

**Foothills Business Park Annexation**

**Final Environmental Impact Report**  
**(SCH # 2000022007)**

Prepared for:

City of Roseville Planning Department

Prepared by:

EIP Associates  
Sacramento, California

September 2000

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## **1. INTRODUCTION**

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## 1. INTRODUCTION

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This Final Environmental Impact Report (FEIR) for the Foothills Business Park Annexation project was prepared in order to respond to public comments received on the Draft EIR, which was circulated for 45 days from June 14, 2000 to July 28, 2000.

### Project Background

The proposed project includes a total of 124 acres, 92 acres of land proposed for annexation into the City of Roseville and 32 acres of land within the City limits contiguous with the land slated for annexation. Approximately 72 acres is designated for industrial development, 43 acres of open space, 4 acres in roads, and 5 acres is proposed for a municipal water tank. The entire project site is currently designated for industrial use by either the city or county. The proposed project includes changing the land use designation of 24 acres located within the city from light industrial to open space.

The Draft EIR evaluated the potential environmental effects that could result from implementation of the Foothills Business Park Annexation project. The FEIR has been prepared in conformance with the California Environmental Quality Act (CEQA), pursuant to Section 15132 of the CEQA Guidelines. The Draft EIR, completed in June 2000, is hereby incorporated into this FEIR by reference. The FEIR presents substantive comments and recommendations received on the Draft EIR (see Chapter 3). It also provides responses to substantial environmental issues raised by those comments.

### Contents of the Final EIR

Responses to all substantive comments were prepared by the lead agency and its consultant in accordance with the CEQA Guidelines. Comments and responses are grouped by letter and where appropriate, responses are cross-referenced between two letters. As the subject matter of one topic may overlap between letters, the reader must occasionally refer to more than one letter and response to collect all information on a given subject. Where this occurs, cross-references are provided.

These comments and responses, in conjunction with the Draft EIR and the text changes, constitute the FEIR, which will be considered for certification by the City of Roseville City Council. A separate Mitigation Monitoring Plan (MMP) has been prepared for the project pursuant to the California Public Resources Code (PRC) 21081.6, and appears in Appendix A of this FEIR.

The Final EIR is organized as follows:

**Chapter 1 - Introduction**

**Chapter 2 - Changes to the Draft EIR:** This chapter lists the changes to the Draft EIR made either in response to comments or at the initiative of the lead agency.

**Chapter 3 - Written Comments and Responses:** This chapter contains the comment letters followed by responses to the comments. Each letter and each comment within a letter has been given a number. Responses are numbered so that they correspond to the appropriate comment. Where appropriate, responses are cross-referenced between letters.

It should be noted that none of the changes to the Draft EIR, comments received, or responses provided results in a change to the substantive conclusions of the Draft EIR.

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***2. CHANGES TO THE DRAFT EIR***

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## 2. CHANGES TO THE DRAFT EIR

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### Introduction

During the public comment period, a number of comment letters provided additional information on the Draft EIR. This information identified specific minor inaccuracies in the Draft EIR text or provided updated information. The additional information provided in the comment letters is contained in Chapter 3 of this Final EIR. None of the information presented or the resulting revisions to the Draft EIR resulted in a change in the substantive conclusions of the Draft EIR (i.e., identification of new significant impacts).

This section describes changes to the Draft EIR that have occurred as a result of refinements to the project since the Draft EIR was released, staff review and/or discussions with the applicants. These changes are in addition to those described in Chapter 3. None of these changes alters the substantive conclusions of the Draft EIR.

### Changes to the Draft EIR

The following corrections and clarifications are hereby incorporated into the Draft EIR. These changes are in addition to those revisions identified in Chapter 3 of this Final EIR.

#### 4.8 Public Services and Utilities

The fourth sentence in the third paragraph on page 4.8-16 is revised to read:

The 7-acre parcel located north of the Pleasant Grove Creek in the annexation area would be served by ~~Placer County Sewer Maintenance District (SMD) #1~~ Placer County Service Area No.28, Zone No. 2.A3,

#### 5. Other CEQA Considerations

The second bullet at the bottom of page 5-6 is revised to read:

Buildout of North Roseville Phase 3 (currently under consideration by the City) and Woodcreek East (~~currently under consideration by the City~~)

## 6. Project Alternatives

The second bullet on page 6-3 is revised to read:

- **Alternative 4, South of Creek Only**, which assumes that the parcels north of Pleasant Grove Creek are not developed or annexed to the City;

The fourth sentence in the first paragraph on page 6-15 is revised to read:

Under this alternative, the ~~annexation area~~ parcel north of the creek would not be annexed to the City, but would remain as open space, because the industrial development assumed for this parcel would not be developed as part of the proposed project, nor would it occur elsewhere in the City, because development of this area was not assumed in the City's General Plan.

The first sentence in the first paragraph on page 6-26 is revised to read:

Reconnaissance-level wetland delineations and conservation easement studies completed to date indicate that Alternative A would be located within a portion of a conservation easement within the Woodcreek East project and would affect the wetland preserve which is already permitted under the federal Clean Water Act.

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***3. WRITTEN COMMENTS AND RESPONSES***

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LETTER 1

UNITED STATES ENVIRONMENTAL PROTECTION AG

REGION IX

75 Hawthorne Street

San Francisco, CA 94105-3901

23 June 2000

RECEIVED

JUN 26 2000

PLANNING DEPARTMENT

Mr. Michael J. Dour  
Associate Planner  
City of Roseville  
316 Vernon Street  
Roseville, California 95678

Subject: Draft Environmental Impact Report, Foothills Business Park Annexation

Dear Mr. Dour:

Thank you for the opportunity to review the subject Draft Environmental Impact Report (DEIR). We are providing the following comments in accordance with the Clean Water Act, particularly the Section 404(b)(1) Guidelines (40 CFR 230). As stated in our letter of 3 March 2000 regarding the Notice of Preparation, we have serious concerns regarding the cumulative loss of wetlands and other waters of the United States in the area. Placer County and the City of Roseville have experienced severe, cumulative losses of wetlands and other waters. We expect that the project as proposed would contribute further to the loss and degradation of waters of the United States and result in substantial and unacceptable impacts to Aquatic Resources of National Importance.

1-1

Proposed Project

The project proponent, Stanford Ranch LLC, proposes to develop about 124 acres of property in Placer County. Stanford Ranch LLC wishes to annex to the City of Roseville, that portion of the project site under County jurisdiction. The site would be developed for light industry, open space, and public water storage. The proposed project would destroy approximately 1.17 acres of waters, including vernal pools. The existing vernal pools provide potential habitat for several federally listed species, including the vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), and Bogg's lake hedgehyssop (*Gratiola heterosepala*). In addition, waters of the U.S. on the project site are likely to support other wildlife use, including by migratory birds and resident birds of concern. The project proponent has already received several Nationwide permits from the Corps of Engineers to fill an undisclosed amount of waters of the U.S. on their property in the vicinity of the current project site.

1-2

**Aquatic Resources of National Importance**

California's rapid population growth has resulted in the loss of approximately 95 percent of the state's wetlands. One wetland class which has suffered particularly extensive losses is vernal pools. Holland (1998) estimates that over 500 acres of pools are lost in Placer County *each year*. Vernal pools in this area, therefore, are considered Aquatic Resources of National Importance (ARNIs), both because of their unique flora and fauna, and their rarity.

1-3

**Cumulative Impacts**

We are especially concerned that the same project proponent, Stanford Ranch LLC, has already filled waters of the U.S. on their property. These losses are occurring in a piecemeal fashion, without a comprehensive plan to avoid or minimize adverse environmental effects. The loss of additional waters, clearly constitutes a significant adverse environmental impact. Moreover, because the proposed project is non-water dependent, the Clean Water Act Section 404(b)(1) Guidelines *presume* that practicable alternatives that do not require fill in special aquatic sites (e.g., vernal pools and seasonal wetlands) exist, unless clearly demonstrated otherwise.

1-4

**Mitigation**

The proposed compensatory mitigation scenario described in the DEIR is inadequate and provides little assurance that the proposed project will not result in both temporal and permanent net loss of wetlands, in direct opposition to both state and national goals. We do not believe that the mitigation as described in the DEIR (i.e., "purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit") reduces the impacts to waters of the U.S., including special aquatic sites, to less than significant.

