR].

Response: For a discussion of this issue, please refer to the September 15, 1989 memorandum to the Utility Commission from Jerry Jackson, Utility Engineer. This memorandum is included with the Utility Commission minutes in the Final EIR.

20-36 Utilities Commission - Water

Comment: What is the probability that the City will receive its 50 percent allotment every year from the Bureau of Reclamation. Even though the City has conserved through voluntary efforts, two drought years in a row would have a significant impact.

Response: For a discussion of this issue, please refer to the September 15, 1989 memorandum to the Utility Commission from Jerry Jackson, Utility Engineer. This memorandum is included with the Utility Commission minutes in the Final EIR.

20-37 Utilities Commission - Water

Comment: The commentator stated a concern that the requirement for water conservation would not be implemented. Specifically, what would happen if a Specific Plan developer asked for more turf area?

Response: City staff reviews landscape plans for commercial development in order to regulate the types of planting and water usage. The City doesn't have alternative planting requirements for single family homes.

20-38 Utilities Commission - Water

Comment: The commentator suggested that the City set a water conservation example by using less turf on parkways, setbacks, utility easements, schools, and parks.

Response: Comment noted. The City Council should consider this comment in their deliberations on the project.

20-39 Utilities Commission - Wastewater

Comment: The commentator requested that a paragraph be added to the EIR explaining who pays for additions or expansions of the wastewater treatment plant.

Response: Financing mechanisms for infrastructure are identified in the Development Agreements for the project. The Development Agreements specify that the project will be annexed into the North Roseville/Rocklin Sewer District and will be subject to fees to cover the cost of facilities to serve the Plan area.

20-40 Utilities Commission - Solid Waste

Comment: The commentor recommended a paragraph in the EIR concerning various forms of mitigation (recycling, compost utilization) so that means of addressing solid waste issues are emphasized.

Response: Assembly Bill 939, which was approved by the Governor on September 29, 1989, requires cities and counties to prepare a solid waste management plan, and requires diversion of at least 50 percent of each city or county's waste stream by the year 2000. Diversion from landfills is to be accomplished through source reduction, recycling, and composting.

The City of Roseville will be required to comply with this legislation, which emphasizes recycling, source reduction, and composting.

20-41 Utilities Commission - Solid Waste

Comment: The commentor requested mention of state-mandated regulations in the EIR.

Response: Commented noted. Please see response to comment 20-40.

20-42 Utilities Commission - Electric

Comment: The commentor requested a response for the cost of utility rates as growth continues. Will growth increase the rates? What effect does the NCRSP have on the average customer's electric bill?

Response: As discussed at the September 12, 1989 Utilities Commission meeting, the Electric Department is working to provide the requested figures. The Electric Utility Director suspects that rates will go up as growth continues. This information is currently not available.

20-43 Utilities Commission - Electric

Comment: The commentor requested that the electrical usage forecast for the various sectors of the NCRSP be shown in a form similar to that utilized in other NCRSP sections.

Response: At the Public Utilities Commission hearing of September 12, 1989, the director of the Roseville Electric Department indicated that the Electric Department is in the process of preparing a citywide electric budget. The electric budget is still under preparation.

20-44 Utilities Commission - Electric

Comment: The commentor asked that the urban reserve area be excluded from the report.

Response: Comment noted.

20-45 Utilities Commission - Electric

Comment: The commentor submitted comments for the record from the Electric Department.

Response: Comment noted. See Response to Comments 20-46 through 20-52.

20-46 Utilities Commission - Electric

Comment: There are several references made to a half-acre needed for an electric substation. That should be changed to one acre.

Response: Please see Response to Comment 16A.

20-47 Utilities Commission - Electric

Comment: The Energy Element Policy 5, listed on Page 3.5-40 makes reference to building standards. It is required that State standards are complied with as well.

Response: Comment noted. The development will need to conform to State standards as well.

20-48 Utilities Commission - Electric

Comment: Page 3.10-24, third paragraph beginning with "Currently," there is a lack of clarity in the third sentence as it confuses the distribution facilities with the general facilities. The commentor would recommend striking the clause beginning "including the Calaveras facility." It should say "the current capacity of the system is presently 130 megawatts."

Response: Comment noted. Please see Response to Comment 17B.

20-49 Utilities Commission - Electric

Comment: Again, there is confusion with distribution and generation, in the next sentence. It should say, "to fulfill the project power distribution needs."

Response: Comment noted. The fourth sentence in the third paragraph on Page 3.10-24 of the Draft EIR is hereby amended to read:

"To fulfill the projected power distribution needs of buildout of the General Plan, approximately six additional substations, each with a capacity of 50 MW are required."

#### 20-50 Utilities Commission - Electric

Comment: The next to the last sentence in that paragraph [Page 3.10-24, third paragraph] "The receiving station will be required," it is not to "increase reliability," it is to "maintain levels of back-up needed for acceptable reliability as customer growth erodes existing back-up capabilities."

Response: Comment noted. The Draft EIR discussion on Page 3.10-24 is hereby modified to reflect the fact that a receiving station will be required to maintain levels of back-up needed for acceptable reliability as customer growth erodes existing back-up capabilities.

#### 20-51 Utilities Commission - Electric

Comment: The next to the last paragraph on that page refers to the need for additional transmission facilities and substations. There should also be a sentence that planned development also contributes to the need for a second receiving station.

Response: Page 3.10-24 of the Draft EIR is hereby amended to include the following information:

"The North Central Roseville will contribute to the need for a second electrical receiving station."

#### 20-52 Utilities Commission - Electric

Comment: On Page 3.10-25, again the half-acre site should be a one-acre site, and there is a statement that "substations in the surrounding area will provide additional power to serve the plan area." There should also be an indication that "due to development, it will also be necessary to extend circuits from substations outside the plan area to the areas requiring electric service within the plan area." Also, where

it says "screened by a masonry wall," that will be "or other materials acceptable to the City."

Response: Comment noted. This information is hereby incorporated into the Draft EIR discussion of electrical services.

21-1 Comment noted. The City and the project developers should work with SMUD to resolve this issue.

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***APPENDIX A  
COMMENTS***

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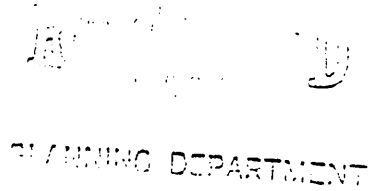
*COMMENT LETTER 1*

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NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 288  
SACRAMENTO, CALIFORNIA 95814  
(916) 322-7791



July 24, 1989

Mr. Dan Dameron  
Planning Department  
City of Roseville  
316 Vernon Street  
Roseville, California 95678

re: SCH# 88053010-DEIR-North Central Roseville Specific Plan

Dear Mr. Dameron:

There have been Native American cultural resources, including old burials, discovered within the recent past, in western Placer County. The possibility of discovering previously detected cultural resources should be addressed in any environmental document from that region. These sites do not always have surface indications of their presence. Archaeological sites have been discovered in former floodplains, and adjacent to drainages at depths exceeding eight feet below the present ground surface.

1-A

The concern of the Native American Heritage Commission is in those places where the prehistoric sites underlie areas which are thought to be free of cultural resources. Sites have been covered by natural causes, flooding would be one example, over a period of centuries. The alluvial buildup has provided a buffer zone between the present surface and the prehistoric site. Structures have been placed on some, the soil covering others has been cultivated over many years. or in this case, the land has been used for rangeland. When a foundation is dug to comply with the building codes and requirements of today, or utility lines are buried to meet health and safety standards, previously undisturbed soil becomes impacted.

1-B

The California Environmental Quality Act, Appendix K, deals with the discovery of archaeological sites and the procedures to follow. It also contains the instructions to follow when human remains are found during any phase of development.

1-C

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.

1-C cont.

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

Sincerely,

  
William Anthony Johnson  
Staff Analyst

Enclosure

cc: John Keene, SCH

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*COMMENT LETTER 2*

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## MEMORANDUM

TO: JULIA SHPAK

FROM: JOHN SPRAGUE

DATE: JULY 25, 1989

SUBJECT: COMMENTS TO NORTH CENTRAL ROSEVILLE SPECIFIC PLAN DRAFT EIR

I have reviewed the draft EIR for the North Central Roseville Specific Plan, specifically those sections relating to the plan's compliance with the Housing Element and Jobs/Housing Balance. Based on this review, I have the following comments:

I. 3.5 General Plan Consistency:

1. Page 3.5-14, Housing Element #1 - The consistent finding should reflect acknowledgement by the property owners of Roseville's 10% Affordable Housing Goal (AHG) and their willingness to work with the City in a partnership effort, both financially and in project design to achieve the AHG. 2-A
2. Page 3.5-15, Housing Element #4 - The consistent finding should note the willingness of property owners to integrate affordable housing units within market rate projects. 2-B
3. Pages 3.5-15, Housing Element #5 and 3.6-16, Housing Element #6 - The consistent findings should note the property owners willingness to participate financially in the development of affordable housing. 2-C
4. Pages 3.5-17, Housing Element #9 and #10 - The consistent findings should note the willingness of property owners to develop affordable rental units adequate to house large families and female head of households. 2-D
5. Page 3.5-18, Housing Element #12 - The consistent finding should be modified to reflect condominium conversion ordinance adopted by the City Council on May 3, 1989. 2-E

6. Page 3.5-19, Housing Element #15 -
  - A. The consistent finding should be modified to reflect property owners' recognition of the City's policy relating to Development Agreements, in case density bonuses or land use changes are sought by current or future owners. 2-F
  - B. There is a typographical error in the consistent finding. 2-G
7. Page 3.5-19, Housing Element #17 - The consistent finding should note property owners' willingness to assist the City in providing direct financial assistance. 2-H
8. Page 3.5-20, Housing Element #18 -
  - A. The word Goal has been left out of Affordable Housing. 2-I
  - B. There are typographical errors in the Consistency section. 2-J
9. Page 3.5-23, Housing Element #29 and #30 - The Consistency findings should be modified to reflect property owners' willingness to participate with the City in development and use of such financing programs in their residential development. 2-K
10. Page 3.5-24, Housing Element #32 - The Consistency finding should reflect the willingness of property owners to further equal housing opportunities in their residential developments. 2-L

II. Section 3.13 Population, Employment and Housing:

1. Page 3.13-1 - Housing section should be modified to include the Housing Element Language relating to the:
  - A. City Wide Housing Goal - To provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community, and 2-M

B. Housing Element Policy #1 -

-- Roseville will work to accommodate the housing needs of its current and future residents by providing a range of purchase/rental units affordable to all income groups and to guarantee affordability over time through the adoption of policies and implementation of action plans listed in the Housing Element.

2-N

-- The City's policy to provide housing affordable to all income groups is a social objective and as such it is the responsibility of all segments of the Roseville community to actively work together to achieve the goal. There are three main community groups who should be participating in affordable housing programs:

2-O

City of Roseville  
Development Community  
Business/Manufacturing Community

2. Page 3.13-4 - Rental housing affordable to low income households should be modified to read: The Specific Plan proposes the City subsidize the rent of these housing units with the participation of the development and business communities.

2-P

3. Page 3.13-5 - The chart identifying affordable rent and purchase prices, which normally accompanies the income chart, should be included.

2-Q

AFFORDABLE RENT AND PURCHASE PRICES BY HOUSEHOLD INCOME

Family Size	VERY LOW INCOME	LOW INCOME		MIDDLE INCOME		MODERATE INCOME	
	Max. Affordable Rent-30% of Gross Income	Max. Affordable Rent-30% of Gross Income	Max. Affordable Purchase-30% of Gross Income	Max. Affordable Rent-35% of Gross Income	Max. Affordable Purchase-35% of Gross Income	Max. Affordable Rent-35% of Gross Income	Max. Affordable Purchase-35% of Gross Income
1	\$316.000	\$506.000	\$55,000	\$ 738.00	\$ 79,750	\$ 886.00	\$ 95,400
2	361.00	578.00	62,500	842.00	90,750	1,011.00	108,900
3	406.00	650.00	70,000	948.00	102,000	1,138.00	122,500
4	451.00	723.00	78,000	1,054.00	113,500	1,264.00	136,000
5	487.00	768.00	82,750	1,119.00	120,500	1,343.00	144,500
6	524.00	813.00	87,750	1,185.00	127,500	1,422.00	153,000

4. 3.13-7 Jobs/Housing Balance, a general comment - There is no reference to the additional review which is to be performed on the commute shed area to determine if the numerical balance between jobs and housing provides an affordability match between household incomes and housing costs. Has this review begun and when is completion anticipated?

2-R

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*COMMENT LETTER 3*

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## GENERAL CONSIDERATIONS RELATIVE TO THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN AND EIR

Ed Mahany, Parks and Recreation

- \* City and property owner adjacent to #11 fairway and #12 tee, and #15 and 16 fairway of Diamond Oaks Golf Course will need to determine where the actual property line is located and settle any differences. 3-A
- \* The use adjacent to and south of #16 green and #17 tee of Diamond Oaks Golf Course will need to be worked out. 3-B
- \* The developer of homes to be built along #5 fairway of Diamond Oaks Golf Course should allow 100' buffer area for golf shots in the yard. 3-C
- \* The Developer and City need to work out a location for the City's new corporation yard. Prospective sites include near #7 green and effects to nearby houses or near #11 tee. 3-D
- \* City needs to decide on the effects of retention drain that could effect #7 fairway. 3-E
- \* City Park and Recreation staff, plus City hired park planner need to walk the park sites in North Central Roseville Specific Plan area in person. 3-F
- \* City Park and Recreation staff need to solidify the design of facilities with the Roseville City School architect. 3-G
- \* Importation of dirt to some parks, plus a lot of roadway bordering the parks, preserves, etc. could cost a lot of money. 3-H
- \* Roseville Elementary School District architect and Park and Recreation staff would like to see the test boring results at the school and park sites. 3-I

COMMENTS PERTINENT TO NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (EIR)  
Ed Mahany, Parks and Recreation

Geology: There are some soil conditions at park sites 53 and 56 that present problems for development. It is our understanding that "on site" soil can be used for parks 50, 51, 52 & 57.

3-J

Hydrology: Parks and Recreation staff and Public Works Director are studying the effects of the drainage and retention aspects effecting the Diamond Oaks Golf Course. The study includes site III and IV noted on Figure 3.3-5 page 3.3.13.

3-K

General Plan Consistency: Public Services and Facilities Element Policy 29. Where are the following park standards or minimum requirements...

3-L

Land Use: Acres for Parks, Park Preserve, Wetland Mitigation Area differ from table 3.6-1 (page 3.6-7) and acreage noted under Parks/Preserve and Open Space Land Uses on page 3.6-13.

3-M

Fiscal Analysis: Where do the EIR authors get the \$287,900 revenue for Parks and Recreation on the Table 3.14.1?

3-N

Table 3.14-2 shows Park Fees of various amounts. City staff will need to determine the development costs for the 7 park sites after the Developer and City Parks and Recreation staff decide on what goes into the 7 sites. Then the Park Fees will be adjusted to cover these development fees accordingly.

3-O

CEQA Consideration: (reference page 4-7)

3-P

Parks and Recreation

Buildout of the City will require additional parkland and recreation facilities. The Roseville Department of Parks and Recreation has indicated the amount of parkland is sufficient to meet City standards. Additionally, the Plan provides for considerable areas of open space for passive recreation (i.e., walking, bicycling, etc.).

3-Q

Who on the Parks and Recreation department staff indicated the above?

COMMENTS PERTINENT TO NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (EIR) -  
TECHNICAL APPENDICES

Ed Mahany - Parks and Recreation

- \* Reference Page 2-11 & 2-12: There will need to be thought on safe access across the road from parcel 1 to the school site (parcel 72) area park (parcel 52). Also safe access is needed to go across Roseville Parkway from parcel 1 to park site 51. 3-R
- \* Reference Page 2-26: The Park acres could change slightly as the City staff and Developer study the individual park sites. 3-S
- \* Reference Page 3-7: (item 3.6) Kinds of soils may cause reconsideration of amount and kinds of plantings for landscaping. 3-T
- \* Reference pages 7-4 - 7-13: The acreage and schematics for the parks noted are subject to change. The City staff and Developer are redesigning these parks. 3-U

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*COMMENT LETTER 4*

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OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET  
SACRAMENTO, CA 95814



August 21, 1989

Dan Dameron  
City of Roseville  
316 Vernon Street  
Roseville, CA 95678

Subject: North Central Roseville Specific Plan  
SCH# 88053010

Dear Mr. Dameron:

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 requires 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."