1-5

**Placer Legacy**

Finally, we question whether the proposed annexation and associated development is consistent with the Placer Legacy project. As we understand it, Placer County has initiated the Legacy project to preserve open space in just the type of area that is proposed for development through the Specific Plan amendment. We urge the City to review the goals of Placer Legacy and coordinate with the County to ensure consistency with this emerging quality of life initiative.

1-6

**Conclusions**

In summary, we believe that significant degradation of the aquatic environment may result from the development proposed in the DEIR. We do not believe that the DEIR adequately evaluates alternatives that would avoid waters of the U.S., particularly special aquatic sites, such as vernal pools. Moreover, minimization of impacts to waters has not been sufficiently addressed. Finally, the proposed project mitigation does not provide appropriate and adequate assurance that adverse

1-7

impacts to waters of the U.S., even if unavoidable, would result in no net loss to wetlands.

If you have any questions on this matter, please feel free to call me at 415-744-2276, or have your staff contact Ms. Kathleen Dadey at 415-744-1995.

Sincerely,



Tim Vendlinski, Chief  
Wetlands Regulatory Office

cc:

U.S. Army Corps of Engineers, Sacramento

U.S. Fish and Wildlife Service, Sacramento

Central Valley RWQCB, Sacramento

California Department of Fish and Game, Rancho Cordova

Placer County Planning Department (Attn: Loren Clark), Auburn

**COMMENT LETTER 1: Tim Vendlinski, U.S. Environmental Protection Agency**

**Response to Comment 1-1:**

Comment noted. It is important to note that the entire project site is currently designated and zoned for Industrial use by Placer County (annexation area) and the City of Roseville (contiguous parcels). As noted in the Draft EIR, the proposed project would result in an increase of permanent open space (43 acres or 35 percent of the project site) over what is currently designated. Much of the property is already covered by previous permits for wetlands and the preserve area set-aside. The preserve area is located within the permanent open space area. The project includes a services district to maintain this area. Nonetheless, there are impacted wetlands on the portion of the property not covered by previous permits and as discussed in the Cumulative Impact Assessment on page 5-5 of the DEIR, mitigation measures that are presented in the Chapter 4.3 of the DEIR would reduce the severity of most project-specific impacts on biological resources to a less-than-significant level. However, as stated further, even with these mitigation measures, a substantial change in habitat conditions would result as a consequence of the area transitioning into an urban area with cumulative development. The DEIR has also recognized that although there are numerous policies and biological regulatory programs (General Plan, 404 permitting, endangered species protection, etc.) that would reduce the severity of cumulative development impacts on biological resources, the project would nonetheless contribute considerably to significant cumulative impacts on biological resources.

**Response to Comment 1-2:**

The comment is correct. However, to reiterate the discussion on pages 4.3-18 and 4.3-19 of the DEIR, it is not possible to provide conclusive information at this time on the presence and distribution of federally-listed vernal pool crustaceans and plants within the project site because surveys for these species have not been conducted.

**Response to Comment 1-3:**

Comment noted. Please see also Response to Comment 1-2.

**Response to Comment 1-4:**

Comment noted. As discussed above in Response to Comment 1-1, the DEIR has recognized that the proposed project would contribute considerably to significant cumulative impacts on biological resources. However, as discussed on page 4.3-4 of the DEIR, the removal of wetlands within the project site on Parcel 3 was authorized pursuant to two U.S. Corps of Engineers (Corps) Nationwide permits (NW26 #199300388 and NW26 #199800286), and as part of the conditions of these permits, the destroyed wetlands were completely mitigated for in 1993 and 1994. The fact that these wetlands have already been filled and mitigated for pursuant to Corps-issued 404 permits indicates that the applicant had clearly demonstrated to the Corps (pursuant to CWA Section 404(b)(1)) that there were no other practicable alternatives to the Foothills

Business Park Annexation that would avoid fill in special aquatic sites on Parcel 3 and other parcels within the project site. The PG&E parcel was not available to the applicant to survey during the time when the other parcels on the project site were surveyed and approved under the Corps permit process. Considering that this determination has already been made for the Parcel 3 site and surrounding parcels, the applicant will need to demonstrate compliance with CWA Section 404 (b)(1) to receive a permit from the Corps that will authorize the fill of wetlands within the PG&E parcel and require compensation that will satisfy the "no net loss" mitigation requirements of both the Corps and the U.S. Fish and Wildlife Service (Service).

#### **Response to Comment 1-5:**

As discussed in Mitigation Measure 4.3-1 on page 4.3-22 of the DEIR, mitigation for destroyed wetlands within the project site would consist of acquiring wetland preservation and creation credits from a wetlands mitigation bank that is approved by the Corps and the Service or other mitigation that is deemed appropriate to ensure no net loss of wetlands. Mitigating in ecosystem mitigation banks is justified for projects such as the proposed project that involve impacts to a relatively small area of isolated wetlands that may also potentially contain federally-listed plant and animal species. In their 1996 *Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California*, the Service states that mitigating in ecosystem mitigation banks is justified for projects that contain relatively small isolated vernal pools such as the proposed project because generally the isolated pools to be affected are expected to be less ecologically stable than pools that are part of the larger complexes in mitigation banks. Chance extinctions are more likely to occur in isolated pools than in larger complexes. In addition, waterfowl are thought to be an important dispersal vehicle for vernal pool crustacean cysts, and large preserve areas are likely to be more attractive to larger numbers of these birds. The use of a habitat banking system has other advantages. Since creation and preservation areas will be established within each county, it will be assured that mitigation will occur in the same general area as the destruction, and that local planning efforts will have foundations for conservation planning efforts appropriate for the level of destruction that occurs during the short-term.

#### **Response to Comment 1-6:**

The Placer Legacy Open Space and Agricultural Preservation Program (Placer Legacy) is an open space and agricultural preservation plan recently adopted by Placer County. At this time the Placer Legacy project is still in its development stage as it relates to funding and no acquisition areas have been identified. In addition, the City of Roseville is still considering options as to the level of participation in the program. It is understood that the program will be based on a "willing seller, willing buyer" approach. Because the County has not released maps of target acquisition areas the City is not able to review recommended acquisition areas in relation to the proposed project. In addition, as mentioned above, the City has not yet decided its level of participation in the Placer Legacy program, but instead may opt for a subregional Habitat Conservation Plan or equivalent conservation plan at a future date consistent with the MOU with the USFWS. This

project is consistent with the MOU from the standpoint that it does not preclude any critical conservation opportunities since it is not located adjacent to an existing resource preserve and the on-site resources are extremely limited.

**Response to Comment 1-7:**

The commentor is correct in stating that "...significant degradation of the aquatic environment may result from the development proposed in the DEIR." The DEIR has identified significant impacts on vernal pools, seasonal wetlands, and other jurisdictional waters of the U.S.. However, the mitigation that is proposed in the DEIR would reduce the magnitude of these impacts to a level that is less than significant at a project-specific level. The proposed mitigation would be approved by the Service and the Corps consistent with the creation and preservation ratio adopted by these agencies to ensure compliance with both State and national goals for no net loss of wetlands; compliance with special-status species regulations; and the establishment of a more ecologically-stable and healthy wetland complex than what is currently existing on the project site.

As stated on page 6-1 of the DEIR, "The primary intent of the alternatives evaluation in an EIR, as stated in Section 15126.6(c) of the CEQA Guidelines, is to ensure that "the range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects." As such, the DEIR evaluates six alternatives to the proposed project on pages 6-4 through 6-29. Three of these alternatives (Alternatives 1, 3, and 5) would result in impacts on waters of the U.S. that are less severe (i.e., avoid or minimize impacts to wetlands) than those identified under the proposed project. Furthermore, Section (d)(2) of the CEQA Guidelines requires an EIR to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. As stated on page 6-29, the DEIR identified the Reduced Density Alternative as being environmentally superior to the proposed project, due to, among other things, a less severe impact on wetland resources.