4-A

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 John Keene at 916/445-0613 if you have any questions regarding the environmental review process.

Sincerely,

David C. Munenkamp  
Chief  
Office of Permit Assistance

Enclosures

RECEIVED  
AUG 23 1989



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*COMMENT LETTER 5*

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em o r a n d u m

LETTER 5

John Keene  
State Clearinghouse  
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814

Date : July 27, 1989

Place : Sacramento

Department of Food and Agriculture --1220 N Street, P.O. Box 942871  
Sacramento, CA 95814-0001

SCH No. 88053010 -- City of Roseville North Central Roseville  
Specific Plan

The California Department of Food and Agriculture (CDFA) has reviewed the Draft Environmental Impact Report (DEIR) concerning the above referenced project which would involve the implementation of a specific plan on a 2,371 acre site.

5-A

The CDFA recommends approval of the DEIR.

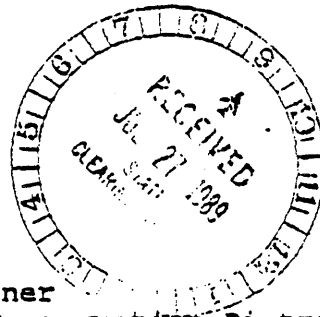
The CDFA supports the right of local agencies to develop and implement land-use policy in its area of influence, but also wants to assure that agricultural land is not prematurely and irreversibly lost due to development which is not accurately assessed for environmental impact.

5-B

Sincerely,

*Donna McIntosh*

Donna McIntosh  
Graduate Student Assistant  
Agricultural Resources Branch  
(916) 322-5227



cc: Placer County Agricultural Commissioner  
California Association of Resource Conservation Districts

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*COMMENT LETTER 6*

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State of California

LETTER 6  
The Resources Agency

# Memorandum

To : 1. Projects Coordinator  
Resources Agency

2. Mr. Dan Dameron  
City of Roseville  
Planning Department  
316 Vernon Street  
Roseville, CA 95678

Date : August 14, 1989

From : Department of Fish and Game

Subject: Draft Environmental Impact Report (EIR) for the North Central Roseville Specific Plan, Placer County (SCH 88053010)

The Department of Fish and Game (DFG) has reviewed the Draft EIR for the subject project. This Specific Plan outlines development potential for 2,371 acres within the North Central Plan area for the City of Roseville, Placer County.

Antelope and Pleasant Grove creeks, a myriad of intermittent drainages and extensive hardpan and mudflow vernal pools, occur on the project area. Riparian vegetation borders many of the stream zones. Bogg's Lake hedge-hyssop (Gratiola heterosepala), a State-listed endangered species, is found within several mudflow pools. Antelope Creek sustains an anadromous fishery.

6-A

The DFG believes that the descriptions for the existing resources associated with stream zones, wetlands, and vernal pools within the Specific Plan area are complete and accurate.

Protection or mitigation measures included in this Specific Plan for many of the resources potentially impacted in the Specific Plan area rely upon incorporation of a DFG Streambed Alteration Agreement. Projects affecting the bed or bank of any stream zone require a Streambed Alteration Agreement. This agreement should not be used in lieu of appropriate mitigation measures to protect stream zone resources. Mitigation should be incorporated within this Specific Plan and individual project documents. In fact, recent court rulings find that mitigation in a Draft EIR cannot rely upon regulations required by law of other state or federal agencies. Reference to the need for a 1603 agreement for individual projects is appropriately included in this Draft EIR. However, where this reference is made in the Draft EIR, additional measures to protect and mitigate impacts to stream, vernal pool, and wetland resources must also be added. Without the addition of specific mitigation measures for these significant resources the Draft EIR is inadequate. The DFG recommends the following additional mitigation measures be included within this Specific Plan to assure adequate resource protection:

6-B

1. All additional measures for hydrology, stream zones, vernal pools, oaks, and anadromous fisheries recommended by the Draft EIR be included in the Specific Plan.

6-C

- 1. Projects Coordinator -2- August 14, 1989
- 2. Mr. Dan Dameron

- 2. All intermittent stream courses including all branches of Pleasant Grove Creek be protected by the incorporation of a 50-foot nondevelopment setback buffer above the banks of the stream. ] 6-D
- 3. All setback buffers must be required to be identified on project maps and dedicated open space. ] 6-E
- 4. Projects located adjacent to buffers should be required to include the following provisions:
  - a. No fill shall be placed within buffers either during or after construction. ] 6-F
  - b. Grading is prohibited within buffers. ] 6-G
  - c. All vegetation within buffers shall be protected during construction. ] 6-H
  - d. Covenants, codes, and restrictions shall be established that prohibit disposal of lawn clippings, oil, chemicals, or trash of any kind within setback buffers and that prohibit vegetation removal or alteration within the setback buffers. ] 6-I
- 5. For projects that are unable to avoid impacts to stream zone or wetland resources, such as sewer trunk establishment or flood control projects impacting riparian or wetland habitat, mitigation must be identified within the appropriate location in this Draft EIR and within specific project Draft EIRs. The Draft EIR should include identification and quantification of vegetation impacted, revegetation plans to assure no net loss of riparian or wetland acreage or values and monitoring plans to assure compliance and satisfactory results. ] 6-J  
] 6-K
- 6. Vernal pools and wetlands that on a site-specific or project basis will total less than one acre may be precluded from mitigation through the 404 process. These small wetlands have significant resource value to the DFG and project impacts to them should be lessened through mitigation or the project should be modified to avoid any impacts. Small project's impacts have the potential to be cumulatively significant through direct loss or disturbance of critical watershed values to vernal pools. The DFG concurs with the mitigation measures recommended by the Draft EIR on page 3.4-21. Unfortunately, loss of vernal pools in the Specific Plan area will occur. The extent of this loss is unknown at this time. This Specific Plan has recommended several locations for vernal pool preserves. Total acreage set aside in these ] 6-  
] 6-  
] 6-

- 1. Projects Coordinator
- 2. Mr. Dan Dameron

August 14, 1989

locations may not be adequate to mitigate all losses. This Specific plan should identify a worst case scenario for vernal pools and provide mitigation accordingly, based on the concept of no net loss of this resource. As discussed in this Specific plan, creation of pools may be necessary where alternatives force loss of some or all project pools. Due to their experimental nature, pool creation projects may not adequately mitigate for losses of vernal pool acreage and habitat values. The DFG believes that avoidance is the only way to ensure no net loss.

6-N  
cont.


6-O

6-P

The DFG recommends that this Draft EIR not be certified until all appropriate specific mitigation measures as suggested are included within the document. Reliance upon adequate mitigation to be included as a result of either the 1603 agreement process or the 404 permit process is both inappropriate and unacceptable.

6-Q

Thank you for the opportunity to review this project. If the DFG can be of further assistance, please contact Mr. Ron Bertram, Associate Wildlife Biologist, or Ms. Patricia Perkins, Wildlife Management Supervisor, Region 2, 1701 Nimbus Road, Suite A, Rancho Cordova, CA 95670, telephone (916) 355-7010.

  
 Pete Bontadelli  
 Director

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*COMMENT LETTER 7*

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AUG 3 1989

PLANNING DEPARTMENT REVIEW FORM

LETTER 7

Date: August 2, 1989

Please return form to:

City of Roseville - Planning Dept.  
316 Vernon Street  
Roseville, CA 95678

TO: Fire Chief

Subject: North Central Roseville  
Specific Plan

File No. N/A

Project Name:

REQUEST: Please review and comment. This is the initial draft of the Plan which will be subject to any required modification prior to public hearings.

Proposed Street Names:

Please return by: August 18, 1989

COMMENTS OR RECOMMENDATIONS: (Attach additional sheets, if necessary)

Note: SHOULD YOU HAVE ANY QUESTIONS OR FEEL THAT THERE IS PERTINENT INFORMATION THAT IS MISSING, PLEASE CALL THE CONTACT PLANNER FOR THIS PROJECT: Dan Dameron

DAN, BY THE TIME THIS NCR PLAN IS BROUGHT TO  
REVISION WE WILL HAVE 4 FIRE STATIONS IN  
OPERATION ... STATION # 2 WILL PROVIDE INITIAL  
RESPONSE INTO THE AREA UNTIL THE PLANNED STATION  
IS BUILT ... BACK UP FOR THIS STATION WILL COME  
FROM STATION # 1 ON OAK STREET ... ADDITIONAL UNIT  
WILL COME FROM STATION # 3 & 4 ...

7-A

R.H.

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*COMMENT LETTER 8*

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RECEIVED

AUG 21 1989  
LETTER 8  
PLANNING DEPARTMENT

LAW OFFICES OF  
**BALFREY & ABBOTT**

1801 I Street, Suite 200  
Sacramento, California 95814  
(916) 447-8899

Steven John Balfrey  
William W. Abbott  
Bridget S. Barnes  
Howard W. Shook  
Marian E. Moe  
Timothy M. Taylor  
James J. Falcone  
James M. Underwood

Fax No. (916) 444-0817  
Bay Area Office:  
Webster Street Tower  
2101 Webster St., Suite  
Oakland, California 946  
(415) 268-1527

August 21, 1989

Daniel R. Dameron  
Associate Planner  
City of Roseville Planning Department  
316 Vernon Street  
Roseville, CA 95678

RE: North Central Roseville Specific Plan -- Comments

The following comments are submitted in response to the City's request for comments, dated July 7, 1989:

(1) The Draft North Central Roseville Specific Plan (SCH# 88053010) "Hydrology and Water Quality," page 3.3-9, discusses groundwater as follows:

"[T]here is an aggregate harvesting operation on a site immediately north of an adjacent to the NCRSP area. The potential for ground water contamination by that operation was evaluated by Louke and Associates, a firm specializing in geophysical analysis."

It is unclear whether the proposed Collet Aggregate Extraction Project, which is located north of the planning area, is said to present unmitigated adverse groundwater impacts by the above statement. There is a need to clarify R.C. Collet, Inc.'s project's impact on the issue of groundwater quality by reference to environmental analysis that has been prepared for that project.

The EIR prepared for our client's project fully addresses potential groundwater contamination and concludes, based on the identified mitigation measures, that there will be no significant adverse impacts. (Collet Aggregate Extraction Operation EIR, page B-3, B-4, and E-2 through E-5; SCH# 88021504.) How the proposed Diversified Investors mining project, which is also located north of the specific plan study area, may affect groundwater, if approved, is addressed in a separate EIR. (SCH# 88041129.)

8-A

Daniel R. Dameron  
August 18, 1989  
Page 2

(2) The NCRSP "Geology, Seismicity, and Soils" section, page 3.2-20, refers to "preemption" of mining resources. According to this section:

"Existing residential land use in the proximity greatly increases potential for compatibility conflicts with a mining operation. For reference, Placer County requires a minimum of a 1000-foot buffer between such operations and adjoining neighborhoods. Based on conflicts at similar operations in the vicinity, it seems prudent to presume that existing land use has already precluded mineral resource harvesting in locations south of the Highway 65 Bypass." (Emphasis added.)

According to Placer County Zoning Ordinance, Section 2625(1), only a 25' minimum setback is required "from any property line in which no disturbance of existing terrain or vegetation shall occur." Furthermore, mining and area urban development are not necessarily incompatible if identified environmental impacts are sufficiently mitigated. In fact, according to the Placer County Resource Conservation Plan (Placer County, 1984), aggregate availability to adjacent urbanizing areas is encouraged, and landowners desiring to develop properties adjoining mining operations in the County bear the responsibility for mitigation of adverse land use impacts that would otherwise result from the encroachment of the proposed urban development on existing mining operations.

With respect to the suggestion that there are "conflicts at similar operations," it should be made clear that such a determination does not apply to the proposed R.C. Collet Aggregate Operation. To the contrary, it is anticipated by the applicant that project approval will be considered by the Placer County Board of Supervisors within the next few months. Thus, the above stated reference should be clarified, at least concerning our client's proposed mining operation.

Sincerely,



William W. Abbott

WWA:yb

cc: R.C. Collet  
Louis Mendez  
R.C. Fuller Associates

8908.74.2

8-B

8-C

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*COMMENT LETTER 9*

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RECEIVED  
AUG 24 1989  
LETTER 9

1000 DARLING WAY ■ P.O. BOX 1059 ■ ROSEVILLE, CALIFORNIA 95661-1059 ■ 916 / 786-6090

SUELLEN SKEEN, Ph.D.  
SUPERINTENDENT

August 22, 1989

BOARD OF EDUCATION

Norman Franklin  
Jim Gardner  
Guy R. Gibson  
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George F. Richards, III

Mr. Dan Dameron  
Roseville City Planning Department  
316 Vernon Street  
Roseville, CA 95678

**SUBJECT: RESPONSE TO THE NORTHCENTRAL ROSEVILLE  
SPECIFIC PLAN DRAFT E.I.R.**

Dear Dan:

Please accept the following comments to the Northcentral Roseville Specific Plan Draft E.I.R for the Roseville City School District (K-8 school needs.)

**PROJECT:** 4,408 dwelling units

**STUDENT YIELD RATE:**

**K-8 ENROLLMENT PROJECTION  
NORTHCENTRAL**

	UNITS	RATIO*	YIELD	STUDENTS
R-3 TO R-5	1340	100%	.5186	695
R-6	366	100%	.5186	190
R-8	130	50%	.5186	47
		50%	.2611	23
R-10 TO R-12	90	20%	.5186	9
		30%	.2611	7
		50%	.1740	8
R-20	2432	100%	.1740	423
				<u>1,402</u>
	K-6 (77%)	1,079		
	7-8 (23%)	322		

9-A

\* Ratios based upon Roseville City School Component

DISTRICT IMPACT:

EXISTING CAPACITY VS. ENROLLMENT

SCHOOL	PERMANENT CAPACITY*	CURRENT ENROLLMENT (JUNE 1989)	PERCENT OF CAPACITY
CIRBY	656	691	105%
SIERRA GARDENS	707	669	94%
CRESTMONT	726	643	88%
SARGEANT	84	524	620%
KASEBERG	457	657	143%
WOODBIDGE	458	435	94%
EICH	842	857	101%
TOTALS	<u>3,930</u>	<u>4,476</u>	<u>113%</u>

9-B

\* The permanent capacity represents District owned facilities. Rental and leased portables are not included. This is consistent with the State Office of Local Assistance for new school construction.

ENROLLMENT PAST PRESENT FUTURE

The following enrollment projections are based upon actual historical, present, and projected future enrollments. The projections are based upon the five six year projections made by the State Office of Local Assistance.

HISTORICAL	ENROLLMENT	CHANGE
1984/85	3,245	
1985/86	3,359	+114
1986/87	3,735	+376
1987/88	4,015	+281
PRESENT		
1988/89 (JUNE)	4,476	+460
PROJECTED		
1989/90	4,780	+304
1990/91	5,165	+385
1991/92	5,532	+367
1992/93	5,910	+378

9-C

• RESIDENTIAL HOUSING IMPACT

Based upon the Roseville Planning Department's summary of residential projects, the cumulative impact upon the District will be as follows:

ROSEVILLE CITY SCHOOL DISTRICT  
RESIDENTIAL PROJECTS

PROJECTS	SINGLE FAMILY	MULTI-FAMILY	STUDENT YIELD
APPROVED/PROCESS	1,197	475	805
INFILL	1,200	500	816
NORTHWEST	603	208	393
NORTHCENTRAL	1,886	2,522	1,402
<b>TOTALS</b>	<u>4,886</u>	<u>3,705</u>	<u>3,416</u> K-8 STUDENTS

9-D

• FACILITY NEEDS/COST

Total number of future K-8 students.	3,416
Number of school sites needed	
K-6	4
7-8	1
Cost of facilities	
4 K-6 @ \$6,364,000 =	\$25,456,000
1 7-8 @ \$8,970,000 =	\$ 8,970,000
Total cost of future needed facilities	<u>\$34,426,000</u>

• NORTHCENTRAL ROSEVILLE IMPACTS

	STUDENTS	COST OF FACILITIES	COST/STUDENT	COST/SF HOME
K-6	1,079	\$11,444,593	\$10,606	\$4,488
7-8	323	\$ 3,851,120	\$11,960	\$1,140
<b>TOTAL</b>	<b>1,402</b>	<b>\$15,295,713</b>	<b>\$22,566</b>	<b>\$5,628</b>

9-E

Anticipated developer fees collected Northcentral\*

Residential (.96¢/sq. ft.)	\$ 5,150,061
Commercial (.16¢/sq. ft.)	1,384,000
<b>Total</b>	<u>\$ 6,534,061</u>
Total facility costs*	\$15,295,713
Developer fees	6,534,061
<b>Shortfall</b>	<u>\$ 8,761,652</u>

\*Fees and costs represent 1989 dollars

DISTRICT DEVELOPER FEE COLLECTION:

The District's 1989/90 budget pages are attached concerning the developer fee account. As can be seen, the District anticipates in 1989/90 \$850,000 in developer fees and will spend \$767,735 to provide relocatable portable classroom space. This includes paying the lease/purchase payments on Sargeant School, which was totally built out of District mitigation/developer fee funds. Approximately 28% of the District's 4,400 students are in relocatable/portable classrooms--(36 portables and 1,100 students.) This next year, 1989/90, the District is adding 15 portables (now State approved) which will house the 300 plus new students expected.