LETTER 2



California Regional Water Quality Control Board

Central Valley Region

Steven T. Butler, Chair



Gray Davis Governor

Winston H. Hickox Secretary for Environmental Protection

Sacramento Main Office Internet Address: http://www.swrcb.ca.gov/~rwqcb5 3443 Roubidoux Road, Suite A, Sacramento, California 95827-3003 Phone (916) 255-3000 • FAX (916) 255-3015

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JUL 21 2000

PLANNING DEPARTMENT

18 July 2000

City of Roseville Planning Department, Attn: Mike Dour 316 Vernon St., Ste. 104 Roseville, CA 95678

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT REVIEW FOR PROPOSED PROJECT: FOOTHILL BUSINESS PARK ANNEXATION PROJECT, PLACER COUNTY, SCH# 2000022007

We have reviewed the Draft EIR CEQA Document.

To protect water quality, the Regional Water Quality Control Board will require appropriate pollution control measures during construction and post construction. The Regional Board may require the following: Construction Storm Water Permit, 401 Water Quality Certification, General Order for Low Threat and Dewatering General Order.

Construction Storm Water Permit

A Construction Storm Water Permit (Order No. 99-08-DWQ) is required for construction activities where clearing, grading, filling, and excavation result in a land disturbance of five or more acres. The Storm Water Permit requires that discharges of sediment and earthen materials, as well as chemicals and other materials from vehicles, building materials, and storage areas be eliminated or minimized. The permit also requires a Storm Water Pollution Prevention Plan be prepared which specifies: 1) Best Management Practices preventing construction pollutants from contacting with surface waters and 2) a monitoring program for the site. If there are any questions about the Storm Water program, you may call Dani Berchtold at (916) 255-3383 or Leo Sarmiento at (916) 255-3049.

2-1

401 Water Quality Certification

A Federal 404 permit is required for activities involving a discharge (such as dredged material or fill) to waters of the United States. "Waters" include wetlands, riparian zones, streambeds, rivers, lakes, and oceans. These projects also require a Water Quality Certification (per Section 401 of the Clean Water Act) verifying the project does not violate State water quality standards. If there are any questions about the Water Quality program please contact Matthew Reischman at (916) 255-3120.

2-2

Dewatering Permit

Some pollutants associated with construction dewatering activities may be addressed under the General Construction Storm Water Permit. However the Central Valley Regional Board may choose to cover the dewatering discharge under Order No.5-00-175, General Order for Dewatering and Other Low Threat Discharges. For Dewatering Permit questions, please contact Leo Sarmiento, of our Stormwater Unit at (916) 255-3049 or Patricia Leary, of our NPDES Section at (916) 255-3023.

2-3

Aletheia Gooden Program Assistant

California Environmental Protection Agency



**COMMENT LETTER 2: Aletheia Gooden, California Regional Water Quality Control Board**

**Response to Comment 2-1:**

Comment noted. Please see the discussion in Chapter 3, Project Description for a complete listing of all required permits and approvals. In addition, please see the discussion in Section 4.2, Flooding and Drainage under Regulatory Setting. All necessary permits are required prior to project construction.

**Response to Comment 2-2:**

Please see Response to Comment 2-1.

**Response to Comment 2-3:**

Please see Response to Comment 2-1.

LETTER 3

TRUSTEES  
ROBERT SCHEIBER  
RICHARD F. TARESH  
ROY C. OSTERLI II  
WILLIAM P. HUDSON  
JAMES L. SPANGLER

OFFICERS  
WILLIAM P. HUDSON, PRESIDENT  
ROY C. OSTERLI II, VICE PRESIDENT  
DONALD WHITE, SEC. - MANAGER

OFFICE OF

BOARD OF TRUSTEES OF

RECLAMATION DISTRICT No. 1001

1959 CORNELIUS AVENUE  
RIO OSO, CALIFORNIA 95674  
530 656-2318 or 530 633-2586  
FAX 530 656-2165

July 20, 2000

Roseville Planning Department  
316 Vernon St. Suite #104  
Roseville, CA 95678

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JUL 21 2000

PLANNING DEPARTMENT

Re: Foothills Business Park Annexation  
Draft Environmental Impact Report  
SCH #2000022007

Thank you for the opportunity to review and comment on this Draft EIR. Reclamation District 1001 conveys the runoff water from several stream systems within Placer County to the Sacramento River. The District has noticed an increase in the amount of flooding and the number of floods.


3-1

This EIR states that because of the project location within the Pleasant Grove watershed, there will not be an increase in peak flood amounts from development. This will be accomplished by controlling the timing of runoff releases. There are three local government agencies controlling development within Placer County. There is no adopted master drainage plan for Pleasant Grove as there is for Dry Creek. There is no assurance that the well-meaning efforts of one agency will not be offset by the efforts of others.

3-2

The EIR states that a study is under way to develop a mitigation-funding plan for the increased runoff volume due to development in Roseville. The increase in runoff volume is considered important and there is disagreement on the amount of impact within Sutter County. It is encouraging that the City of Roseville will mitigate their impacts. The limit of the study is an indication of the lack of coordination between the three local agencies in drainage matters.

3-3

  
Fred Barnett  
For RD 1001  
303 Zola Av.  
Roseville, CA 95678

Cc: Don White  
Manager RD 1001

Sutter County Public Works

**COMMENT LETTER 3: Fred Barnett, Reclamation District No. 1001**

**Response to Comment 3-1:**

Comment noted.

**Response to Comment 3-2:**

As stated on page 4.2-4 of Section 4.2, Flooding and Drainage of the Draft EIR, the Placer County Flood Control District (PCFCD) develops regional strategies for flood control management in Placer County, and the PCFCD consists of several municipalities including the City of Roseville. Drainage designs and practices must conform with the Storm Water Management Manual of the PCFCD. The City of Roseville, Placer County, and PCFCD coordinate efforts in addressing flood control in the area. A report titled Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation was prepared by the PCFCD in June 1993. This report contains a study for the area drained by Auburn Ravine, Coon and Pleasant Grove Creeks, and was prepared to respond to concerns over potential increases in flooding in the lower portion of the watershed. The report provides an overview of the potential drainage problems and presents conceptual facilities to mitigate the increase in flood flows. The City has accepted the findings of the report. As indicated on page 4.2-9 of the Draft EIR, the project applicant is required to contribute towards a regional flood control strategy through payment of fees as a condition of project approval. The City has met on numerous occasions with the PCFCD and Sutter County to discuss optional regional flood control strategies, and continues to actively move forward planning a retention facility to mitigate its share of regional impacts. Since there is coordination between the PCFCD and surrounding communities on flooding issues, the efforts of one agency should not be offset by the efforts of others.

**Response to Comment 3-3:**

Please see Response to Comment 3-2.

# San Juan Water District



P.O. Box 2157 • Granite Bay, California 95746 • 916.791.0115  
9935 Auburn Folsom Road • Granite Bay, California 95746  
FAX 916.791.7361 • www.sjwd.org

*General Manager*  
James R. English

*Directors*  
Kenneth H. Miller, *President*  
Dorothy Kilgore, *Vice President*  
Edward J. "Ted" Costa  
Lyle N. Hoag  
Glenn A. Miller

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JUN 22 2000

**PLANNING DEPARTMENT**

June 19, 2000

Mr. Michael Dour  
Planning  
City of Roseville  
316 Vernon Street, Suite 104  
Roseville, CA 95678

Subject: Foothill Business Park Annexation Draft Environmental Impact Report

Dear Mr. Dour:

We have received your letter requesting information regarding the water supply availability for the Foothill Business Park Annexation. As summarized in your letter, option #3 for providing water to the project site is listed as obtaining a water supply from San Juan Water District (District). Under this option, the city of Roseville would contract with the District for 171 acre-feet per year of raw water supply utilizing the District's PCWA contract.

4-1

As discussed in your referenced letter, the District is a signatory to the Water Forum, and any agreement entered into with the city of Roseville must comply with the District's Water Forum agreement. Based on the Water Forum agreement with the District, the water supply is available during years when the projected March through November unimpaired inflow to the Folsom Reservoir is greater than 950,000 acre-feet ("most years"). When the unimpaired inflow is less than 950,000 acre-feet, the 171 acre-feet of surface water would not be available from the District, and the city must have an alternative water supply, such as groundwater, available.

4-2

If you have any further questions, I can be reached at 916-791-4119.

Sincerely,

Shauna Lorance  
Assistant General Manager

**COMMENT LETTER 4: Shauna Lorance, San Juan Water District**

**Response to Comment 4-1:**

Consistent with the Draft EIR, the comment states that under Option 3, as discussed in Section 4.8, Public Services and Utilities, the City of Roseville would enter into a contract with the San Juan Water District (SJWD) to receive 171 acre-feet of raw water utilizing the SJWD's PCWA contract.

**Response to Comment 4-2:**

As required under Mitigation Measure 4.8-2, discussed on page 4.8-15 in Section 4.8, Public Services and Utilities of the Draft EIR, the applicant would be required to participate in a "fair share" program to fund the use of groundwater wells to offset raw water purchase from SJWD during drier and driest years. Therefore, during those limited times when the unimpaired inflow to Folsom Reservoir is less than 950,000 acre-feet, the proposed project would use groundwater.



**Placer County  
LOCAL AGENCY FORMATION  
COMMISSION**

175 Fulweiler Avenue, Auburn, California, 95603  
530.889.4097 FAX: 530.889.4099

**RECEIVED**

JUN 30 2000

**PLANNING DEPARTMENT**

DATE: June 28, 2000

TO: Michael Dour, Associate Planner, City of Roseville

FROM: Deborah Cubberley, Placer LAFCO Executive Officer

SUBJECT: Foothills Business Park Annexation DEIR (SCH#2000022007)

Several months ago we provided comments on the NOP for this project. At that time we requested that the alternatives analysis include an option that excluded annexing the parcel north of the creek (APN 017-114-071) since it appears that the City would have difficulty providing the necessary services across the creek.

5-1

The DEIR includes an alternative analysis that would limit development to areas south of the creek but still includes annexation of the parcel north of the creek to the City.

5-2

LAFCO policies tie annexations to the existing or anticipated requirement for City services. If the area is developable but not scheduled for development, and further, if the parcel is not accessible from the City, LAFCO would consider annexation of this parcel premature. Under these circumstances we question why the alternative analysis includes annexation of this parcel.

5-3

**COMMENT LETTER 5: Deborah Cubberley, Placer County Local Agency Formation Commission**

**Response to Comment 5-1:**

The discussion included in Chapter 6, Project Alternatives, under Alternative 4: South of Creek Only was not intended to annex the parcel north of the creek. The analysis does not change because it was assumed that this parcel was not to be developed or altered in any way from existing conditions. To address the oversight, the second bullet on page 6-3 is revised to read:

- **Alternative 4, South of Creek Only**, which assumes that the parcels north of Pleasant Grove Creek are not developed or annexed to the City;

The fourth sentence in the first paragraph on page 6-15 is revised to read:

Under this alternative, the ~~annexation area~~ parcel north of the creek would not be annexed to the City, ~~but~~ and would remain as open space, because the industrial development assumed for this parcel would not be developed as part of the proposed project, nor would it occur elsewhere in the City, because development of this area was not assumed in the City's General Plan.

It should be noted that a plan to provide full services to the parcel north of the creek through a combination of City and other agencies has been developed and worked through with the impacted parties as part of the proposed project. Specifically, all services to the parcel will be provided by the City with the exception of water (PCWA will provide water) and sewer (the eastern portion only sewer service to be provided by Placer County Service Area No. 28). The plan for services will be included with the information submitted to LAFCO as part of the annexation process.

**Response to Comment 5-2:**

Please see Response to Comment 5-1.

**Response to Comment 5-3:**

Comment noted. Please see Response to Comment 5-1.

LETTER 6



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 889-7470/FAX (530) 889-7499  
Web Page: http://www.placer.ca.gov/planning E-Mail: pkthomps@placer.ca.gov

RECEIVED

JUL 21 2000

PLANNING DEPARTMENT

July 19, 2000

Michael Dour  
City of Roseville  
Planning Department  
316 Vernon Street, Ste. 104  
Roseville, CA 95678

Subject: Foothills Business Park Annexation - Draft Environmental Impact Report

Dear Mr. Dour:

This is in regards to the subject project and the Agreement between the City of Roseville and the County of Placer regarding development projects that affect both jurisdictions. This Agreement was signed by Placer County on April 28, 1995 and the City of Roseville on May 3, 1995 and requires both jurisdictions to work together on major land development projects in the western portion of the County.

6-1

The Agreement requires the County to consult with the City prior to circulating a draft EIR for all major land development projects within the Subject Areas. All consultations between City and County shall include, at a minimum, discussions between the Planning Directors of City and County or their designees. The City agreed to comply with the same consultation and analysis requirements regarding the impacts of City projects on the County prior to approving any major land development project located wholly or partially within any areas located west of State Highway 65 which are proposed to be annexed to the City.

6-2

The County responded to the Notice of Preparation for the subject project on March 6, 2000 and identified numerous concerns with the project proposal. In complying with the Settlement Agreement between the City and County, we request that the City Planning Director (or designee) contact this office to set up a meeting with the County Planning Director (or designee) to discuss the project's impacts and mitigation measures as should have been done prior to preparation of the draft EIR.

6-3

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Paul Thompson  
Senior Planner

cc: Fred Yeager, Director of Planning  
Chron file

ref: t:\cmd\cmdp\pau\airs\2000\foothills annex.doc

**COMMENT LETTER 6: Paul Thompson, Placer County Planning Department**

**Response to Comment 6-1:**

Comment noted.

**Response to Comment 6-2:**

Comment noted.

**Response to Comment 6-3:**

The proposed project and future extension of Foothills Boulevard were first raised for discussion at the City-County Development Issues Committee. A Notice of Preparation was sent to several Placer County Departments for comment and input on issues to be addressed in the EIR. A meeting was held on February 10, 2000 with representatives of the City and County Planning and Public Works staff to discuss the project and the Foothills Boulevard alignment with a follow-up conference call on March 21, 2000. The City is in the process of attempting to set-up a follow up meeting with County staff.

LETTER 7



**PLACER COUNTY  
DEPARTMENT OF PUBLIC WORKS**

Tim Hackworth, Acting Director  
Wes Zicker, Deputy Director

July 27, 2000

Mr. Mike Dour, Associate Planner  
City of Roseville Planning Department  
316 Vernon Street, #104  
Roseville, CA 95678

**Subject: Foothills Business Park Annexation -Draft Environmental Impact Report**

Dear Mr. Dour,

Thank you for the opportunity to review the DEIR for the above referenced project. We are providing the following comments to be addressed in the Final EIR.

Foothills Boulevard Alignment

The environmental document provided an analysis for three potential alignment extensions of Foothills Boulevard between Roseville and the Sunset Industrial Area Plan. These alignments include:

- ◆ Proposed Project - Extending north to tie in with the current alignment of Duluth Avenue in the County;
- ◆ Alternative A - Extending northwest of the current terminus through the eastern portion of the approved Woodcreek East project within the City of Roseville and continuing north into the Sunset Industrial Area; and
- ◆ Alternative B - Extending northwest of the current terminus along the City/County boundary just east of the Woodcreek East project.

7-1

The EIR incorrectly states that Alternative A is the alignment that is contained within the County's Sunset Industrial Area Plan (SIAP). This is not correct, nor is it the alignment that the County supports. The SIAP plan identifies a conceptual alignment that extends to the north and swings west of Duluth Avenue; however, no precise alignment is identified. The County approved this conceptual alignment for a variety of circulation reasons, including the desire to avoid extending a future arterial roadway into an existing collector roadway with multiple driveways and right-of-way constraints associated with Duluth Avenue.

Mr. Mike Dour

Subject: Foothills Business Park Annexation -Draft Environmental Impact Report

July 27, 2000

Page 2

As a future truck route between Blue Oaks Boulevard and the Sunset Industrial Area, it is critical that we plan this future arterial to accommodate both truck and vehicular traffic. Extending Foothills Boulevard to directly connect with Duluth Avenue is not preferred by the County from a circulation standpoint; however, we are willing to study it as an alternative. We believe it is important that the planning and ultimate alignment of this important future route be embraced by both the City and the County, not merely by one jurisdiction.