9-F

At the current rate of development, by 1993/94 the District will not be collecting enough fees to pay for portable housing expenses. Year round school is being implemented by the District in order to help this problem.

FINDINGS:

1. The proposed project will significantly impact the schools within the District.
2. The school district is currently operating at 113% of capacity. 28% of the students attend school in portable facilities and 15 new portables are being added for the 1989/90 school year.
3. 90% of the developer fees that are currently being collected are being used to pay existing leases for portables. At the current rate of development, the District will not be able to pay the cost of classroom leases by the year 1993. To combat this problem, the District is studying a year round program which could be initiated as early as 1990/91 school year.
4. State funding is very limited. The chances of the District qualifying for these funds are slim. Additional mitigation beyond the developer fee is needed in order to mitigate the school impacts.

9-G

9-H

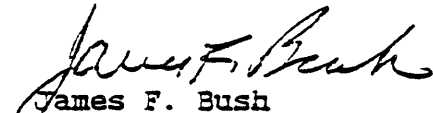
9-I

9-J

ROSEVILLE CITY SCHOOL DISTRICT  
PROPOSED MITIGATION MEASURE  
NORTHCENTRAL ROSEVILLE SPECIFIC PLAN

1. The District has to be guaranteed that the impacts created by the Specific Plan on school facilities are mitigated prior to its approval. Specific issues which need to be solved are:
  - A. Site acquisition, installation of improvements and construction of a junior high school. The junior high school represents a major problem to the District because there is currently only one school in the District--Eich constructed for 850 students. There will be well over 1,100 7-8 graders by 1990/91. 9-K
  - B. Assistance in site acquisition, installation of improvements and construction of the Spanger School on Shasta Street. Even though this school site is out of the Specific Plan area it will serve the Plan area. A lease/purchase option has been entered into to purchase the property and the District has received a planning grant to start design work. 9-L
  - C. Site acquisition, installation of improvements and assistance in qualifying for the State program for the two K-6 school sites in the Specific Plan area. 9-M
  - D. Use of developer fees to pay leases of portables. 9-N
  - E. Joint City participation on school site with library and gym at junior high school and multi-purpose rooms at the K-6 schools. 9-O
2. The District is currently working with the City Park and Recreation Department in developing joint school site park site improvements. A park planner has taken the school district requirements and is preparing schematics on each site. Adjustments to the specific school park layout may be necessary when this process is completed. 9-P

Sincerely,

  
James F. Bush  
Facilities Planner

JFB:pjd

cc: Suellen Skeen  
Steven De Jardins

# DEVELOPERS FEES

## FIVE YEAR PROJECTION WITH FOUR YEAR HISTORY

	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96
<b>LEASE/PURCHASES</b>										
JPA 13 portables - 8/89-8/92					84,981	84,981	84,981			
JPA 7 portables - 8/88-8/94					35,000	35,000	35,000	35,000	35,000	
Sgtl Phase I - 12/86-12/92					46,802	46,802	46,802			
4 portables - 1/86-1/92					46,268	46,268				
Sgtl Phase II - 11/87-11/91					154,540	154,540				
Eich Library - 8/88-8/92					41,581	41,581	41,581			
<b>RENTALS</b>										
Kaseberg					30,424	30,424	30,424	30,424	30,424	
Eich					4,084	4,084	4,084	4,084	4,084	
Cirby					8,620	8,620	8,620	8,620	8,620	
Crestmont					1,801	1,801	1,801	1,801	1,801	
Sargeant					4,198	4,198	4,198	4,198	4,198	
Sierra Gardens					2,725	2,725	2,725	2,725	2,725	
<b>ADDITIONAL PORTABLES</b>										
15 portables					98,077	98,077	98,077	98,077	98,077	
13 portables					85,000	85,000	85,000	85,000	85,000	85,000
14 portables								91,538	91,538	91,538
14 portables								91,538	91,538	183,076
14 portables									91,538	274,614
<b>HOOKUPS/IMPROVEMENTS</b>										
<b>FURNITURE</b>										
<b>WAREHOUSE</b>										
<b>TOTAL EXPENSES</b>										
					\$845,309	\$930,031	\$836,707	\$763,073	\$764,072	\$549,220
<b>Beginning Balance</b>										
Revenue	0	340,932	419,100	758,113	840,378	595,069	275,038	74,871	(32,566)	
Less Expenditures	465,573	744,147	885,000	850,000	600,000	618,000	636,540	655,636	675,305	
Ending Balance	(124,641)	(665,979)	(545,987)	(767,735)	(845,309)	(930,031)	(836,707)	(763,073)	(764,972)	
	\$340,932	\$419,100	\$758,113	\$840,378	\$595,069	\$275,038	\$74,871	\$(32,566)	\$(122,233)	

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**DEVELOPERS FEES EXPENDITURES**  
1989-90

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**LEASE/PURCHASE** (01-4501-6200)

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JPA Portables - new 8/1/89 - 4 years - 8/1/92 South Placer School Transportation Authority 14 portables - (2 replacement of rentals) (1 for Latch Key at Kaseberg)	91,513.00 (6,537.00)
JPA portables - 8/1/88 - 7 years - 8/94 Southern Placer School Transportation Authority 9 portables (2 for Latch Key at Sargeant & Sierra Gardens)	45,000.00 (10,000.00)
Sargeant Phase I - 12/1/86 - 7 years - 12/92 Schedule 002 - Security Pacific 4 quarter payments at 11,700.57	46,502.28
4 portables - 1/86 - 7 years - 12/93 Schedule 001 - Security Pacific 1 Woodbridge, 1 Cirby, 2 Sargeant 4 quarter payments at 11,700.57 3 RJUHSD & Dry Creek at 8,446.40	80,054.00 (33,786.00)
Sargeant Phase II - 11/87 - 5 years - 11/92 6 portables + RR + Asphalt Schedule 003 - Security Pacific 4 quarter payments at 38,274.78	154,548.00
Eich Library - 8/1/88 - 5 years - 8/92 State Street Bank & Trust	41,581.00

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**RENTALS** (01-4501-5600)

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Kaseberg - Mobile Modular 10-5250-04 - 7/15/87 - 3 years - annual	4,084.39
10-5251-04	4,084.39
5252	4,084.39
5253	4,084.39
Eich 10-5254-04 - 7/15/87 - 3 years - annual	4,084.39

Kaseberg	10-5255-04 - Staff RR - 3 years - annual	5,401.55
Cirby	10-5256-04 - SDC - 3 years - annual	4,060.22
Kaseberg	10-5257-04 - RR - 3 years - annual	4,543.53
Crestmont	10-5249-04 - RSP 12x27 - 3 years - annual	1,300.52
Kaseberg	10-5248-04 - Spec Svcs - 3 years - annual	1,500.52
Warehouse	2,400/month x 12 (Spring Valley)	28,300.00
SpaceMaster - Crestmont to Sargeant - 6/86	#206161 (349.40/mo.)	4,197.60
SpaceMaster - 2 from Woodbridge to Kaseberg - 3/88	#205822 - 3 years - 8/86 - annual 7,741.62 } replace with JPA 7/89	
	#207967 - 3 years - 10/85 - annual 7,740.88 }	
Modulaire	Sargeant - emergency } Sargeant - Latchkey } Sierra Gardens - Latchkey }	replace with JPA 7/88
Scottsman	Sierra Gardens - RSP	2,725.00
Gelco - Kaseberg - ESL	#000945 - 2 years - 6/89 - annual	2,340.00
Gelco - Cirby Serving Kitchen		4,560.00
Architect Project Review (01-4501-5300)		15,000.00
		<u>504,831.22</u>

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**HOOKUPS/IMPROVEMENTS** (01-4501-6200)

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Sargeant (2 portables)		
	Plumbing	2,348.00 *
	Electrical	2,170.00 *
	Ramps	3,000.00
	Alarms/Intercoms/Bells	6,000.00
	Skirting	500.00
	Setup	4,200.00 *
	Walkway	500.00
Cirby (3 portables)		
	Plumbing	14,000.00 *
	Electrical	9,450.00 *
	Ramps	4,500.00
	Alarms/Intercoms/Bells	6,570.00
	Skirting	750.00 *
	Setup/Moving	6,300.00 *
	Walkway	2,700.00
Kaseberg (4 new, 2 replacement, 1 City)		

	Plumbing	13,593.00
	Electrical	6,360.00
	Ramps	3,500.00
	Alarms/Intercoms/Bells	10,000.00
	Skirting	1,200.00
	Setup/Moving	13,700.00
	Fence Relocation	2,500.00
Cirby (Serving Kitchen)		
	Plumbing	1,300.00 *
	Electrical	1,200.00 *
	Ramps	3,000.00
	Security	500.00
	Skirting	300.00
	Setup/Moving	1,100.00
	Walkway	1,000.00
Kaseberg (ESL)		
	Electrical	1,200.00 *
	Ramps	1,500.00
	Security Fence	200.00
	Skirting	300.00
	Setup/Moving	383.00 *
	Walkway	
Eich (3 portables)		
	Trenching	6,060.00 *
	Electrical	14,970.00 *
	Ramps	2,000.00
	Alarms/Bells	6,000.00
	Skirting	750.00
	Setup/Moving	6,300.00 *
	Walkway	500.00
Sargeant		
	Ground Erosion Control (irrigation & seeding) (01-4501-6100)	15,000.00
		<u>182,904.00</u>

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**FURNITURE**

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(01-4501-6490)

New Classrooms 80,000.00 \*

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**GRAND TOTAL**

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**767,735.22**

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\* Indicates possible June 1989 expenditure.

5/89

FUND: 50 BUILDING FEES- G.CO.53080

OBJECT CLASSIFICATION		FY 88-89 BUDGET	FY 88-89 EXPENSES	FY 89-90 BUDGET
3530.00	APPT CHILDRENS CENTERS	4,000.00	4,000.00	
3660.00	INTEREST	23,000.00	26,722.60	20,000.00
3699.00	OTHER LOCAL INCOME -1-	885,750.00	842,513.48	850,000.00
TOTAL: 8000		912,750.00	873,236.08	870,000.00
4500.00	OTHER SUPPLIES		1.10-	
TOTAL: 4000			1.10-	
5200.00	TRAVEL-CONF-OTH,EXP.REIMB	400.00	200.03	
5600.00	RENTALS, LEASES, REPAIRS	93,870.00	93,819.12	80,642.00
5800.00	OTH.SRVCS.-OPERTG.EXPEND.	15,100.00	10,748.65	15,000.00
TOTAL: 5000		109,370.00	104,767.80	95,642.00
TOTAL:1000-7999		109,370.00	104,766.70	95,642.00
6100.00	SITES-SITE IMPROVEMENTS	114,954.00	28,295.93	15,000.00
6200.00	BLDG-BLDG IMPROVEMENTS	428,364.00	422,982.49	577,093.00
6490.00	ALL OTHER EQUIPMENT	159,000.00	156,524.44	80,000.00
TOTAL: 6000		702,318.00	607,802.86	672,093.00
TOTAL:1000-7999		811,688.00	712,569.56	767,735.00
7630.00	OTHER USES	2,000.00	1,551.24	
TOTAL: 7000		2,000.00	1,551.24	
TOTAL:1000-7999		813,688.00	714,120.80	767,735.00
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES		99,062		102,265
BEGINNING BALANCE		419,100		518,162
NET ENDING BALANCE		518,162		620,427

Developers Fee Fund: Fund to record the receipt of developers fees (.96 per square foot for residential and .16 for commercial) and expenditures to provide temporary housing for student growth.

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*COMMENT LETTER 10*

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# Roseville Joint Union High School District

1750 CIRBY WAY, ROSEVILLE, CALIFORNIA 95661 • (916) 786-2018 **LETTER 10**

ROBERT J. TOMASINI, District Superintendent

BOARD OF TRUSTEES  
NORMA ANDERSON  
ALLAN CAMERON  
CAROL HAMEL  
GARY A. KIDDER, JR.  
ROBERT MCCARTHY

August 22, 1989

Mr. Dan Dameron  
Roseville City Planning Department  
316 Vernon Street  
Roseville, CA 95678

**SUBJECT: RESPONSE TO THE NORTHCENTRAL ROSEVILLE  
SPECIFIC PLAN E.I.R.**

Dear Dan:

Please accept the following comments to the Northcentral Roseville Specific Plan Draft for the Roseville Jt. Union High School District (9-12 grades).

PROJECT: 4,408 dwelling units

YIELD RATE: 9-12

The following yield rate enrollment projection has been revised based upon the Roseville City School Component density ratio for undeveloped land.

LAND USE	UNITS	RATIO	YIELD RATES	STUDENTS
R-3	64	100	.2362	15
R-5	1276	100	.2362	301
R-6	366	100	.2362	86
R-8	180	50%	.2362	21
		50%	.1756	16
R-12	90	50%	.2362	11
		50%	.1756	8
R-20	2432	100%	.0445	108
<b>TOTAL</b>	<b>4,408</b>			<b>566</b>

10-A

● RESIDENTIAL DEVELOPMENT

The following Table has been put together showing the residential/student generation potential within the high school district. Those projects with \* have received Specific Plan approval.

10-B  
cont.

ROSEVILLE JT. UNION HIGH SCHOOL DISTRICT  
TOTAL FUTURE DEVELOPMENT  
EXISTING GENERAL PLANS

	DWELLING UNITS		TOTAL	TOTAL 9-12
	SF	MF	DU	STUDENTS
● Northwest*				
Roseville				
● Elliott	1366	885	2251	405
● Sammis	1504	371	1875	407
● Brock	325	--	325	77
● Northcentral	1886	2522	4408	544
● Northeast*	363	1467	1830	209
● Southeast*	1224	1574	2798	421
● Granite Bay	2445	--	2445	577
o Treelake*	922	--	922	218
● Antelope*	3925	3015	6940	1320
● West Placer County	1150	--	1150	271
● Roseville Infill				
● Infill	1200	1500	2700	408
● NW*	603	208	811	159
<b>TOTALS</b>	<b>16,913</b>	<b>11,542</b>	<b>28,455</b>	<b>5,016</b>

10-C

DISTRICT FACILITIES NEED:

Based upon the future development potential in the District, the following facilities are needed:

3	high schools	\$ 75,000,000
1	continuation high school	3,500,000
	<b>Total facility cost</b>	<u>\$ 78,500,000</u>

NORTHCENTRAL IMPACT:

• Facilities/Cost

# STUDENTS	COST OF FACILITIES	COST PER STUDENT	COST PER SF HOME
566	\$9,433,333	\$16,666	\$3,936

10-D

• Developer Fees -- Estimated

Single Family Residential	\$ 2,036,880
Multi-family	1,286,220
Commercial	865,000
<b>TOTAL FEES</b>	<u>\$ 4,188,100</u>
<b>Total cost of facilities</b>	\$ 9,433,333
<b>Developer fees collected</b>	4,188,100
<b>SHORTFALL</b>	<u>\$ 5,245,233</u>

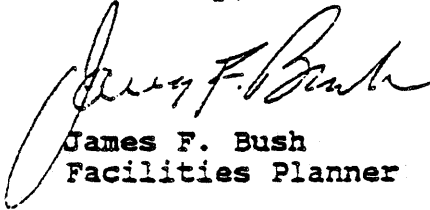
FINDINGS:

1. The District is currently operating at 112% of capacity. 10-E
2. Future development already approved and which are being considered for approval including the Northcentral properties will require the District to construct three high schools and a continuation high school at a cost of \$78,500,000. 10-F
3. The proposed project will generate 566 9-12 students which will create a facility cost of \$9,433,333. Developer fees will generate \$4,188,100 leaving a shortfall of \$5,245,233. 10-G
4. State funding is very limited. The chances of the District qualifying for these funds are slim. Additional mitigation beyond the developer fee is needed in order to mitigate the schools' impact. 10-H