7-2

It is important that we can come to amicable resolution on the Foothills Boulevard extension alignment prior to precluding Alternative B. We would be happy to meet with City staff and the appropriate property owners/representatives to come to a resolution.

Transportation Impacts within the County

The NOP comments we provided requested that the EIR analyze traffic impacts on County roadway facilities within the vicinity of the proposed project consistent with the County's 2015 travel demand model developed in conjunction with the SIAP. It is not clear on the methodology used to address impacts to County roadways. Page 4.5-33 (1<sup>st</sup> paragraph) states that impacts were evaluated using the County's 2010 travel model, while the 4<sup>th</sup> paragraph identifies utilizing the City's travel demand model. Table 4.5-12 identifies average daily traffic volumes and level of service for 2015 Market conditions for County facilities.

7-3

As requested in the NOP, we would like impacts identified using the County's 2015 Sunset Industrial Area Plan travel demand model for both the with and without project scenario.

If you have any questions regarding these comments, please contact me at (916) 889-7581.

Sincerely,

County of Placer  
Department of Public Works



William J. Moore, P.E.  
Associate Engineer

cc: Janice Reynolds Gage, County Executive Office  
Paul Thompson, Planning Department  
Mike Foster, Public Works Department

**COMMENT LETTER 7: William J. Moore, Placer County Department of Public Works**

**Response to Comment 7-1:**

Alternative A was developed to approximate the County's alignment as precisely as possible given the conceptual alignment provided in the SIAP. The analysis presented in the Draft EIR would not change substantively if the alignment was shifted slightly to the west.

**Response to Comment 7-2:**

The City has met with representatives of Placer County and expressed a willingness to consider alternative alignments. Representatives from the City and County Planning and Public Works staff met on February 10, 2000 to discuss alternatives. At that meeting it was agreed that the city would prepare baseline environmental information for the portion of the alternative in the city, and the county would provide baseline environmental information for the portion in the county. Unfortunately, the information for the county portion of the alignment has not yet been made available. It should be noted that for the past 20 years the City of Roseville planning documents have identified the extension of Foothills Boulevard directly north from its current terminus. The city has obtained irrevocable offers of dedication for the corresponding right-of-way and the city's Capital Improvement Program (CIP) includes funding for the extension based upon this alignment. The proposed project is obligated to fund or construct frontage improvements for this alignment. In addition, the Draft EIR has determined that based on the information available the proposed city alignment is environmentally superior to both alternative routes.

As indicated to the County, the City is willing to meet with County staff and landowners to discuss alternatives.

**Response to Comment 7-3:**

The Traffic and Circulation section in the Draft EIR analyzed impacts associated with development of the project using the City of Roseville's 2015 travel demand model because it is more updated than the County's 2015 model. The City's model provides the "worst-case" daily traffic projections on nearby County roadways and has therefore been determined adequate for use in analyzing the traffic impacts of this project on both city and county roadways. This information was provided to Mr. Moore and he has agreed.



LETTER 8

**PLACER COUNTY  
DEPARTMENT OF FACILITY SERVICES**



**THOMAS MILLER, Director**  
Albert Richie, Deputy Director  
Jim Durfee, Deputy Director  
Mary Dietrich, Deputy Director

**OPERATING DIVISIONS**  
Administration • Building Maintenance  
Capital Improvements • Parks & Grounds  
Property Management • Solid Waste Management  
Special Districts/Utilities

June 29, 2000

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

Attn: Michael Dour

RE: FOOTHILL BUSINESS PARK ANNEXATION EIR

Special Districts Division has reviewed the subject EIR and notes one comment as follows:

- (1) In the Wastewater section, 4.8.3, it is noted that the county sewer entity that will provide sewer service on the north end of the annexation is Placer County Sewer Maintenance District No. 1. That district is in north Auburn. The district that handles sewage in Sunset Industrial Park is Placer County Service Area No. 28, Zone No. 2, A3.

8-1

If you have any questions, feel free to call (530) 889-7511 at any time.

Sincerely,

Warren Tellefson  
Special Districts Program Manager

WT:nn

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**RECEIVED**

JUL 03 2000

**PLANNING DEPARTMENT**

**COMMENT LETTER 8: Warren Tellefson, Placer County Department of Facility Services**

**Response to Comment 8-1:**

The fourth sentence in the third paragraph on page 4.8-16 is revised to read:

The 7-acre parcel located north of the Pleasant Grove Creek in the annexation area would be served by ~~Placer County Sewer Maintenance District (SMD) #1~~ Placer County Service Area No.28, Zone No. 2.A3,

LETTER 9

SANDBERG & LO DUCA  
ATTORNEYS AT LAW

MARCUS J. LO DUCA  
CRAIG M. SANDBERG

3300 DOUGLAS BOULEVARD, SUITE 365  
ROSEVILLE, CA 95661

TEL (916) 774-1636  
FAX (916) 774-1646

July 5, 2000

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JUL 06 2000

PLANNING DEPARTMENT

PLANNING DEPARTMENT

Mr. Michael Dour  
Associate Planner  
City of Roseville  
316 Vernon Street, Suite 104  
Roseville, CA 95678

Re: Foothills Business Park Annexation Draft EIR

Dear Mr. Dour:

On behalf of Richland Communities, Inc. ("Richland"), owner/developer of the Woodcreek East project, I am submitting the comments below on the Foothills Business Park Annexation Draft EIR (the "Draft EIR").

Richland fully supports the proposed Foothills Business Park Annexation (the "Project"). The comments below are meant either as clarifications, corrections or responses to proposed alternatives.

Page 3-15

Bike Trail. It is our understanding that the proposed trail will connect to the west to the Woodcreek East trail, the preferred alignment for which will be located south of Pleasant Grove Creek over an existing sewer line easement. Location of the trail north of the creek will require the Project to construct a bridge over the creek to connect to the Woodcreek East trail.

9-1

Biological Resources.

Impacts 4.3-1, 4.3-4, 4.3-5. It should be emphasized that Alternatives 6.A and 6.B. will impact the wetland preserve area of the Woodcreek East project, which preserve is already permitted under the Clean Water Act and the Federal Endangered Species Act via a Section 404 wetlands permit and a Biological Opinion and incidental take statement, respectively. Because of conflict with those federal approvals, Richland cannot support any alternative which impacts its wetland preserve area. The Draft EIR should add a statement that Alternatives 6.A. and 6.B. will conflict with such existing federal approvals.

9-2

Noise

Impact 4.7-2. Alternatives 6.A. and 6.B. will bring Foothills Boulevard next to residences along the eastern side of the Woodcreek East project, which could create a significant impact not analyzed specifically in the Draft EIR.

9-3

Cumulative Impacts.

Transportation and Circulation (Page 5-6). The Woodcreek East project is not currently under consideration, but has already been approved by the City.

9-4

Alternatives.

Alternative 6. Both of the Foothill Boulevard alignment alternatives (6.A. and 6.B.) are inconsistent with the Roseville General Plan Circulation Element (Roseville General Plan Circulation Element, Figure III-1), an amendment to which is not among the entitlements sought by the Project. In addition, both alternative alignments:

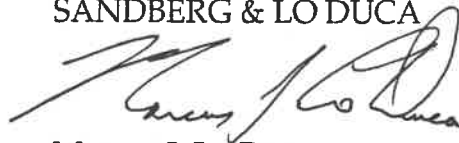
1. Fail to utilize the available connection to Duluth Avenue in Placer County;
2. Require additional infrastructure at public expense, to connect northward into the Sunset Industrial Plan Area;
3. Create additional wetland impacts not fully analyzed in the Draft EIR, which absence of analysis precludes the City from adopting these alternative alignments without analysis and re-circulation of the Draft EIR;
4. Create additional air quality impacts by bringing future roadways closer to the approved Woodcreek East project; and
5. Create additional noise impacts to the Woodcreek East project.

9-5

Thank you for the opportunity to comment on the Draft EIR. If you have any questions, please do not hesitate to call.

Very truly yours,

SANDBERG & LO DUCA



Marcus J. Lo Duca

MLD/tb

cc: Stephen Thurtle  
Stanford Ranch I, LLC

**COMMENT LETTER 9: Marcus J. Lo Duca, Sandberg & Lo Duca**

**Response to Comment 9-1:**

The commentor is correct. The preferred alignment for the bike trail is south of Pleasant Grove Creek. The landowner is obligated to secure the necessary permits and fund construction of that section of the trail through the project to connect with Foothills Boulevard.