ROSEVILLE JT. UNION HIGH SCHOOL DISTRICT  
PROPOSED MITIGATION MEASURES  
NORTHCENTRAL ROSEVILLE SPECIFIC PLAN

1. The District is currently negotiating with the Northwest property owners to develop a mitigation program for the high school needs. In order to reduce the level of impact created by this project to less than significant, compliance with a similar program adopted in Northwest will be necessary. ] 10-I
  
2. Reserve five acres for continuation high school site. ] 10-J

Sincerely,



James F. Bush  
Facilities Planner

JFB:pjd

SUMMARY OF ESTIMATED COSTS

1. School District Roseville Jr. Union H.S. District County Placer

2. Name and Location of Project Roseville Highschool, Roseville, California

Date 8/10/89

3. (  ) Preliminary Estimate  
 ( ) Final Estimate

4. Appl. No. \_\_\_\_\_

SKA NO. 1623

5. Site

1. Purchase Price of Property	<u>42 Acres @ \$40,000/per</u>	<u>1,680,000.00</u>	
2. Appraisals		\$ <u>10,000.00</u>	
3. Costs Incurred in Escrow		\$ <u>5,000.00</u>	
4. Surveys		\$ <u>10,000.00</u>	
5. Other Costs <u>Geo &amp; Soils Reports</u>		\$ <u>12,000.00</u>	
6. Total - Acquisition of Site			\$ <u>1,717,000.00</u>

6. Plans

1. Architect's Fee for Plans		\$ <u>1,110,500.00</u>	
2. OSA Plans Check Fee		\$ <u>98,500.00</u>	
3. School Planning, Plans Check Fee		\$ <u>3,700.00</u>	
4. Preliminary Tests		\$ <u>6,000.00</u>	
5. Other Costs <u>Energy Cons. &amp; Advertising</u>		\$ <u>55,400.00</u>	
6. Total			\$ <u>1,274,100.00</u>

7. Construction

1. Utility Services		\$ <u>440,000.00</u>	
2. Off-site Development		\$ <u>450,000.00</u>	
3. <del>On</del> -site Development, Service		\$ <u>1,450,000.00</u>	
4. <del>On</del> -site Development, General		\$ <u>1,090,000.00</u>	
5. Reconstruction		\$ _____	
6. <del>New</del> Construction		\$ <u>14,151,400.00</u>	
7. <u>Unconventional Energy Source</u>		\$ <u>836,500.00</u>	
8. Total - Construction			\$ <u>18,417,900.00</u>

Tests (Construction) \_\_\_\_\_ \$ 184,500.00

Inspection \_\_\_\_\_ \$ 100,000.00

Furniture and Movable Equipment \_\_\_\_\_ \$ 836,800.00

Total - Items A through F \_\_\_\_\_ (\$ 22,529,300.00 )

Contingencies (Use \$2,000 plus 1.5% of total Items A - F, when total exceeds \$24,000; on smaller projects, use 10% of total, Items A - F)

\_\_\_\_\_ \$ 2,252,930.00

Total Estimated Cost (Items A through G) \_\_\_\_\_ \$ 24,782,230.00

Prepared by \_\_\_\_\_  
 Architect/Structural Engineer

Date \_\_\_\_\_

NEW

A. ROSEVILLE HIGH SCHOOL  
Roseville Joint Union High School District

ADDITIONAL ITEMS

1. <u>POOL COMPLEX</u> ( Similar to Oakmont High School )	\$1,430,000.00
2. <u>STEEL BLEACHERS</u> ( 3000 Seat Capacity )	\$450.00
3. <u>STADIUM LIGHTING</u> ( 3 Poles each side - 6 total )	\$190,000.00
4. <u>GENERAL SITE</u> ( Complete beyond OLA )	\$700,000.00
5. <u>FURNITURE AND EQUIPMENT</u> ( Complete beyond OLA )	\$400,000.00
<u>TOTAL</u> ( Recommend the addition of 5% per year escalation factor )	\$3,180,000.00

NEW

B. CONTINUATION HIGH SCHOOL

ADDITIONAL ITEMS

1. <u>GENERAL SITE</u> ( Complete beyond OLA )	\$250,000.00
2. <u>FURNITURE AND EQUIPMENT</u> ( Complete beyond OLA )	\$150,000.00
<u>TOTAL</u> ( Recommend the addition of 5% per year escalation factor )	\$410,000.00

SUMMARY OF ESTIMATED COSTS

School District Roseville Jt. Union H.S. District County Placer

Name and Location of Project Roseville Continuation High School Roseville California

( X ) Preliminary Estimate  
 ( ) Final Estimate

4. Appl. No. \_\_\_\_\_

**Site**

1. Purchase Price of Property <u>5 acres @ 40,000.00</u>	\$	200,000.00	
2. Appraisals _____	\$	8,500.00	
3. Costs Incurred in Escrow _____	\$	5,000.00	
4. Surveys _____	\$	8,000.00	
5. Other Costs <u>(Soils &amp; Ccsc)</u> _____	\$	8,500.00	
6. Total - Acquisition of Site _____	\$		<u>230,000.00</u>

**Plans**

1. Architect's Fee for Plans _____	\$	197,000.00	
2. OSA Plans Check Fee <u>Handicapped Compl. Fee</u> _____	\$	16,700.00	
3. School Planning, Plans Check Fee _____	\$	500.00	
4. Preliminary Tests _____	\$	3,400.00	
5. Other Costs <u>Energy Consultants</u> _____	\$	1,500.00	
6. Total _____	\$		<u>221,200.00</u>

**Construction**

1. Utility Services _____	\$	84,500.00	
2. Off-site Development _____	\$	78,500.00	
3. <del>Off-site</del> <u>On-site</u> Development, Service _____	\$	102,500.00	
4. <del>Off-site</del> <u>On-site</u> Development, General _____	\$	152,500.00	
5. Reconstruction _____	\$		
6. New Construction _____	\$	1,907,200.00	
7. <u>Unconventional Energy Resources</u> _____	\$	95,400.00	
8. Total - Construction _____	\$		<u>2,420,500.00</u>

Tests (Construction) \_\_\_\_\_ \$ 24,200.00

Inspection \_\_\_\_\_ \$ 60,000.00

Furniture and Movable Equipment \_\_\_\_\_ \$ 209,000.00

Total - Items A through F \_\_\_\_\_ (\$ 3,165,000.00 )

Contingencies ~~(Use \$27,000 plus 1% of total, items A - F, when total exceeds \$14,000, on smaller projects, use 1% of total, items A - F)~~ \_\_\_\_\_ \$ 315,500.00

Total Estimated Cost (Items A through G) \_\_\_\_\_ \$ 3,481,500.00

Prepared by \_\_\_\_\_  
 Architect/Structural Engineer

Date \_\_\_\_\_

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*COMMENT LETTER 11*

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DOUGLAS M. FRALEIGH, Director  
F. I. HODGKINS, Deputy Director  
TERRY T. TICE, Deputy Director



# COUNTY OF SACRAMENTO

LETTER 11

## DEPARTMENT OF PUBLIC WORKS

COUNTY ADMINISTRATION BUILDING • ROOM 304 • 627 SEVENTH STREET  
SACRAMENTO, CALIFORNIA 95814 TELEPHONE: (916) 440-6581

August 22, 1989

Daniel E. Dameron  
City of Roseville Planning Department  
316 Vernon Street  
Roseville, California 95678

Subject: Draft Environmental Impact Report For The  
North Central Roseville Specific Plan

Dear Mr. Dameron:

The Sacramento County Department of Public Works has no comments relative to the above subject. 11-A

Sincerely,

Douglas M. Fraleigh, Director  
Department of Public Works

DMF:RY:rb

cc: B. Hodgkins  
T. Tice  
W. Harada  
R. Yano

RECEIVED

PLANNING DEPARTMENT

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*COMMENT LETTER 12*

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LETTER 12

PLACER COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

HEIDI TSCHUDIN, Director	Administration	11414 "B" Avenue	Auburn, CA 95603	(916) 889-748
ED JENKINS, Chief Inspector	Building Division	11424 "B" Avenue	Auburn, CA 95603	(916) 889-748
FRED YEAGER, Planning Director	Planning Division	11414 "B" Avenue	Auburn, CA 95603	(916) 889-747
WM. A. SCHULZE II, Dist. Office Supervisor	Tance Office	585 W. Lake Blvd. P.O. Box 1909	Tance City, CA 95730	(916) 581-620

August 22, 1989

David E. Dameron  
 Senior Planner  
 Roseville Planning Department  
 316 Vernon St.  
 Roseville, CA 95678

**RECEIVED**  
 AUG 22 1989  
 PLANNING DEPARTMENT

RE: NORTH CENTRAL ROSEVILLE SPECIFIC PLAN EIR SCH#88053010

Dear Mr. Dameron:

This letter is written in response to the subject EIR for the City of Roseville. I hope that you find our comments of some assistance in the preparation of a final document.

1. Water Quality - Because this project has downstream impacts on the Pleasant Grove and Dry Creek watersheds, this office wants to stress the need for insuring water quality through treatment and preservation of riparian areas as natural filters. Projects should avoid construction in stream environment zones during periods of anadromous fish migration in order to guarantee minimum water quality standards necessary for spawning. The City should provide strict ordinance control over the discharge of toxic and hazardous materials, fertilizers, erosive soils and/or other materials that generate a high biological oxygen demand. 12-A  
12-B  
12-C
2. Vegetation and Wildlife - The County supports, as a mitigation measure, the protection, preservation and enhancement of those habitats which are steadily declining in the area, including but not limited to: oak woodlands, riparian areas, vernal pools, native grasslands and anadromous fish spawning grounds. Provide mitigation monitoring for all measures which affect fish, wildlife and significant vegetative communities. Although monitoring for the success of vernal pool mitigation programs are important, other habitats should be analyzed as well, in particular those riparian areas potentially impacted by the development of this project. 12-D  
12-E  
12-F
3. Affordable Housing - The EIR states that the plan area will dedicate 10% of the proposed housing for affordable units. This is identified as a potentially significant impact without any mitigation measures available to reduce the cumulative impacts on the need for affordable housing to a 12-G

David E. Dameron  
 August 22, 1989  
 RE: NORTH CENTRAL ROSEVILLE SPECIFIC PLAN EIR  
 page two

less-than-significant level. One of the County's overall housing goals is to provide housing for all income levels with the majority of affordable housing provided in the urbanized incorporated areas where the necessary services are available (per approved policy plan of the South Placer Policy Committee). With the demand for affordable housing in Placer County exceeding the supply, homeowners are renting or purchasing property elsewhere. This has the effect of causing increased commuting distances, possibly in excess of the stated goal of having 80% of the employees within 8 miles of employment centers. This also has the impact of affecting regional air quality by forcing employees into longer commute distances. In light of these facts, the provision of 10% affordable housing should be seen as having a significant adverse impact on the environment. A way to partially mitigate the impact is to increase the percentage of "affordable" housing.

12-H

12-I

12-J

4. Drainage - A portion of the plan area is bisected by Antelope Creek which drains into Dry Creek. The Dry Creek basin is presently experiencing flooding during peak flow periods. The County has concerns about continued urbanization without adequate flood water detention. As noted in the EIR, detention is proposed for the Pleasant Grove Creek drainage but is not for Antelope Creek. This should be considered.

12-K

5. Traffic - The region-wide traffic impacts do not appear to have been adequately addressed. Other jurisdictions, including Caltrans, have acknowledged transportation as a serious constraint for continued development in the region.

12-L

6. Urban Reserve - The Urban Reserve Land Use section of the plan states that the Urban Reserve parcel may provide an area for the reallocation of dwelling units that are surplus or in excess of the nominal density assigned elsewhere in the plan. The County has concerns about continued residential encroachment adjacent to an unincorporated area with limited residential development expected. The Sunset General Plan states that a significant portion of the land north of the urban reserve shall be for non-residential purposes in order to maintain a 1 mile buffer between residential areas and the industrial core. Significant residential development in the Urban Reserve area could pose potential land use conflicts in the future.

12-M

David E. Dameron  
August 22, 1989  
RE: NORTH CENTRAL ROSEVILLE SPECIFIC PLAN EIR  
page three

If you should have any questions about these comments, please feel free to contact me or my staff. Thank you for the opportunity to comment.

Sincerely,

FRED YEAGER  
Planning Director



BY: LOREN E. CLARK  
Senior Planner

FY:11  
DAMERON.BCS  
cc: Sunset Area Information File  
CEO  
Alex Ferreira  
Bob Mahan

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*COMMENT LETTER 13*

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RECEIVED  
SEP 06 1989

CITY OF ROSEVILLE

LETTER 13

MEMORANDUM

PLANNING DEPARTMENT

September 5, 1989

RECEIVED

To: Senior Planner Dameron  
From: City Attorney  
Subject: Northcentral Roseville Specific Plan DEIR

SEP 8 1989

EIP Associates  
Sacramento

Pursuant to your request (for which you still owe us a Request for Legal Services), the following are our comments on the DEIR:

1. DEIR 3.4-12. The potential disturbance of the oak woodland along Antelope Creek on land designated for regional commercial development is considered to be a significant impact prior to mitigation. I do not understand how the DEIR finds this impact to be mitigated to less than significant.

13-A

2. DEIR 3.5. The DEIR finds that the NCRSP is consistent with the General Plan. However, there is a major inconsistency which is not discussed at all. The General Plan provides that there will be only one regional commercial site designated/developed. The NCRSP designates two sites. Please note the Specific Plan must be consistent with the General Plan and that no mitigation of this inconsistency is legally possible. Either the General Plan must be amended prior to adoption of the NCRSP, or the NCRSP must be changed prior to adoption.

13-B

3. SP 2.5.1. Designation of two regional commercial sites is inconsistent with the General Plan. (Note: All references to Appendix C of the DEIR, the Proponent Draft of the NCRSP, are cited as "SP" in this memo.)

13-C

4. SP 3.11. Outdoor Artwork should be specified as having no advertising content and, to the extent possible not portraying any type of message.

13-D

5. SP 4.4.1. Amend Housing Affordable to Middle Income Households to read "80%" of median rather than "8%".

13-E

6. SP 4.5.4. I am unable to locate a definition of "initial sale" in the Housing Element of the General Plan. Where and what is it?

13-F

7. SP 5.2. The traffic analysis for the NCRSP identifies three key intersections in the NCRSPA that will operate at less

13-G

than LOS C. What about traffic problems outside of the NCRSPA? These does not appear to be addressed at all. This was, if you will recall, a major problem during the hearings on the NWRSP.

13-G  
cont.

8. SP 5.4.2. Amend to read light or heavy rail systems.

13-H

9. SP 5.8.3. Amend paragraph 6 and 7 to include heavy rail.

13-I

10. SP 6.1.2. In the last paragraph, the NCRSP is to incorporate measures to achieve a cumulative "no net loss of 'values'". This is not the same as no net loss of acreage. It could be interpreted as either broader or narrower than acreage. Which is intended? To achieve the greatest protection of the vernal pools, this should be amended to state no net loss of either values or acreage.

13-J

11. SP 6.2.1. Paragraph 20. Identify the Department of Fish & Game for the abbreviation "DFG" the first time it appears.

13-K

12. SP 8.4. The text shows a "three phase development plan". Figure 8-1 (the phasing plan) identifies a two phase development plan. Which is it?

13-L

13. Appendix D, page 1. Figure 1 is not legible.

13-M

14. Appendix D, page 1. The hydrology study assumes full development of the NCRSPA. What assumptions were made for development outside the NCRSPA?

13-N

15. Appendix D, page 6. Overland lengths for developed conditions were determined from representative grading plans provided by A.R. Associates. Why were these three specific subdivisions utilized? In what manner are they representative of the NCRSPA? What changes if other representative subdivisions are used?

13-O

16. Appendix D, pages 8 and 9. Please define "modified puls channel routing" and "muskingum routing".

13-P

17. Appendix E. In general, one is struck in reading the EIR by the extent to which the quality of the vernal pools is downplayed. During the hearings on the NWRSP, frequent statements were made that the emphasis should be on preserving vernal pools in the NCRSPA because those pools were of superior quality. Instead, Stromberg states at page 25 of his report (Appendix E2) that "the pools in the Northwest area appear to be slightly floristically richer." One of the plan areas must be superior. Which one?

13-Q

18. Appendix K, page 2. Please define the assumptions for development outside of the NCRSPA and other specific plan areas.

13-R

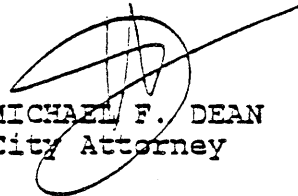
Senior Planner Dameron

3

September 5, 1989

19. Appendix K, page 17. I confess to not having understood the process described as "windowing" or "focusing" as described in the traffic volume forecasting. Can these be described in terms understandable to us poor attorneys?

Thank you for your cooperation.



MICHAEL F. DEAN  
City Attorney

MFD/mlc

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*COMMENT LETTER 14*

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3.10 PUBLIC FACILITIES AND SERVICES

WATER SETTING

The North Central Roseville Specific Plan area is within the service area of the City of Roseville. The City obtains most of its water through the Federal Bureau of Reclamation from Folsom Lake. Roseville is guaranteed, by contract, 32,000 acre-feet (af) of water per year. Of this allotment, the City used approximately 13,500 af, or roughly 42 percent in 1988. Recently, the City successfully negotiated for 10,000 af of water per year from the Placer County Water Association (PCWA). These negotiations include an additional option for 10,000 af/year to be used for municipal/industrial purposes.

14-A

In addition to federal and PCWA potable water sources, the City maintains a secondary water system which includes three potable deep wells for use during emergency or crisis situations; two reservoirs, one with a capacity of six million gallons and another with a capacity of two million gallons; and a pumping system capable of providing four million gallons per day (mgd). Additional reservoirs (or storage tanks) will be constructed in the future, although exact timing and locations are unknown. These reservoirs will have a capacity of two to four million gallons. The existing and proposed reservoirs will be adequate to accommodate anticipated development.

14-B

14-C

The Roseville water treatment plant has a treatment capability of 24 mgd, though it has a design capacity of 36 mgd. Existing flows average between 9 and 11 mgd; however, peak flows of 20 to 21 mgd have occurred on isolated occasions. Considering the treatment plant has experienced near-capacity flows under existing conditions, buildout of already approved land uses could generate a demand for water beyond the capability of the treatment plant. Expansion of the water treatment facility to 48 mgd is scheduled to be completed by April 1990.

14-D

Water will be delivered to the North Central Plan area via a 36-inch trunk line water main at Atlantic Street and a 36-inch water trunk line in Roseville Parkway and a 24-inch trunk line in Harding Boulevard. Water will be distributed throughout the Plan area via a series of 12- and 16-inch lines located in the major arterial and collector streets.

14-E

14-F

IMPACTS AND MITIGATION MEASURES

Increased demand for domestic water

Table 3.10-1 presents the water consumption rates used by the Roseville Public Works Department for planning purposes. Using the rates presented in the table, predicted water consumption by the major land uses within the Specific Plan area have been calculated. Buildout of the North Central Specific Plan area is predicted to require approximately 8.13 mgd. This volume is equivalent to roughly 24 af per day or 8,760 af per year. The Specific Plan area's estimated water demand is approximately 20 percent of the 42,000 af per year federal entitlement and PCWA water. (This figure does not include the additional option of 10,000 af/yr.)

TABLE 3.10-1  
 PREDICTED WATER CONSUMPTION BY MAJOR LAND USE

Land Use	Acres	Gallons Per Unit Per Day	Gallons Per Day
Residential Low Density (R-0 through R-5)	303.3 (1,340 du <sup>2</sup> )	2,030	2,720,200
Medium Density (R-6 through R-10)	70 (546 du)	1,510	824,460
R-11 through R-15	7.5 (90 du)	660	59,400
R-16 through R-20	139.1 (2,616 du)	400	1,046,400
		Gallons Per Acre Per Day	
Business, Professional, and Commercial	493.6	4,200	2,073,120
Light Industrial	189.3	4,200	795,060
Elementary and Intermediate Schools	31.5	8,150	256,725
Neighborhood, Community, and Regional Parks <sup>3</sup>	66.1	8,150	538,715
Fire Station	1.0	4,200	<u>4,200</u>
			8,135,080

<sup>1</sup> Figures provided by the Roseville Department of Public Works.

<sup>2</sup> du = dwelling unit

<sup>3</sup> Preserve areas are not included as they do not use City water.

As the projected water demand for the NCRSP comprises 20 percent of current water allotments in Roseville, the impact is *less than significant*. The cumulative impact of increased water demand is, however, considered to be *potentially significant*. A discussion of the cumulative water demand in Roseville can be found in Section 4 of this document.

The Roseville Department of Public Works has indicated that expansion of the treatment plant to 48 mgd will be adequate to serve a City of approximately 60,000 people.<sup>3</sup> Growth beyond this figure will likely require additional expansion of the water treatment plant. The impact to the water treatment plant is considered *potentially significant*.

The California Health and Safety Code Section 17921.3 requires that all new buildings install water-efficient toilets and urinals which use a maximum of 3.5 and 1.5 gallons per flush, respectively. Maximum flow rates for showerheads, lavatory faucets, and sink faucets are specified in the California Administrative Code, as required by the Public Resources Code Section 25402 and may not exceed 2.75 gallons per minute at water pressures up to 80 pounds per square inch.

**Mitigation Measures**

Implementation of Mitigation Measures 3.10-1 through 3.10-3 will reduce project impacts to a less-than-significant level.

Mitigation Measures Identified in the Specific Plan

3.10-1 Adhere to policies identified in the Specific Plan.

8.4.1.15 Water conservation shall be encouraged through use of efficient plumbing fixtures, including flow devices, and the use of water conserving landscaping.

7.12.6 Native, drought tolerant, trees and shrubs shall be incorporated into parks landscape design where appropriate and feasible.

*← what does this mean. This section needs to be more spec*

14-G

Mitigation Measures Recommended by the EIR

3.10-2 Require a water conservation landscape program. (Mitigation Implementation Responsibility: City of Roseville)

A water conservation landscape program can provide incentives for low-water-using landscapes in new developments, can persuade people to convert to low-water-using landscaping, and can encourage economy in watering landscapes. Program options include:

~~No way~~ Reduce connection fees for new homes with reduced turf areas. *← we would have no control down the road. Policies would be impossible*

14-H

□ Plant gardens on public property or at model homes which demonstrate attractive low-water-using plantings, irrigation methods, and permeable walkways.

- Prepare a public information package which illustrates the benefits of reduced water bills and less yard maintenance, and includes a low-water-using plant list.

*This is just talk.*

- Require standard conservation measures as elements of specific project designs. Such measures could include: landscaping with native drought-resistant vegetation, and use of drip irrigation. *Not on areas along streets. all drip*

14-I

- Consider alternatives to lawns for landscape corridors and City properties (such as ground cover and drought-resistant vegetation).

*Not supported by City.*  
*Not Born out history of project.*

**3.10-3 Require that all new connections are metered. (Mitigation Implementation Responsibility: City of Roseville)**

Metering would impose an equitable rate structure; customers would pay according to the actual costs they impose on the system. The use of meters and/or seasonal rates tends to reduce water use. *This would increase other costs such as meter-readers*

14-J

**Construction of additional infrastructure**

4"

24" in Atlantic St.

Development will require construction of infrastructure to provide water service to the Plan area (see Figure 3.10-1). The closest existing water mains to the Plan area are a 12-inch main in Diamond Oaks and 8-inch main at Berry Street. Water lines from northeast Roseville and the Roseville Parkway will be tied into water lines within the North Central Plan area. As the Roseville water system is gravity fed, no pumps will be necessary. As no problems are anticipated in the construction of additional infrastructure the impact is *potentially significant*, based on the following mitigation measures included in the NCRSP.

14-K

Mitigation Measures

Implementation of Mitigation Measures 3.10-4 through 3.10-7 will reduce project impacts to a less-than-significant level.

Mitigation Measures Identified in the Specific Plan

**3.10-4 Adhere to the policies identified in the Specific Plan, Section 7.12 for all public facilities.**

7.12.1 Institutional uses other than neighborhood schools and parks shall be located on collector streets or major arterials so that associated vehicle traffic does not disrupt residential areas.

7.12.12 All public facilities to be constructed consistent with policies in the Resources Management Element, Section 6.

7.12.16 Public utilities, such as transformers, terminal boxes, meters, fire risers, backflow preventers and other similar facilities, shall be screened and oriented away from public view except as required by City or public utilities.

7.12.17 All public facilities to be designed and landscaped in a manner that complements adjacent non-public uses.

7.12.18 All institutional uses shall be of a design and scale that complements neighboring residential uses and shall incorporate landscaping, setbacks and siting standards similar to those required in adjacent land uses.

3.10-5 *Adhere to standards specified in Section 3, Community Design Guidelines.*

3.10-6 *Develop a master plan for water distribution.*

The entire water distribution system and each project will be subject to review by the Public Works Department prior to implementation. The distribution system will be built to meet City fire flow and pressure requirements.

3.10-7 *Formation of a Community Facility District is proposed as a funding mechanism for the installation of the water distribution system.*

Mitigation Measures Recommended by the EIR

3.10-8 *None Required.*

*New called South Placer MUD also the County of Placer*

**WASTEWATER SETTING**

Wastewater treatment for the City occurs at the Roseville Wastewater Treatment Plant located on Booth Road near Dry Creek. Treated wastewater is discharged into Dry Creek. The treatment plant serves a regional area which includes the City and the Rocklin/Loomis Municipal Utility District (District). The District includes the municipalities of Rocklin and Loomis, and a portion of the unincorporated area of Placer County.

14-L

Currently, no sewer infrastructure exists within the NCRSP area.

Implementation of the NCRSP will require construction of sewer facilities which are shown in Figure 34 of the North Central Roseville Specific Plan. In addition to the facilities identified in the plan, it may be necessary to construct a lift station east of Antelope Creek connecting with a trunk line which will cross Antelope Creek.

Offsite wastewater facilities will need to be constructed to accommodate wastewater generation within the NCRSP area. These include a less-than 100-foot connection to an existing 21-inch sewer line just west of the northwest corner of the project site and a 2.2 mile 24- to 30-inch diameter trunk line extension planned for construction along South Branch Pleasant Grove Creek, west of the NCRSP area (see Figure 3.10-1).

The Roseville Wastewater Treatment Plant has an existing <sup>max</sup> average capacity of approximately 12 mgd. For a short period, the plant can operate at a maximum rate of 21 mgd; however, extended operation at this volume is not feasible. Average

Public Services

Water

*Agency*

The City has entitlements to 32,000 acre-feet per year (af/yr) of water through the Federal Bureau of Reclamation. In addition, the City recently negotiated for an option of an additional 10,000 af/yr from the Placer County Water Association. The Roseville Department of Public Works anticipates that 42,000 af/yr of water will be sufficient to accommodate cumulative water demand in Roseville.

24

The Roseville water treatment plant is currently being upgraded to a capacity of 24 mgd from 12 mgd. This doubling of the current plant capacity will allow the City to nearly double in size. When the upgraded facility nears 75 percent capacity, the Department of Public Works will evaluate an additional upgrade.

*Some  
Water  
14-M*

Expansion of the water treatment plant will require additional staff to operate the facility?

14-N

*PA  
Water*

Wastewater

The existing wastewater treatment plant has a capacity of 12 mgd. The City has a proposal for expansion of the facility to handle an additional 6 mgd. An EIR will be prepared to address whether this will provide sufficient capacity for the ultimate buildout of Roseville and will identify options for future treatment and discharge.

Expansion of the wastewater treatment plant will require additional staff to operate the facility.

14-O

*PA  
Water*

Solid Waste

The 320-acre Placer County landfill has a remaining life span of approximately 40 years. Negotiations are underway to acquire additional acreage which will increase the life of the landfill by 15 to 20 years. In addition, a resource recovery program to recycle 20 percent of landfill materials is being planned.

Additional trucks and manpower will be required as the City builds out. The Department of Public Works maintains one truck per 3,000 homes and one back-up truck for each four trucks on the road. The City maintains one driver per truck.

Law Enforcement

The Roseville Police Department currently provides a ratio of approximately 1.28 officers per 1,000 residents. The staffing ratio may become greater as population and business densities increase.

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*COMMENT LETTER 15*

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DEPARTMENT OF TRANSPORTATION

DISTRICT 3

P.O. BOX 911, MARYSVILLE 95901

TDD Phone (916) 741-4463

Telephone (916) 741-4498

September 8, 1989

03-Pla-65/80  
North Central  
Roseville  
Specific  
Plan  
SCH #88053010

Mr. Dan Dameron  
City of Roseville  
Planning Department  
316 Vernon Street  
Roseville, CA 95678

Dear Mr. Dameron:

Thank you for the opportunity to review the draft EIR for the above-referenced project.

On page 3.7-33 the document states that Caltrans is responsible for implementing mitigations on Interstate 80 and Highway 65 and for new interchanges on Highway 65. We wish to emphasize that new interchanges on Highway 65 in the vicinity of Roseville will require 100% local funds. Local funding of mainline improvements on Interstate 80 may also be necessary.

15-A

Caltrans recommends against widening the eastbound to northbound loop at the Highway 65/Interstate 80 interchange and widening the southbound to westbound loop is unlikely. Figure 3.7-5 is misleading as no reference is made to the number of lanes existing or under construction.

15-B

15-C

Improvements to the intersections of Douglas Boulevard/Sunrise Avenue and Riverside Avenue/Cirby Way (page 3.7-36) would adversely affect the nearby Interstate 80 ramps. Caltrans recommends that the City submit geometric plans and estimates for each interchange location for our review before pursuing grade separations at local intersections.

15-D

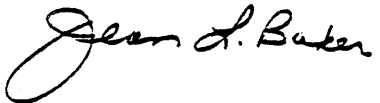
RECEIVED  
SEP 11 1989

PLANNING DEPARTMENT

Mr. Dan Dameron  
Page 2  
September 8, 1989

If you have any questions, please contact Daryl Noble at  
telephone (916) 741-4573.

Sincerely,



Jean L. Baker, Chief  
Environmental Branch B

cc: John Keene, State Clearinghouse  
George Smith, DOTP

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*COMMENT LETTER 16*


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RECEIVED  
SEP 13 1989  
LETTER 16  
PLANNING DEPARTMENT

MEMORANDUM

TO: DAN DAMERON  
PLANNING DEPARTMENT

FROM: DAVE DOCKHAM   
ELECTRIC DEPARTMENT

DATE: SEPTEMBER 12, 1989

RE: NORTH CENTRAL ROSEVILLE SPECIFIC PLAN  
COMMENTS ON E.I.R.

The Electric Department has reviewed the North Central Roseville Specific Plan EIR and submit the following comments:

1. Page 3.10-25 Increased demand for, and consumption of, electrical power.

This section references the need for a one-half acre site for use as a distribution substation (Parcel 62). The half acre area is in error. The Electric Department will require a site approximately one acre in size with minimum useable dimensions of 200 feet x 200 feet. Any setback requirements or landscaping surrounding the substation would require additional property. The site will need to be adjacent to the City's existing 60kV transmission line and also have roadway frontage. If roadway frontage cannot be accommodated, an easement for circuit getaways sufficient to install the necessary number of circuits, will be required. This required easement area would be dependent on site location and could not be determined until the substation site is identified.

16-A

It appears the confusion over the size of the substation site occurred because the preparers of the EIR misinterpreted an earlier communication from the Electric Department which indicated that the additional 644 acres of urban reserve being added to the North Central Specific Plan would required an additional substation site of one-half acre. (Attached please see Planning Comments from Mike Northcutt dated 12/1/88. All earlier correspondence referenced a need for a substation site of one acre to serve the North Central Specific Plan. Since recent Council direction is that no future planning be done for the areas designated as urban reserve, the additional half acre substation site will be addressed if this area develops in the future. The one acre substation site as described above will be required to the North Central Specific Plan with dedicated land use.

2. Page 3.10-25

The EIR states that substations in the surrounding area will provide additional power to serve the plan area. The EIR should also indicate that development within the plan area will be responsible for the cost of extending circuits from substations outside of the plan area to the areas requiring electric service within the plan area.

16-B

3. Page 3.10-25 Mitigation Measures

*S.P. Modification*  
The EIR states the electrical substation shall be screened by a masonry wall and landscaping. The Electric Department will be requesting language within the development agreement that exempts public projects from CC&R's, liens, encumbrances, and other restrictions on use. Public projects would undergo some as yet undetermined review process with the Planning Director acting as the arbitrator of disputes. Embellishments to the substation, such as a masonry wall and landscaping should be paid for by the developers of the North Central Specific Plan area. It may be premature at this point to state the substation shall be screened by a masonry wall.