**Response to Comment 9-2:**

The discussion under Alternative 6, pages 6-23 through 6-26 is revised to add the following new information.

The first sentence in the first paragraph on page 6-26 is revised to read:

Reconnaissance-level wetland delineations and conservation easement studies completed to date indicate that Alternative A would be located within a portion of a conservation easement within the Woodcreek East project and would affect the wetland preserve which is already permitted under the federal Clean Water Act.

**Response to Comment 9-3:**

The potential for increased noise impacts to occur to the Woodcreek East project associated with Alternative A and B of Foothills Boulevard is discussed on page 6-27 of the Draft EIR. The results of this traffic noise analysis indicates that under Alternative A the close proximity of residential uses would result in a significant traffic noise impact. Under Alternative B, it is anticipated that the traffic noise impacts would not be as severe as under Alternative A and could be mitigated through barriers or setbacks.

**Response to Comment 9-4:**

The comment is correct. Therefore, the second bullet at the bottom of page 5-6 is revised to read:

Buildout of North Roseville Phase 3 (currently under consideration by the City) and Woodcreek East (~~currently under consideration by the City~~)

**Response to Comment 9-5:**

The alternatives analysis includes a review of two different alignments for Foothills Boulevard because the City General Plan and the County General Plan show two different alignments for Foothills Boulevard. The proposed project includes the City's preferred alignment included within the City's General Plan and Capital Improvement Program (CIP). The extension of Foothills Boulevard is a planned improvement within the City's CIP. Because the City and County show different alignments for Foothills Boulevard, an alternative which analyzes other alignments to

Foothills Boulevard was added to the Alternatives chapter. The discussion on pages 6-23 through 6-28 address the environmental effects associated with the alternative alignments, including wetlands, air quality and noise.

LETTER 10

STATE OF CALIFORNIA

Governor's Office of Planning and Research  
State Clearinghouse



Gray Davis  
GOVERNOR



Steve Nissen  
ACTING DIRECTOR

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JUL 31 2000

PLANNING DEPARTMENT

July 31, 2000

Mike Dour  
City of Roseville  
316 Vernon Street, Suite 104  
Roseville, CA 95678

Subject: Foothill Business Park Annexation  
SCH#: 2000022007

Dear Mike Dour:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on July 28, 2000, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

10-1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2000022007  
**Project Title** Foothill Business Park Annexation  
**Lead Agency** Roseville, City of

**Type** EIR Draft EIR  
**Description** Development of light industrial uses, open space, public/quasi-public uses and roadways on 124 acres. Annex approximately 92 acres of the project site to the City of Roseville.

**Lead Agency Contact**

**Name** Mike Dour  
**Agency** City of Roseville  
**Phone** (916) 774-5276  
**Fax**  
**email**  
**Address** 316 Vernon Street, Suite 104  
**City** Roseville **State** CA **Zip** 95678

**Project Location**

**County** Placer  
**City** Roseville  
**Region**  
**Cross Streets** Blue Oaks Boulevard/Foothills Boulevard  
**Parcel No.**  
**Township** 11 **Range** 6E **Section** 16 **Base**

**Proximity to:**

**Highways** 65  
**Airports**  
**Railways** UPRR  
**Waterways**  
**Schools**  
**Land Use** light industrial/industrial park-design scenic-corridor special purpose uses with the specific designation of INP-DC-TM-SP/light industrial.

**Project Issues** Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Aesthetic/Visual

**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Fish and Game, Region 2; Office of Historic Preservation; Reclamation Board; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 3; Department of Health Services; Integrated Waste Management Board; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

**Date Received** 06/14/2000 **Start of Review** 06/14/2000 **End of Review** 07/28/2000

**COMMENT LETTER 10: Terry Roberts, Governor's Office of Planning and Research**

**Response to Comment 10-1:**

Comment noted.

LETTER 11



SUTTER COUNTY  
COMMUNITY SERVICES DEPARTMENT

Animal Control  
Building Inspection  
Emergency Services  
Environmental Health  
Fire Services  
Planning

Rich Hall, Director  
Larry Bagley, Assistant Director,  
Permitting Services  
Chuck Vanevanhoven,  
Fire Services  
Mike Harrold,  
Emergency Services

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August 2, 2000

City of Roseville  
Planning Department  
Attn: Michael Dour  
316 Vernon Street, No. 104  
Roseville, CA 95678

Re: Foothills Business Park Annexation; Draft Environmental Impact Report (DEIR) (SCH #2000022007)

Dear Mr. Dour:

Sutter County thanks you for the opportunity to review and comment on the DEIR. After reviewing the DEIR, we believe the document inadequately addresses several ongoing Sutter County concerns, which have been expressed to the City of Roseville on other projects. Of particular interest to Sutter County are hydrology issues such as groundwater recharge, stormwater runoff, and increases in off-site flood elevations as well as traffic impacts on Sutter County. The DEIR states that a number of identified project impacts were found to be less than significant, requiring no mitigation however these impacts include increases in the rate of stormwater runoff, increases in on-site and off-site flood elevations, and increases in traffic volumes in Sutter County. At this time the DEIR does not mitigate these impacts to a less than significant level.

1. Impacts dismissed as insignificant in the Initial Study and Environmental Checklist include the effect of the project on groundwater recharge. One of the purposes of an EIR is to identify potentially significant impacts and present evidence as to whether such impacts are significant and whether they can be mitigated. The groundwater recharge issue is dismissed in the Initial Study with the comment that the soil types in the area are "impermeable" and, therefore, the creation of impervious services by development will not affect groundwater recharge potential. Presently, the DEIR contains no support for this assertion. In order to produce an adequate document, the DEIR must quantify the amount of lost recharge potential and provide mitigation.

11-1

2. Section 4.2, Flooding and Drainage, notes the project site is located within the Pleasant Grove Creek watershed. The south branch of the Pleasant Grove Creek is located southwest of the project site and flows in a westerly direction into Pleasant Grove Creek Canal, approximately 7 miles downstream of the city limits. The Pleasant Grove Creek Canal flows into the Cross Canal in Sutter County and into the Sacramento River just south of its confluence with the Feather River, approximately 14 miles west of Roseville. The DEIR states the project would increase the amount of impervious surface which would increase the volume of surface runoff entering Pleasant Grove Creek and its tributaries. Increased flows and altered drainage patterns could increase the potential

11-2

City of Roseville  
August 2, 2000  
Page 2

for localized and regional flooding on-site and upstream and downstream of the project area. (DEIR p. 4.2-7) If the proposed project substantially increases the volume of runoff in Pleasant Grove Creek, downstream areas, including Sutter County, would experience more severe flooding. The DEIR states:

"A study prepared in 1993 concluded that all planned future development in Placer County, if unmitigated, could increase flows by less than 0.3 foot along tributary streams and approximately 0.1 foot in the ponding area upstream of the Cross Canal. These increases would inundate several hundred additional acres in Sutter County during a major flood. However, the proposed project would contribute only a small portion to these increases in flood elevation."

(DEIR p. 4.2-9, emphasis added.) This type of analysis is improper and subverts the purpose of an EIR. One may not simply minimize and dismiss an impact because it is a part of similar impacts caused by other development in Roseville and western Placer County. This is the exact reason that a cumulative impact analysis is required by CEQA. However, an examination of the cumulative impacts analysis under "Exacerbated Flood Conditions" finds it to be vacuous of meaningful content. (DEIR p. 5-4.) The analysis amounts to a statement that increased development will raise the rate and amount of runoff and that this will exacerbate flooding conditions. No facts are presented and no analysis is presented as to the nature and amount of the cumulative total of such runoff. Rather than provide the appropriate facts and analysis, the DEIR opines that Roseville has developed a reasonable flood control strategy. It is asserted that this strategy includes provision for construction of a regional stormwater retention facility which would mitigate, for increased volumes of stormwater. It is also stated that the size of the retention facility and amount of fees to be paid by the developer will be determined by the Drainage Master Plan that is currently being prepared. The DEIR notes that other flood control measures include project specific flood controls, purchasing flood easements, floodproofing structures, or providing insurance to at-risk property owners. Further, the city may use its fees to participate in those strategies rather than construct a city retention facility. These statements do not constitute mitigation of flood impacts on Sutter County. Mitigation cannot be adequately provided until proper evidence is presented showing the extent of needed mitigation. The facts that the city has a drainage master plan which may be completed some time in the future, that this master plan may provide some kind of mitigation, that some retention or detention facilities may be built, and that fees may be used toward other methods of mitigation are not mitigation. Mitigation under the law must be definite, specific, and enforceable.