16-C

PLANNING DEPARTMENT REVIEW FORM

76-57

DATE: November 4, 1988  
TO: Assistant Electric Utility M/D  
Director

PLEASE RETURN FORM TO:  
City of Roseville - Planning Dept.  
315 Vernon Street  
Roseville, CA 95678

NOV 4 1988  
ELECTRIC

SUBJECT: North Central Roseville Specific Plan FILE NO. N/A

REQUEST: This is the latest draft on the North Central Plan. It is still somewhat tentative. We would like to know any initial comments or concerns you may have on this latest draft. We will likely set up a meeting within the next month to discuss this land use configuration. Please return by: November 21, 1988

COMMENTS OR RECOMMENDATIONS: (Attach additional sheets, if necessary)

Note: SHOULD YOU HAVE ANY QUESTIONS OR FEEL THAT THERE IS PERTINENT INFORMATION THAT IS MISSING, PLEASE CALL THE CONTACT PLANNER FOR THIS PROJECT: Daniel E. Dameron

The most recent submittals for the Northcentral Specific Plan, dated October 31, 1988, show an additional 644 acres of urban reserve, plus 33 acres of commercial property, and the Gateway Regional Mall. These are all in addition to previous submittals. The increased of this area to the Northcentral Specific Plan has added an approximate 20 megawatts of power requirement to the original estimated amount of 50 megawatts.

This additional power demand would require the construction of a substation north of the Highway 65 Bypass, which would require an addition .5 acres of property. In addition to this substation property acquisition a right-of-way for the 60kV to this site would also be required.

It is recommended that an exact routing for the 60kV and substation site be determined prior to the acceptance of the Northcentral Specific Plan.

*Michael W. Northcutt*  
Michael W. Northcutt 12-1-88

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*COMMENT LETTER 17*

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MEMORANDUM

LETTER 17

TO: DAN DAMERON  
SENIOR PLANNER

FROM: KEN WEISEL  
ELECTRIC UTILITY DIRECTOR *Ken*

DATE: SEPTEMBER 12, 1989

RE: NORTH CENTRAL ROSEVILLE SPECIFIC PLAN  
E.I.R. DRAFT JULY 1989  
ADDITIONAL ELECTRIC DEPARTMENT COMMENTS

The comments below are additional to those provided to you by Dave Dockham in his memo of September 12, 1989.

Pages 1-5 and 1-6

The electric substation will require 1.0 acre.

Page 3.5-40, Energy Element Policy 5

Please verify compliance with state standards as well as Roseville standards. ] 17-A

Page 3.10-24

Revise 3rd full paragraph. See attached markup. ] 17-B

Page 3.10-24

Next to last paragraph. Add a sentence (before "This is a potentially significant impact.")). ] 17-C

"Plan development also contributes to the need for a second receiving station". ]

Page 3.10-27

Item 13, Mike Brozo's title is Electric Resources Manager. ] 17-D

Item 14, Charles Cunha is Electrical Engineering Manager, Roseville Electric Department. ]

Currently, the majority of federal power utilized by the City is received at the Berry Street receiving station. This power is distributed via a 60-kilovolt (kV) system to numerous distribution substations throughout the City. The current capacity of this system is approximately 130 MW, ~~including the Calaveras facility scheduled to be operational in 1999.~~ To fulfill the projected power needs of buildout of the General Plan, approximately six additional substations each with a capacity of 50 MW is required. Two of these substations are under construction and four are in the planning stage. These substations will provide services for the specific area where they are located. A second receiving station will be required to increase reliability and provide a backup for the existing Berry Street receiving station. The Roseville Electric Utility Department has indicated that this station should be located in the northwestern part of the City.

maintain levels of backup needed for acceptable reliability as customer growth erodes existing backup capabilities.

Dan Dameron  
September 12, 1989  
Page 2

Page 3.14-4

Electric fees are not shown.

If they should be shown, we will need some time to prepare them.

17-E

Appendix C

Refer to our comments on the NCRSP Proponent's Draft Plan of  
6/29/89.

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*COMMENT LETTER 18*

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**SMUD**

SACRAMENTO MUNICIPAL UTILITY DISTRICT □ P. O. Box 15830, Sacramento CA 95852-1830. (916) 452-3211  
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

038 89 PPO-316

October 10, 1989

RECEIVED  
OCT 11 1989

DANIEL E DAMERON ASSOCIATE PLANNER  
CITY OF ROSEVILLE PLANNING DEPARTMENT  
316 VERNON STREET  
ROSEVILLE CA 95678

PLANNING DEPARTMENT.

**DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NORTH CENTRAL ROSEVILLE  
SPECIFIC PLAN**

The Sacramento Municipal Utility District did not receive the draft EIR for the specific plan during the public review period. We request that the City of Roseville consider our comments on the specific plan, especially our concerns as the plan affects existing transmission line facilities.

18-1

**NORTH CENTRAL ROSEVILLE SPECIFIC PLAN**

The Sacramento Municipal Utility District has two (2) transmission line rights-of-way within the project boundaries of the North Central Roseville Specific Plan. The conceptual plans indicate that there are two (2) proposed roadways which may run longitudinally within our rights-of-way. If this is in fact the case, the District objects to this type of encroachment. By direction of SMUD's Board of Directors, Resolution 9318, it is our policy to locate new transmission line facilities within existing rights-of-way; therefore, longitudinal encroachments of roadways cannot be permitted within our easements because they will preclude our ability to construct new power lines.

18-2

It should also be noted that certain uses are not permitted within our easement area. The following guidelines are submitted for informational purposes only.

**GUIDELINES FOR LAND USES WITHIN  
TRANSMISSION LINE RIGHT-OF-WAY**

18-3

Comply with California Public Utilities General Order 95 and other safety rules.

All metal fences, light standards or other metallic facilities within the right-of-way shall be properly grounded. A grounding plan shall be submitted to SMUD for approval.

Light standards or fences shall not exceed 15 feet in height within the right-of-way.

Landscape should be such that the growth of plants does not exceed 15 feet in height within the right-of-way.

No permanent structures shall be constructed within the right-of-way, such as covered parking, swimming pools, spas, gazebos, etc.

Operating of equipment that exceeds 15 feet in height will not be permitted within the right-of-way.

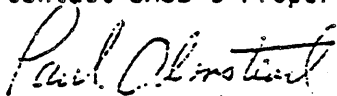
Contact SMUD 48 hours before starting any work within the right-of-way.

Provide access to towers or poles if present access is through subject property.

All grading to be done shall maintain General Order 95 clearances and shall not effect the integrity of tower or pole footings.

SMUD will want to review grading, landscape, or any other drawings that show changes to the areas within the transmission line right-of-way.

For information regarding the use of the transmission line right-of-way, contact SMUD's Property Administrator at 732-5337.



PAUL OLMSTEAD  
ENVIRONMENTAL SPECIALIST

cy: Steve DesJardins  
RMB Realty, Inc.  
2240 Douglas Boulevard, #120  
Roseville, CA 95661

Kirk Bone  
River West Development  
7700 College Town Drive  
Sacramento, CA 95826-2397

Julia M. Heinlein, Assistant Planner  
City of Roseville, Planning Department  
316 Vernon Street  
Roseville, CA 95678

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*COMMENT LETTER 19*

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DOWNEY  
BRAND  
SEYMOUR  
& ROHWER

ATTORNEYS

555 CAPITOL MALL  
10TH FLOOR  
SACRAMENTO, CA  
95814-4686  
TELEPHONE (916) 441-0131  
TELECOPIER (916) 441-4021

STEPHEN W. DOWNEY  
(1926-1959)

CLYDE H. BRAND  
(1926-1964)

HARRY B. SEYMOUR  
(1926-1977)

RECEIVED  
JAN 30 1990

PLANNING DEPARTMENT

KATHRYN J. TOBIAS

January 29, 1990

Jim Gray, Chair  
City of Roseville Planning Commission  
316 Vernon Street  
Roseville, California 95678

Re: North Central Specific Plan

Dear Mr. Gray:

We are writing this letter on behalf of our client, American Olean Tile. We apologize in advance for our absence from tonight's meeting, which is due to a conflict in meeting schedules with the City of Fairfield's General Plan Update, to which we were previously committed.

Our concern is with the North Central Roseville Specific Plan, which proposes single family residential uses along Washington Boulevard, to the east of the American Olean plant. We met with Dan Dameron on December 1, 1989 to become informed as to why residential use was proposed for this area and to discuss our concerns over a residential-industrial interface.

Mr. Dameron did point out the unusual width of the right-of-way for Washington Boulevard, which provides approximately 350-500 feet between American Olean's property line and the residential area.

Our concern at this time is that prospective residents of this area should clearly understand that the area west of Washington Boulevard is planned now and in the future to accommodate industrial uses, at the present level and possibly at a more intense level of development.

As you are aware, it has become more and more difficult to site industrial uses, particularly where residential areas may develop a perception of impact over the years by noise, truck traffic and other nuisance-type activities.

Given the time and effort that the City of Roseville has given to establishing this industrial area, we request an acknowledgment in the North Central Specific Plan as to the importance of this industrial area and its long-term continued viability. Such language would go far to memorialize the City's intent to maintain the priority of such uses in this area, in the face of land use compatibility conflicts.

We request that the following language be added to the North Central Specific Plan. We have included the text of Goal 5 in bold with the additions underlined to facilitate the inclusion of our proposed language. Goal 7 is an additional goal to be added.

19-1  
cont.

#### Section 2.1 Land Use Goals

5. The Plan Area will provide residential neighborhoods that are:

- Safe for residents, particularly for children
- Quiet and buffered from noise and other nuisance factors
- Convenient in terms of access to services and shopping
- Pedestrian-friendly

Add to Goal 5: -Adequately buffered by Washington Boulevard from existing and proposed industrial uses west of Washington Boulevard.

Add Goal 7: -The Plan Area will provide a mix of uses which are complementary to existing and proposed uses in adjacent Plan areas and which will not provide any basis for conflicts between land uses, in the short or long-term.

With the addition of these goals, we believe that the City can ensure that there will be no conflicts between the land uses proposed in the North Central Plan and in the North Industrial Plan. Without these additions, the North Central Plan will have two inherent flaws: incompatibility of land uses and internal inconsistency among the plans which make up the City's comprehensive plan.

DOWNEY  
BRAND  
SEYMOUR  
& ROHWER

Jim Gray, Chair  
January 29, 1990  
Page 3

Again, we apologize for this late request but request your consideration and approval of these relatively small but important changes. Thank you for your attention to this matter.

19-1  
cont.

Very truly yours,

  
Kathryn J. Tobias

KJT:cc

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***COMMENT LETTER 20***

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PLANNING  
CITY OF ROSEVILLE

TRADITION • PRIDE • PROGRESS

316 VERNON STREET, #104 • ROSEVILLE, CA 95678 • (916) 781-0276

April 20, 1990

To: Dan Dameron, Senior Planner  
From: Julia Heinlein, Administrative Analyst  
Subject: Public Hearing Comments on the North Central Roseville  
Specific Plan

Background:

Four Roseville City commissions reviewed the North Central Roseville Specific Plan (NCRSP) prior to the Planning Commission's approval of the Plan and Draft Environmental Impact Report (DEIR). Three (3) commissions reviewed specific sections of the Plan and DEIR: the Parks and Recreation Commission reviewed the park facilities section; the Transportation Commission discussed the Circulation and Air Quality sections; and the Public Utilities Commission reviewed the Public Facilities section. The Planning Commission reviewed the Plan and DEIR in their entirety.

The Final Environmental Impact Report (DEIR) must include the DEIR, responses to all written comments, responses to all comments made at the public hearings, and a discussion of impacts resulting from revisions to the project (the Specific Plan). The purpose of this memorandum is to identify all questions made at each public hearing for the four (4) commissions identified above. Responses may have been given by staff or the consultants at the subject meeting, as an oral response at a following hearing, or in written form as a staff report, consultant memorandum, or change in the North Central Roseville Specific Plan.

Transportation Commission:

The Transportation Commission discussed the North Central Roseville Specific Plan at three meeting dates: August 1, August 15 and September 19, 1989. A memo dated August 3, 1989 was prepared to summarize the concerns raised on August 1, 1989. Staff discussed the responses at the August 15 and September 19, 1989 meetings, and Fehr & Peers Associates prepared an additional memorandum dated September 8, 1989 to address the concerns expressed by the Commission. The comments raised on August 1, 1989 are restated in this memo for consolidation purposes.

August 1, 1989 Transportation Commission:

1. Diamond Oaks Road is shown as a two-lane road extending from the current infill subdivision into the North Central Plan Area. No date was presented as to the existing traffic volumes and no analysis was included regarding projected volumes on this roadway. The traffic consultant should present existing volumes, impacts and mitigation measures for Diamond Oaks Road to be included in the

20-1

North Central E.I.R.

20-1  
cont.

- 2. Will Roseville Parkway between Washington and Foothills be four lanes? 20-2
- 3. How was the density for the North Central Plan arrived at? 20-3
- 4. The Commission requested information regarding the regional mall sites -- 1 in Rocklin and 2 in Roseville. At what stage in the planning process is the Rocklin mall? What will happen to the Roseville sites if Rocklin gets the mall? What will happen to the alternate regional commercial site when the other site is given regional commercial land use? 20-4
- 5. The Commission would like a report on the status of the City's traffic monitoring program and how it works. 20-5
- 6. The Commission indicated that they want to discuss the jobs/housing balance. 20-6

Intersections:

- 1. The Foothills/Pleasant Grove Intersection was described as "borderline urban interchange" in the Northwest Specific Plan. However, there is no discussion of this intersection in the North Central E.I.R. The existing v/c ratios, impact of the North Central Plan and any mitigation for the intersection should be discussed in the E.I.R. 20-7
- 2. How will prohibiting the southbound left turn movement at Eureka and Taylor affect the v/c ratios at the intersections which will absorb the southbound traffic? 20-8
- 3. How will widening Cirby Way to five or six lanes improve the v/c ratio at the intersection of Cirby/Sunrise if the capacity of the intersection is only two through lanes east on Cirby Way? What is the relationship between having more intersection approach lanes than through lanes in the intersection? 20-9

Light Rail:

- 1. page 3.7-3 states that Roseville has expressed interest in a light rail extension from Sacramento. This paragraph should reflect the current negotiations with Regional Transit for Roseville to be included in their studies for future extension planning and environmental work. A further discussion of alternative routes as discussed in RT's scope of work should also be addressed. 20-10

Inconsistencies between Northwest and North Central data:

- 1. Since the Northwest Traffic Study was conducted, new counts have been taken on various roadways and at various intersections throughout the City which indicate significant increases in volumes and decreases in LOS. However, the same mitigation measures used in the Northwest Plan have been used in the North Central Plan yet they 20-11

result in a greater net reduction in LOS due to the increase in v/c ratios. For example, at full buildout, the intersection at Douglas Boulevard and Rocky Ridge Road has gone from a 0.89 (in the Northwest E.I.R.) to 0.97 (in the North Central E.I.R.) level of service. The reduction with identical mitigation measures result in an additional net reduction of 0.12 level of service? This occurs also at the Douglas and Sunrise, Roseville Parkway and Taylor, and Roseville Parkway and Harding intersections to a lesser degree.

20-11  
cont.

The deteriorating Levels of Service also indicate that the Capital Improvement Program may not be keeping up with the circulation system demand. How is the CIP being updated to meet the travel demand. The Transportation Commission would like to see the latest 5-year CIP, including projects funded, projects planned for 5 years from now, and the timing of planned road improvements.

2. The list of six intersections studied under Scenario 1 seems abbreviated. The Commission suggests that data and analysis should also be included for the Foothill/Carlsberg, Cirby/Sunrise, and Rocky Ridge/Cirby intersections.

20-12

3. Page 3.7-25 states that "for existing intersections (such as Sunrise/Douglas), the existing land geometry and signalization was assumed, plus any reasonable improvements that could be accomplished with minimal expansion of right-of-way and without grade separation". The traffic analysis, however, calls for grade separation at two of these intersections. This statement needs further clarification as there appears to be an inconsistency.

20-13

#### Roadway

1. At a recent community meeting regarding the Cirby Way widening, staff presented traffic counts for Cirby Way which do not correlate to the counts in the DEIR. The Commissioners would like to see the numbers presented at the workshop to compare them to those in the EIR.

20-14

2. Page 3.7-16 describes three roads as being arterials or expressways. Are these two terms interchangeable or will the three roads be expressways with limited access?

20-15

3. The EIR indicates that "this analysis was completed before the Cirby Way designs by the Roseville Public Works Department. No modeling information is yet available on the effects of Cirby Way being only 5 lanes wide between Riverside Avenue and Sunrise Boulevard." The new numbers and the effects of this new assumption on the analysis need to be included in the EIR.