Further, the city may not rely on a 1993 study without showing that the predictions and assumptions used in the study ("Placer County Flood Control and Water Conservation District, *Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation*, June 1993") conform to year 2000 reality. Moreover, the DEIR may not state that several hundred additional acres will be flooded in Sutter County without examining the impact of such flooding.

The DEIR fails to provide mitigation for stormwater runoff or the increase in on-site and off-site flood elevations by its failure to ensure that a formal program is in place that will actually accomplish the needed mitigation. The DEIR fails to demonstrate that flooding and stormwater runoffs are not a significant effect on Sutter County. Although the DEIR makes some attempts at discussing indefinite future mitigation, it contains no formal plan and no mitigation-monitoring program.

11-2  
cont'

City of Roseville  
August 2, 2000  
Page 3

The DEIR further states that project design must conform to the Placer County Flood Control District Stormwater Management Plan. (DEIR p. 4.2-4.) This plan requires that all development maintain 90% of pre-project flows. The DEIR, however, states that there will be an increase of 47.8% average runoff for a 100-year storm over existing conditions. Thus, the DEIR does not conform to the requirements of the stormwater management plan and utterly fails to show how this impact is not significant. (DEIR, pp. 4.2-7,4.2-8.) It is also stated that peak flow rates would be "slightly reduced" due to changes in runoff "timing." However, the DEIR fails to state how this timing would be accomplished or how it would be enforced. Moreover, the DEIR fails to deal with mitigation for lands that will be subject to high water for longer periods of time.

3. Under impact 4.5-5 (DEIR p. 4.5-35), the DEIR states the proposed project would increase traffic volumes on Sutter County roadways. The DEIR concludes that the effect is less than significant and no mitigation is required. The DEIR asserts that Riego Road, Sunset West Boulevard/Howsley Road, and Catlett Road would continue to operate at LOS "A" levels at buildout of the project. However, this assertion is based on predictions of future events for which there is no guarantee. The DEIR states that the 1999 MTP calls for Baseline Road to be widened to four lanes and that Riego Road would have four lanes from the Placer County line to SR 70/99. However, the DEIR notes that if Riego Road is not widened to four lanes, it would operate at a LOS "F" level under 2015 market conditions. The MTP also calls for construction of an interchange at Riego Road and SR 70/99. Without this interchange, or major at-grade improvements, the intersection of Riego Road and SR 70/99 would operate at an LOS "F" level under 2015 market conditions. Making assumptions about the future does not constitute mitigation and is no basis from which to determine that there is no significant impact. Without a four-lane Baseline Road, a four-lane Riego Road, and a Riego Road and SR 70/99 interchange traffic in Sutter County will operate at a LOS "F" level. Hoping that road improvements will be made does not reduce the impact to a less than significant level.

11-3

All of the topics discussed above remain of paramount concern to Sutter County. The DEIR does not reduce the potential impacts identified above through mitigation to levels which are less than significant. For these reasons, the DEIR is not a sufficient information document for the public and decision-makers and should not be adopted until these issues are properly addressed and mitigated.

11-4

Very truly yours,

  
DOUGLAS G. LIBBY, AICP  
Associate Planner

DGL:gsg

A:\doug libby\deir (city of roseville)

**COMMENT LETTER 11: Douglas G. Libby, Sutter County Community Services Department**

**Response to Comment 11-1:**

The proposed project is located in the Sacramento Valley groundwater basin. Groundwater basins are recharged naturally by infiltration of streamflow that originates in the mountain areas contiguous to the basin and by deep percolation of precipitation. These sources are considered the major contributor to groundwater replenishment. Only lands with sufficiently permeable soil permit percolation. As described on page 21 of the Initial Study (located in Appendix A), near-surface soils in the project area are impermeable or underlain by hardpan. These soil types are considered relatively impermeable. Therefore, as discussed on page 21 of the Initial Study, the proposed project's impact on groundwater recharge was determined not to be significant because underlying soils limit groundwater recharge under undeveloped conditions, and the addition of impervious surface cover as a result of project development would not significantly alter recharge potential.

The potential reduction in groundwater recharge to the Sacramento Valley groundwater basin as a result of project development would not represent a significant reduction in total recharge, because according to U.S. Geologic Survey (U.S.G.S.) computer models, natural recharge from Placer County as a whole represents less than two percent to the total recharge in the basin<sup>1</sup>, and the project site constitutes only a small portion of that quantity. Therefore, in the professional opinion of the EIR authors, sufficient data exist, including data from a U.S.G.S. computer model, to determine the magnitude of the impact and quantification would not change the results or conclusions of the Draft EIR.

**Response to Comment 11-2:**

The information summarized from the 1993 study (*Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation*, prepared for Placer County Flood Control and Water Conservation District by CH2M Hill) regarding stormwater flows attributable to future planned development in Placer County and potential downstream effects in Sutter County provided in the impact discussion (DEIR, page 4.2-10) was intended to provide an overall context regarding regional drainage. Site-specific estimates of stormwater runoff attributable to the proposed project were prepared as part of this DEIR. The source of the data is Dennis Huff, Consulting Engineer, March 2000, as indicated at the bottom of Table 4.2-3. The discussion on page 4.2-9 in the DEIR explains that previous hydrologic studies addressing development in the Pleasant Grove Creek watershed were prepared in 1994 and 1996. These studies assumed full buildout of the watershed. The applicant's engineer, who evaluated and ran tests on the results of the site-specific runoff estimates in combination with these studies, concluded runoff generated as a result of development of proposed project would not contribute to increases in peak flow downstream on Pleasant Grove Creek. The analysis of project-specific effects on pages 4.2-7 through 4.2-9 does not rely on the 1993 study, as suggested by the commentor.

It is correct the proposed project drainage design must conform to the Placer County Flood Control and Water Conservation District (PCFCWCD) Stormwater Management Manual (not "Plan," as stated by the commentor). The PCFCWCD Stormwater Management Manual (SWMM), adopted in 1994, specifically directs *when* [emphasis added] storage is to be used to mitigate downstream impacts due to increased flows generated by development of a site, the objective flow shall be taken as the estimated pre-development peak flow rate less 10 percent of the difference between the estimated pre-development and post-development peak flow rates from the site for all standard design storms ranging from the 2-year and up to and including 100-year. In no case, however, shall the objective flow be less than 90 percent of the estimated pre-development flow.<sup>2</sup> The SWMM does not require that *"all* [emphasis added] development maintain 90 percent of pre-project flows," as the commentor asserts.

The City of Roseville coordinates regularly with the PCFCWCD regarding drainage issues in western Placer County.

As stated in the Foothill Business Park Offsite Flood Impacts prepared for this project, the PCFCWCD recommends detention storage to mitigate the effects of projects that increase downstream peak flows. The PCFCWCD relies on the hydrologic studies of the watershed, as discussed above, to determine whether a particular project is likely to contribute to peak flows. The models were developed as part of an overall analysis of the flooding in the watershed by CH2MHill. The PCFCWCD has modified the models for general uses, one of which has been to evaluate numerous projects in the watershed regarding the need for detention storage. The applicant's engineer performed modeling/tests to determine if the proposed project required detention. As shown in Table 4.2-3 of the DEIR and correctly described on page 4.2-8 of the DEIR, the proposed project would increase in stormwater runoff. However, future 100-year and smaller flood peak flow rates at each location along Pleasant Grove Creek would be slightly reduced due to a change in runoff timing. The release of runoff would be timed so that the water from various portions of the watershed pass through certain points of the creek at different times and result in a decrease in the rate of stormwater runoff. The following is an excerpt taken from the Foothill Business Park Offsite Flood Impacts prepared for this project:

The impact of any particular project on downstream peak flows depends on the project's location in the larger Pleasant Grove Creek watershed. In general, projects in the lower parts of the watershed do not contribute to peak flows because runoff from these locations tend to pass downstream ahead of the largest concentration of runoff from the upstream watershed. Conversely, projects nearer the center and in the upper areas of the watershed tend to increase peak runoff.