20-16

4. The analysis discusses the impacts at Rocky Ridge and Douglas. How much of this traffic travels south on Rocky Ridge? What impact does this have on the Rocky Ridge/Cirby Way intersection?

20-17

#### TSM:

1. The Metro Study presents most Roseville roadways at Level of Service

20-18

E or F. The Study also assumes a much lower voluntary TSM trip reduction (5%) than presented in the North Central EIR (20%). The Commission would like to hear the definitions and assumptions used in calculating the 20% voluntary TSM trip reduction. A representative from SACOG should also be asked to explain how the 15% TSM reduction was arrived at. These two percentages should also be compared to the latest TSM monitoring survey conducted in 1986 by the Joint Powers Transportation Coordinator (funded by Placer County, Lincoln, Rocklin, and Roseville). This survey concluded that the actual trip reduction percentage in the South Placer area was 14.8%. How can the 20% voluntary number be used if the latest survey shows that this region is only obtaining a 14.8% reduction in trips?

20-10  
cont.

2. What TSM and intersection monitoring has occurred recently? Is there any information on TSM effectiveness in the Southeast Specific Plan? How valid are the assumptions and mitigations that were included in the first Specific Plan EIR's (the Northeast and the Southeast)?

20-19

General Plan Consistency:

1. Are the lists of projects to mitigate impacts presented in the Specific Plan consistent with the General Plan? Is the Specific Plan consistent with the General Plan?

20-20

Transit:

1. The Commission suggested establishing a transit mitigation fee similar to the traffic mitigation fee in place to build roads. The fee would be used to buy buses and pay operating costs when the population base can support transit lines in the North Central Area.

20-21

Specific Plan Change:

1. Policy 5.4.2.8 should be changed to read "Employers shall be required to participate in the Transportation System Management program as provided pursuant to the TSM Ordinance of the City of Roseville and any future revisions to the ordinance."

20-22

August 15, 1989 Transportation Commission:

1. Mr. Harlan stated that the Douglas Boulevard/Rocky Ridge Drive intersection has been documented to show the effect and results of TSM the same in both the NCRSP and NWRSP; Mr. Pearson questioned that the same trip reduction criteria is in both plans also.

20-23

September 19, 1989 Transportation Commission:

Transportation

1. The Commission still questioned the difference between the NCRSP and the SACOG Metro Study for trip reduction because of the difference in voluntary and mandatory trip reduction measures.

20-24

- 2. Why are the same figures and assumptions applied to both the NW and NC Plans when their land uses are different? 20-25
- 3. The SACOG Metro Study shows a greater number of traffic travel through Roseville than Fehr and Peers, and the Commission would like to know which study is correct. 20-26

Air Quality

- 1. Will the NCRSP achieve the (Air Quality) level expected? 20-27
- 2. How will the three pollutants studied figure in the pollution index in the E.I.R. 20-28
- 3. How will the (air quality) standards be enforced? 20-29

Parks & Recreation Commission:

The Parks & Recreation Commission met regarding the NCRSP on September 11, and November 6, 1989. The September 11, 1989 hearing was informational with a description of park, open space, and recreation facilities in the NCRSP. The November 6, 1989 was again a discussion by the consultant with a reference to an October 3, 1989 memorandum from Director Ed Mahany. The memorandum cites concerns from the Parks & Recreation staff.

The only concern raised involved the Diamond Oaks Golf Course Corporation Yard. The consultant was meeting with staff to discuss the specific placement of the Corporation Yard.

Public Utilities Commission:

The Public Utilities Commission met on Septmeber 12, 1989 to discuss the NCRSP. Items discussed at the meeting included water, wastewater, solid waste and electric.

Water:

- 1. What is the percentage of water consumption based on projects that had already been approved? 20-30
- 2. What happens in drought years in combination with a possible cut in water allocations? 20-31
- 3. Chairman Drago discussed the water metering issue and the EIR statement that all connections be metered. Drago asked if there was data that shows, by not having meters, the City was able to save water and, what are some of the logistics of trying to meter the whole City. 20-32
- 4. Commissioner Riley asked what would be a trigger that would indicate that water supply would not be adequate and what would trigger any growth stoppage? 20-33
- 5. Chairman Drago stated that he had a problem with the whole section 20-34

being labeled "less than significant". He felt this was probably the most "significant" part of the EIR because water guides everything.

20-34  
cont.

6. Mr. Roccucci stated that water availability was a critical problem and he would like to see that concern reflected in the documents.

20-35

7. What is the probability that we are going to get our 50% allotment every year from the Bureau and, even though the City has conserved through voluntary efforts, two drought years in a row would have a significant impact.

20-36

8. Chairman Drago cited a concern that the requirement for water conservation would not be implemented. Specifically, what would happen if a specific plan developer asked for more turf area. This concern was that there was no "running tally" that would trigger denial.

20-37

9. Commissioner Sanders suggested that the City set the example on parkways, setbacks, utility easements, schools and parks for using less turf.

20-38

Wastewater:

1. Chairman Drago requested a paragraph be added to the E.I.R. explaining who pays for the additions or expansions of the treatment if needed.

20-39

Solid Waste:

1. Commissioner Roccucci recommended a paragraph concerning various forms of mitigation (recycling, compost utilization) so that means of addressing the solid waste issues were emphasized.

20-40

2. Commissioner Riley requested mention of State-mandated regulations in the E.I.R.

20-41

Electric:

1. Commissioner Roccucci requested a response for the cost of utility rates as growth continues. Will growth increase the rates? What effect does the NCRSP have on the average customer's electric bill?

20-42

2. Commissioner Riley asked that the electrical usage forecast for the various sectors of the NCRSP be shown in a form similar to that utilized in other NCRSP sections.

20-43

3. Mr. Roccucci asked that the urban reserve area be excluded from the electric report.

20-44

4. Mr. Weisel submitted for the record comments from the Electric Department.

20-45

a. There are several references made to a half acre needed for an electric substation. That should be changed to one acre.

20-46

- b. The Energy Element Policy 5, listed on Page 3.5-40 makes reference to building standards. It is required that State standards are complied with as well. 20-47
- c. Page 3.10-24, third paragraph beginning with "Currently", there is a lack of clarity in the third sentence as it confuses the distribution facilities with the general facilities. He would recommend striking the clause beginning "including the Calavaras facility". It should say "the current capacity of the system is presently 130 megawatts." 20-48
- d. Again, there is confusion with distribution and generation, in the next sentence. It should say, "to fulfill the protected power distribution needs." 20-49
- e. The next to the last sentence in that paragraph, "the second receiving station will be required", it is not to "increase reliability", it is to "maintain levels of back-up needed for acceptable reliability as customer growth erodes existing back-up capabilities". 20-50
- f. The next to the last paragraph on that page refers to the need for additional transmission facilities and substations. There should also be a sentence that planned development also contributes to the need for a second receiving station. 20-51
- g. On Page 3.10-25, again the half-acre site should be a one-acre site, and there is a statement that "substations in the surrounding area will provide additional power to serve the plan area." There should also be an indication that "due to development, it will also be necessary to extend circuits from substations outside the plan area to the areas requiring electric service within the plan area." Also, where it says "screened by a masonry wall", that will be "or other materials acceptable to the City". 20-52

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*COMMENT LETTER 21*

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# SMUD

SACRAMENTO MUNICIPAL UTILITY DISTRICT □ P. O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211  
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

LD900017

January 15, 1990

FILE: T/L 128

CITY OF ROSEVILLE  
PLANNING DEPARTMENT  
316 VERNON STREET  
ROSEVILLE CA 95678

PROJECT NAME: NCRSP--RMB PROPERTY

Thank you for the opportunity to review the proposed development agreement. We have no comments on the terms of the agreement, but feel we must once again voice concerns on the road alignments near our transmission line easements. The plan is unclear as to whether or not roads are contemplated within our easements. However, the developer has previously indicated to us their proposal to do so.

In prior comments on the North Central Roseville Specific Plan, we stated we would not consent to longitudinal encroachments within our transmission line easements. Right angle crossings are acceptable at appropriate locations.

21-1

Roseville Parkway appears to partially encroach within our easement. The unnamed road along the south side of Parcels 12, 13, and 39 appears to be entirely within our easement. This issue needs to be considered and addressed in all your planning efforts.

I or my staff are available to meet with you to answer any questions you may have. Please telephone me at 732-5336 if you need additional information.

KEITH D SHOREY  
SUPERVISOR LAND & ENVIRONMENTAL SERVICES

KDS:sdm

**RECEIVED**  
JAN 15 1990

PLANNING DEPARTMENT

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***APPENDIX B***  
***ERRATA***

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***ERRATA***

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- Page 1-1, paragraph 1, line 3: The Southeast Plan Area should be added after the word Northeast.
- Page 3.6-13, paragraph 6, line 4: Parcel 96 should be deleted from the following phrase, "... wetlands mitigation area (parcels 95-96) ..."
- Page 2.7-16, paragraph 3, line 3: This sentence should be changed to indicate that the Atlantic Street/Eureka Road interchange has been completed, and is no longer under construction.
- Page 3.12-7, last line on page: Delete the word "ostrow."
- Page 3.14-2, paragraph 7, line 1: The sentence is revised as follows:  

Fiscal impacts are considered to be beneficial.
- Page 3.13-7, paragraph 7, line 1: The sentence is revised to correct typographical error as follows:  

... jobs to employed residents ...
- Page 3.4-23???
- Page 3.5-6, paragraph 2, line 1: "Calulates" should read as "Calculate."
- 3.5-17, paragraph 7, line 4: "fo" should read as "of."
- 3.5-19, paragraph 5, line 1: "fro" should read as "for."
- 3.5-49, paragraph 8, line 1: "linited" should read as "limited."

**Technical Appendix**

- Table of Contents, line 1: "Wade Associates" should read as "Sugnet and Associates."
- Appendix C, page 2-6: (Figure 2-2), Land Use Map is found at end of Appendix E.

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***APPENDIX C***  
***SUGNET AND ASSOCIATES***  
***RESPONSE TO DFG LETTER***

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# SUGNET & ASSOCIATES

ENVIRONMENTAL CONSULTANTS

8265 KINGSLEY COURT TELEPHONE (916) 797-0688 FACSIMILE (916) 797-0689  
ROSEVILLE, CALIFORNIA 95661

September 27, 1989

Mr. Dan Dameron  
City of Roseville  
Planning Department  
316 Vernon Street  
Roseville, CA 95678

Dear Dan:

The purpose of this letter is to clarify issues raised in a California Department of Fish and Game letter written to you concerning the North Central Roseville Specific Plan DEIR, dated August 14, 1989. The letter states that descriptions of existing wetland resources are complete, but that project specific impacts and mitigation measure are not adequately addressed. It is therefore necessary to discuss impacts and mitigation measures on a project-specific basis. The following summary is in response to all CDFG comments as they relate to the RMB Realty, Inc., Regional 65 Centre project (see attached map).

## BACKGROUND

The study described herein was conducted on the Regional 65 Centre property to map intermittent drainages, vernal pools and other seasonal wetlands. Botanical inventories were conducted by the City of Roseville with ample vernal pool floristics data and proved invaluable to this study.

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Detailed botanical studies of the North Central Roseville Specific Plan area were conducted in 1982 and 1987 by the City of Roseville. However, exact locations of valued wetland resources were not known, and therefore not reflected in the March 1988 North Central Roseville Specific Plan. In an effort to fully inventory aquatic resources, minimize impacts, and develop contiguous preserves, RMB Realty, Inc. initiated a comprehensive study of aquatic resources for the entire site in 1988. A wetlands data base was compiled following further botanical field study and soils inventory of the property. Methods developed by the Corps were used to delineate wetlands in the field prior to ground truthing with 100 scale color aerial photography. A geographic information system was developed for the property on AutoCAD to type wetlands by slope, soils, and substrate.

Despite an evaluation of all practicable land use alternatives, the scattered distribution of vernal pools on some parcels made total wetland avoidance impossible. Significant pool clusters were therefore ranked to determine value based on pool characteristics and floristic diversity. Preserves and compensation sites were selected based on value ranking subsequent to a one year analysis of land use alternatives to avoid wetlands.

The least damaging practicable land use alternative will result in the preservation of 128 acres to protect 11.1 acres of the most highly valued vernal pool groups and other seasonal wetlands. Preserves were established along lower watersheds, as

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well as on a mudflow cap. Lower watershed preserves were oriented in a linear fashion along stream courses to protect stream channels, adjacent seasonal wetlands, and hardpan vernal pools that occur on floodplains. A 33-acre parcel was preserved on a mudflow cap at an upper watershed position to protect the best examples of mudflow pools on the property.

The selected alternative will result in placement of fill into 5.8 acres of seasonal wetlands. In accordance with federal and state wetland mitigation policies, compensation for wetlands filled will be accomplished on an "acre for acre", "value for value" basis to result in "no net loss of in-kind habitat value."

The mitigation proposal described is the culmination of ten months of full-time study of the project site. Experts from all relevant disciplines were retained to contribute to the study effort. A geographic information system developed specifically to inventory wetlands produced 100 scale preserve maps that were instrumental in mitigation planning.

A vernal pool development pilot project was initiated voluntarily by the applicant in October, 1988, prior to any formal development proposal, approvals, or permit applications. Collection of hydrologic and biologic data is currently underway to monitor pool performance.

Comment

Antelope and Pleasant Grove creeks, a myriad of intermittent drainages and extensive hardpan and mudflow vernal pools, occur on the project area. Riparian vegetation borders many of the stream zones. Bogg's Lake hedge-hyssop (Gratiola heterosepala), a State-listed endangered species, is found within several mudflow pools. Antelope Creek sustains an anadromous fishery.

Response

Pleasant Grove Creek does not cross the project but flows east to west approximately one mile north of the Specific Plan area. Intermittent tributaries of Pleasant Grove Creek and the South Branch of Pleasant Grove Creek, both totally devoid of any riparian vegetation, do drain the Plan area and project site. No riparian habitat exists on the Regional 65 Centre Project site. Antelope Creek, a perennial stream with significant riparian vegetation does not flow across the project site, nor does any of its watershed occur within the project site. Antelope Creek defines the eastern boundaries of the Plan area, draining the Roseville 150 project site.

Comment

Protection or mitigation measures included in this Specific Plan for many of the resources potentially impacted in the Specific Plan area rely upon incorporation of a DFG Streambed Alteration Agreement. Projects affecting the bed or bank of any stream zone require a Streambed Alteration Agreement. This agreement should not be used in lieu of appropriate mitigation measures to protect stream zone resources. Mitigation should be incorporated within

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this Specific Plan and individual project documents. In fact, recent court rulings find that mitigation in a Draft EIR cannot rely upon regulations required by law of other state or federal agencies. Reference to the need for a 1603 agreement for individual projects is appropriately included in this Draft EIR. However, where this reference is made in the Draft EIR, additional measures to protect and mitigate impacts to stream, vernal pool, and wetland resources must also be added. Without the addition of specific mitigation measures for these significant resources the Draft EIR is inadequate. The DFG recommends the following additional mitigation measures be included within the Specific Plan to assure adequate resource protection.

#### Response

All additional measures for Hydrology, stream zones, vernal pools, oaks, and anadromous fisheries recommended by the DEIR are included in the revised Specific Plan.

#### Comment

All intermittent stream courses including all branches of Pleasant Grove Creek be protected by the incorporation of a 50-foot nondevelopment setback buffer above the banks of the stream. All setback buffers must be required to be identified on project maps and dedicated open space.

#### Response

All intermittent stream courses on the Regional 65 project site will remain unaltered. Lower watershed preserves have been established along intermittent drainages to preserve wetlands,

buffer drainages and allow for wetland compensation. Lower watershed preserve widths vary from a maximum of 260 feet down to 30 feet. Average preserve width is 74.5 feet. No development will occur within preserves. Restrictions on drainage from adjacent parcels to be developed have also been made to protect vernal pools. Preserve boundaries were located to provide adequate buffers within the preserve to ensure the viability of all wetlands preserved and created. No additional buffers are required. One hundred-scale preserve maps were generated for the project from a database developed specifically for protection of wetlands. Preserve maps include the following data:

- a) locations of all vernal pools, drainage channels and other seasonal wetlands.
- b) locations of 95 soil sample points to precisely map soil types and identify soil characteristics for development of new wetland habitat.
- c) locations of newly developed wetland habitats to compensate for wetlands to be impacted in future development.
- d) restricted areas where adjacent parcels cannot drain into preserves to protect the hydrologic regimes of existing vernal pools.
- e) proposed Specific Plan land uses and road alignments to account for future development activity adjacent to wetland preserves.

Comment

Projects located adjacent to buffers should be required to include the following provisions:

- a. No fill shall be placed within buffers either during or after construction.
- b. Grading is prohibited within buffers.
- c. All vegetation within buffers shall be protected during construction.
- d. Covenants, codes, and restrictions shall be established that prohibit disposal of lawn clippings, oil, chemicals, or trash of any kind within setback buffers and that prohibit vegetation removal or alteration within the setback buffers.

Response

The above provisions were included in the wetland preserve mitigation submitted to the U.S. Army Corps, U.S. Fish and Wildlife Service and Environmental Protection Agency prior to issuance of a Section 404 permit for the Regional 65 project. The 131 acres of wetland preserve were set aside in perpetuity and will be managed by the City of Roseville. We understand that 404 approval does not preclude CEQA approval. Therefore these measures will be incorporated into the Specific Plan.

Comment

For projects that are unable to avoid impacts to stream zone or wetland resources, such as sewer trunk establishment or flood control projects impacting riparian or wetland habitat, mitigation must be identified within the appropriate location in this Draft EIR and within specific project Draft EIRs. The Draft EIR should include identification and quantification of vegetation impacted, revegetation plans to assure no net loss of

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*riparian or wetland acreage or values and monitoring plans to assure compliance and satisfactory results.*

#### Response

Sewer line construction alignment for the Regional 65 project was field surveyed by Morton and Pitalo Engineering and Sugnet and Associates in March, 1989 to ensure that no vernal pools would be affected by construction. A single crossing of an intermittent drainage channel may occur, along with crossing of some ephemeral drainage swales. These impacts are unavoidable and certainly insignificant. No riparian vegetation occurs within the Regional 65 Centre project site. A five year monitoring plan has been developed for 131 acres of wetland preserves within the project site. The plan will be incorporated into the Specific Plan.

A flood detention basin is proposed for a portion of a lower watershed wetland preserve. Detention of 100 year flood waters will be of short duration and have no significant affect on seasonal wetlands to be flooded at that time in any case.

#### Comment

Vernal pools and wetlands that on a site-specific or project basis will total less than one acre may be precluded from mitigation through the 404 process. These small wetlands have significant resource value to the DFG and project impacts to them should be lessened through mitigation or the project should be modified to avoid any impacts. Small project's impacts have the potential to be cumulatively significant through direct loss or disturbance of critical watershed values to vernal pools. The

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*DFG concurs with the mitigation measures recommended by the Draft EIR on page 3.4-21. Unfortunately, loss of vernal pools in the Specific Plan area will occur. The extent of this loss is unknown at this time. This Specific Plan has recommended several locations for vernal pool preserves.*

#### Response

No net loss in wetlands will occur on the project site. A 70% avoidance of wetlands was achieved on the Regional 65 project site following a one year study to map and avoid wetlands. All wetlands to be impacted will be compensated for in advance of project development. A pilot vernal pool habitat development project was initiated in 1989 to test the success of vernal pool habitat development on-site. Construction of 79 vernal pools was completed in October 1988. Pools were monitored carefully throughout the 1988-89 growing season. Hydrologic, floristic, and biotic data indicated successful establishment of vernal pool habitat. 93% of vernal pools met floristic success criteria in the first growing season. Personnel from the Corps, USEWS, and EPA visited the site on several occasions tracking its progress. Two meetings were initiated by RMB Realty, Inc., (the developer) with Mr. Bob Mapes of CDFG to update Bob on pilot project progress. Bob was invited into the field on several occasions to get his input on the project, but declined.

Due to the success of the pilot project; RMB is currently building additional vernal pools to offset future development impacts. New pools will be monitored for a minimum of five years

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and preserved in perpetuity. A net gain in wetlands will result from project development.

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I invited Mr. Andrew Cortez, CDFG Warden to the project site for a field inspection of RMB preservation and "up-front" compensation efforts on September 8, 1989. He approved of the effort and suggested that I contact the regional office to inform the biologist of the extensive effort in progress.

Subsequently, I arranged a field meeting with Dale Whitmore, the region's biologist, to review the wetland preservation and compensation effort. Mr. Whitmore also approved of our program and commented that the RMB mitigation could be used as a model for other developers to follow. Mr. Whitmore elaborated further in a telephone conversation on September 25th. He suggested that specific mitigation for each project be referenced in the final EIR. He indicated that he would comment favorably regarding the Regional 65 project and that it could be used as a model for the remaining projects in the plan area.

I hope this brief summary of the Regional 65 wetland regulatory compliance effort is helpful in response to DEIR comments. Due to the severe understaffing at CDFG regional office, it is unlikely that any written clarification on this subject is forthcoming. However, it is clear that the CDFG author was not aware of the preservation and compensation effort underway at Regional 65 (accounting for the approximately 2000 acres of the 2300 acre plan area.) Clarification can be made by CDFG if

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project specific mitigation measures are contained in the final  
EIR.

Don't hesitate to contact me if further detail on the mitigation  
effort is required.

Very Truly Yours,

*Paul Sugnet*  
*B.S.*

Paul Sugnet

cc: Stephen L. Des Jardins

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*APPENDIX D*  
*FEHR & PEERS MEMORANDUM*

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Fehr & Peers Associates, Inc.  
Transportation Consultants

3525 Mt Diablo Blvd  
Suite 200  
Lafayette CA 94549  
415 284-3200  
FAX 415 284-2691

RECEIVED  
SEP 12 1989  
PLANNING DEPARTMENT

## MEMORANDUM

DATE: September 8, 1989  
TO: Dan Dameron, Roseville Planning Staff  
FROM: Fehr & Peers Associates  
Subject: Response to North Central Specific Plan DEIR Comments Expressed by Transportation Commission at August 1, 1989 Hearing

We have responded to the comments raised by the Transportation Commission. The responses were given orally at the August 15th meeting. This memo clarifies any remaining uncertainties and provides our final statistics on TSM impacts (Provisional statistics were given at the August meeting). Comments that were given by other individuals (ELP, Public Works, etc.) have not been included in this memorandum.

### GENERAL COMMENTS

Comment 1: The existing volumes on Diamond Oaks Road is 1000 ADT. We expect no significant increase in traffic on this road because of the road's low capacity and because other higher capacity facilities such as Roseville Parkway and Washington Boulevard are quicker travel routes. However, public works staff are aware of the concern about through travelers, and will monitor the traffic volumes on Diamond Oaks Road once a connector to the North Central Specific Plan is completed.

Comment 2: Roseville Parkway between Washington and Foothills will be 6 lanes, but will not be needed until 2005 with the four Specific Plans built out. This section of the Parkway is part of the City's capital improvements program.

### INTERSECTIONS

Comment 1: With buildout of the 4 Specific Plans, the intersection of Foothills and Pleasant Grove would operate with a v/c ratio of 0.82 (LOS D). With level 1 TSM, this intersection would operate with a v/c ratio of 0.79 (LOS C).

Comment 2: Prohibiting the southbound left turn movement at Eureka and Taylor would reroute traffic to Sunrise and Harding. The v/c ratio at the Sunrise/Roseville Parkway intersection would increase from 0.64 without the left-turn prohibition to 0.65 with the prohibition. The Sunrise/Eureka intersection would improve from v/c ratio of 0.69 to 0.66 with the prohibition because the prohibition would shift traffic from the critical eastbound thru movement to the non-critical southbound left movement. The intersection of Harding/Atlantic would change from a v/c ratio of 0.78 to a v/c ratio of 0.79. In conclusion, the intersections that would be affected by the Eureka/Taylor turn prohibition would operate at LOS C or better.



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## INCONSISTENCIES BETWEEN NORTHWEST AND NORTH CENTRAL DATA

Comment 1: The volumes for I-80 presented in the Northwest Traffic Study are from the Caltrans publication 1985 Traffic Volumes on California Highways. The volumes presented in the North Central EIR are Caltrans 1987 volumes. The volumes increased by approximately 12% per year from 1985 through 1987. ADT along I-80 in Roseville would range from 190,000 to 268,000 if traffic grew by 12% per year.

The Roseville traffic model forecasted p.m. peak hour volumes on I-80 south of the Route 65 Bypass. The volumes range from 14,700 to 19,200 vehicles. Using a 7% peak-to-daily factor, ADTs predicted by the model would range from 210,000 to 274,000 vehicles for year 2005 with 4 specific plans buildout. Therefore, the EIR traffic forecasts for I-80 are consistent with recent growth trends on the freeway.

The intersection volume/capacity ratio depends on critical turning movements. The same mitigation measure can produce different changes in v/c depending on how the critical movement volumes change. The proposed mitigation measure at Douglas/Rocky Ridge produced a greater reduction in v/c because it benefitted a larger proportion of the critical movements.

Comment 2: Under Scenario 1, the Foothill/Pleasant Grove intersection would operate at LOS A, Cirby/Sunrise would operate at LOS C, and Cirby/Rocky Ridge would operate at LOS C.

Comment 3: When identifying mitigation measures for intersections we have completed two steps:

1. Widened to the maximum extent within a reasonable cost. For example, we suggested that dual left turn lanes, three through lanes and an exclusive right-turn lane should occur on all four approaches at Cirby/Riverside.
2. Suggested a grade-separated urban interchange if at-grade improvements do not result in LOS C or better.

At-grade widenings may be interim improvements that will delay the need to install interchanges. However, at the intersections identified in the EIR as requiring urban interchanges, the widened at-grade intersections would not maintain LOS C through the year 2005 and buildout of the four Specific Plan areas.

## ROADWAYS

Comment 1: The City of Roseville provided the traffic counts for Cirby Way reported in the EIR.



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Comment 2 : The terms "arterial" and "expressway" are not interchangeable. An "arterial" does not have limits on access, whereas an "expressway" does. Expressways also have fewer traffic signals than arterials and are likely to be grade-separated where they cross major streets (either other expressways or arterials). Roseville Parkway is an expressway in the traffic model.

Comment 4: The projected volume on Rocky Ridge just north of its intersection with Cirby Way is 3,115 peak-hour vehicles (in year 2005 with four Specific Plans). This is a 145% increase over the 1989 volume at that location. The Rocky Ridge/Cirby Way intersection would operate at LOS C (v/c ratio = 0.72) at buildout with the following geometry:

Eastbound -	2 left lanes 2 thru lanes
Westbound-	2 thru lanes 1 right lane
Southbound-	2 left lanes 1 right lane

## TSM

Comment 1: One can easily become confused when comparing TSM data and assumptions because definitions of TSM terms vary. The answers to the Transportation Commission's questions are:

- 1) The term "voluntary" has a different meaning in the North Central Roseville EIR than in the south Placer Survey and in the SACOG Metro Study, and
- 2) The cited TSM percentages are applied to different base conditions in each of the three sources.

Roseville EIR's and the South Placer survey closely agree if one clarifies the differences in definition and compares the three studies on common terms. Furthermore, the Metro Study was more optimistic of TSM's effectiveness.

Table 1 presents TSM definitions. "Voluntary TSM" has the following meanings in the three studies cited by the Transportation Commission..

- As used in the Roseville EIR's, it is the difference between the "Theoretical Maximum Trip Generation" and the "Baseline Trip Generation". It reflects that some employees use commute options and flexible hours even without employee-sponsored TSM incentives. In Roseville, about 20% to 23% of all employees voluntarily use alternate modes and flex-hours even if special employer TSM incentives are not provided.



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- As used in the South Placer survey, the 14.8% participation rate noted by the Commission refers to the use of commute options at employers with TSM programs; however, it does not account for use of flexible hours. It is measured as the gross difference between the starting condition in which all employees generate commute vehicle trips, and the final condition in which commute options employer TSM programs are accounted for does not measure the relative difference between the baseline and the with-TSM case, so it does not reflect the net benefit of commute options.
- As used in the SACOG Metro Study, the 5% effect of voluntary TSM programs refers to the reduction of traffic on the street if employees enacted voluntary TSM programs. SACOG estimates that peak hour volumes on the street would reduce by about 15% if employer participation were mandatory. Since TSM effects on the street are never as high as the effects measured at a site of a given employer, the Metro Study actually assumed that TSM participation will be greater than 5% and 15% at employers who implement programs.

Table 2 summarizes the TSM assumptions and findings of the three studies. The conclusions are that:

- 1) The Roseville EIR's assume similar TSM effects to (but slightly less optimistic effects than) the South Placer survey. The Roseville EIR's desegregate the effects into baseline effects and the net change from baseline. The South Placer survey does not.
- 2) The SACOG Metro Study assumes more optimistic levels of traffic reduction, as measured on the street, than the Roseville EIR's. The SACOG study assumes a 5% to 15% TSM reduction throughout the region, and the Roseville EIRs assume a 2% to 5% reduction. *not citywide*

Exhibits 1, 2, and 3 compare information contained in the South Placer Survey with that in the Roseville EIRs. Exhibit 1 shows (for the South Placer Survey) that vehicle trips reduce by 9.3%, even though 14.8% of employees participate in commute options. The difference is because employees driving carpool vehicles continue to generate traffic. Exhibit 1 also shows the effects of flex-hours on peak-hour traffic. The commute options and flex-hours reduce the theoretical maximum peak hour auto trips by 38%.

Exhibit 2 gives similar information for the Roseville EIRs. In the EIRs, the base trip rates were derived from the standards published by the Institute of Transportation Engineers (ITE). The citywide traffic model validated the rates. The rates suggest that, of normal transit, ridesharing, and commuting at non-peak times combined reduce the "baseline" trip generation rate for office and industrial uses to about 77% to 80% of the "theoretical maximum" rate without any special TSM effort.



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The TSM adjustments applied to this base in the EIRs included shifts to non-auto-driver modes and non-peak hours. These reduce the base by 11% to 16%. When this net change is applied to the 20% to 23% baseline reduction against the theoretical maximum, the effect of TSM as measured against the theoretical maximum trip generation is 29% to 35% after. Exhibit 3 shows that the average of these rates (32%) results in a less optimistic TSM performance than the 35% reduction in the South Placer survey.

The EIRs assume that major employers in the North Central, Northwest and North Industrial areas will meet the objectives of Roseville Rideshare Ordinance. Employers surveyed in the South Placer Study do not meet the rideshare objectives of South Placer nor Roseville Ordinance rideshare, but they are more successful in reducing trips through flexible-hours programs than one might expect.

Although the objectives of existing rideshare ordinances have not been met, the South Placer Policy Committee Study projects that TSM performance will improve for the following reasons:

"We can expect that as the area continues to develop and grow (congestion) problems will become more evident, and the use of commute options should increase along with the growth."

"In addition, as new large employers move into the South Placer area and are subject to the trip reduction requirements of ridesharing ordinances, the more aggressive mitigation measures will probably be implemented".

The Transportation Commission also questions differences between the SACOG Metro Study results and those of the Roseville EIRs. The SACOG Metro Study projects worse Levels of Service on Roseville roadways even though it assumes greater levels of TSM than do the EIR's. This occurs for the following reasons:

- 1) The Metro Study is based on year 2010 land use forecasts. These assume higher levels of residential development (39,000 dwelling units) than do the City's forecasts. The City's forecast for year 2005 with buildout of the four Specific Plan areas is about 33,000 units. not full build-out of infill
- 2) The Metro Study projects a large number of jobs in areas to the north of Roseville (Rocklin, Lincoln and County areas) which must be filled by residents of areas south of Roseville (Sacramento and Folsom). As a result the Metro Study projects larger volumes of commute travel passing entirely through Roseville. The Roseville EIRs predict high volumes of commute travel to Roseville to satisfy its high proportion of jobs-to-housing, but lower volumes passing entirely through the City. This through traffic affects a greater number of roadways within Roseville than travel destined to Roseville.



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- 3) The Metro Study excludes certain key facilities that are planned before 2010. These include: Sierra College widening to six lanes, the Harding extension, Atlantic, Douglas and Baseline widenings, and other facilities that are not present in some Metro alternatives.
- 4) The Metro Study has not assigned expressway-class capacity to Roseville Parkway; therefore, it is not consistent with its planned design.
- 5) The EIRs assumed that urban interchanges would be installed at critical locations to achieve LOS C. The Metro Study evidently does not assume this mitigation.

In conclusion, many of the differences between the EIRs and the Metro Study are because their land use forecasts for Roseville and the surrounding areas differ from Roseville's own forecasts and those used in the EIRs, and by the fact that the Metro Study did not assume ultimate widenings, expressway upgrades, and urban interchanges on key Roseville roadways.