Therefore, detention basins are not necessary for the proposed project. Thus, the conclusion that increased peak flows would be less than significant is supported by substantial evidence, and mitigation is not necessary.

As noted above, the DEIR does not rely on the 1993 study for the analysis of project effects, and performed modeling/tests to confirm that the project is consistent with these studies. The DEIR (page 4.2-9) merely reiterates the conclusions of the study that the inundation of several hundred additional acres in Sutter County could occur as a result all planned future development in Placer County. It is not necessary nor required, for purposes of this DEIR, to update the 1993 analysis

to "conform to year 2000 reality" or to analyze the impact of several hundred of acres of flooding in Sutter County because the proposed project would not in and of itself cause several hundred acres of flooding. The proposed project would, however, incrementally contribute to that effect, as discussed in the cumulative analysis on pages 5-3 and 5-4 in the DEIR.

As stated on page 5-4 in the DEIR, the City has developed a regional flood control strategy, which includes provisions for construction of a regional stormwater retention facility to mitigate for increased amounts of stormwater. The regional facility would be funded by new development through the payment of fees based on each projects contribution to increase in runoff. While a specific location has not been identified, there is adequate, vacant land in the City and surrounding area to accommodate a retention facility. The City believes a retention facility is a reasonable, feasible option for addressing the City's contribution to runoff volumes, including that generated by the proposed project. Nonetheless, as discussed on pages 5-3 through 5-4 in the DEIR, while storage of project flows in a regional retention facility would reduce the project's contributions to regional flooding and would serve to reduce the magnitude of the project's cumulative effect, the City of Roseville could not and is not obligated to fully mitigate the cumulative effects of increased flows for the entire region. Therefore, as stated on page 5-5 in the DEIR, the cumulative impact remains significant and unavoidable.

It should be noted that the City of Roseville and Sutter County have met on a number of occasions over the previous years to discuss alternative flood control strategies. In these meetings, Sutter County has expressed interest in exploring alternatives to a retention facility to mitigate Roseville's share of regional runoff. To date, no formal alternatives or preferences have been identified by Sutter County. As a result, the City continues to move forward planning a retention facility to mitigate its share of regional impacts.

As indicated on pages 4.2-9 and 5-4 of the DEIR, the project applicant would be required to contribute toward a regional flood control strategy as a condition of project development. As such, additional mitigation for the project's contribution to cumulative effects is not necessary. The commentor's concern regarding strategies to mitigate City-wide effects on downstream flooding and the mechanism to implement them is noted and will be forwarded to the City Council for their consideration during the decision-making process.

#### **Response to Comment 11-3:**

The impact discussion under Impact 4.5-5 on page 4.5-35 of the Draft EIR, states that the analysis of impacts on Sutter County roadways involved a comparison of 2015 traffic volumes with and without the proposed project. As discussed on page 4.5-35, the 1999 MTP intends to widen Baseline Road and Riego Road and construct an interchange, or major at-grade improvements at the intersection of Riego Road and SR 70/99. With these improvements the level of service is anticipated to be "C" or better under 2015 conditions. If Riego Road is not widened the level of service would be "F" with or without the proposed project. The same is true for the interchange at SR 70/99. If the MTP traffic improvements are not constructed, the level of service in 2015 is anticipated to be "F" with or without the project. Because the project would not significantly increase traffic volumes along these roadways and the level of service would

remain unacceptable with or without the project the project's contribution is not considered significant. It is not the sole responsibility of this project to mitigate for a regional traffic issue.

**Response to Comment 11-4:**

For the reasons stated above, it is the City's position that the EIR provides adequate analysis of the issues identified.

DEPARTMENT OF TRANSPORTATION  
DISTRICT 3, SACRAMENTO AREA OFFICE - MS 41  
P.O. BOX 942874  
SACRAMENTO CA 94274-0001  
TDD Telephone (530) 741-4509  
Facsimile (916) 323-7669  
Telephone (916) 327-3859

LETTER 12



August 7, 2000

LPLA084  
Foothill Business Park Annexation  
Draft Environmental Impact Report (DEIR)  
03PLA65 PM: 8/146 Sch: 2000022007

Mr. Mike Dour  
City of Roseville  
Planning Department  
316 Vernon Street, Suite 104  
Roseville CA 95678

Dear Mr. Dour:

Thank you for the opportunity to comment on the Foothill Business Park Annexation DEIR. Our comments are as follows:

- Traffic-related impacts should be analyzed for the State Route (SR) 65 mainline and its ramps, using the methodology described in the latest Highway Capacity Manual. The Level of Service (LOS) in the DEIR for SR 65 and its ramps was calculated by using roadway capacity and volumes. This methodology does not give accurate results. The primary criterion for LOS calculation for freeways is density, and for ramps it is the merge/diverge analysis. SR 65 and its ramps will experience a heavy increase in traffic volumes as a result of this proposed project. The A.M. and P.M. peak traffic is from opposite directions, and different ramps will be impacted. Therefore, the traffic impacts on SR 65 and its ramps need to be studied for both existing and cumulative conditions, during A.M. and P.M. peak hours. 12-1
- Please provide Caltrans with a copy of the recalculated LOS for traffic-related impacts on SR 65 and its ramps. The analysis should be performed for existing and cumulative conditions, during A.M. and P.M. peak hours. The procedures contained in the 1997 Update to the Highway Capacity Manual should be used as a guide. 12-2
- The LOS for intersections in the DEIR is based on volume/capacity (v/c) ratio for all signalized intersections for P.M. peak hours; A.M. peak hours were not included. Caltrans does not accept v/c ratio as the criteria to calculate LOS, but uses stopped-delay-per-vehicle (seconds), as per the Highway Capacity Manual, 1997. The LOS for the signalized intersections should be recalculated for A.M. and P.M. peak hours, using the methodology described in the latest Highway Capacity Manual. 12-3
- Please provide Caltrans with a copy of the recalculated LOS for the signalized intersections. The analysis should be performed for A.M. and P.M. hours. The procedures contained in the 1997 Update to the Highway Capacity Manual should be used as a guide. 12-4
- Since no queue lengths are included in the report, a technical appendix is required for review to verify queue lengths and calculations. 12-5

**Foothill Business Park Annexation DEIR**

**August 8, 2000**

**Page 2 of 2**

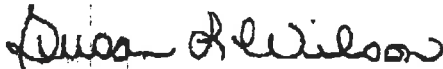
- A four-lane facility is currently under construction on SR 65 through the Blue Oaks Boulevard interchange and the Sunset Boulevard intersection area. Additionally, Caltrans' studies of long-range traffic demands indicate a possible need for a six-lane facility in this area in the future.
- Future transportation systems assumed for cumulative conditions should only include those future roadway improvements that have been programmed in the City's Capital Improvement Program (CIP).

12-6

12-7

Please provide Caltrans with a copy of the revised study, and any other final actions, conditions, and mitigation regarding this project. If you have any questions concerning these comments, contact Rebecca Sanchez at (916) 324-6634.

Sincerely,



**for JEFFREY PULVERMAN, Chief  
Office of Regional Planning**

**c: Katie Schulte Joung, State Clearinghouse**

**COMMENT LETTER 12: Jeffrey Pulverman, Chief, Office of Transportation Planning, Metropolitan, Caltrans District 3****Response to Comment 12-1:**

As discussed on page 4.5-30 of the Draft EIR, traffic forecasts prepared using the City of Roseville's travel demand model indicate that the Proposed Project would not significantly increase traffic volumes on State highways. Increases resulting from the project are projected to be 100 vehicles per day or less on any of the State Highways. As shown in Table 4.5-10 of the Draft EIR, project traffic is projected to increase traffic volumes on the ramps by less than 300 vehicles per day as a result of development of the project site. In addition, development of the project is not anticipated to cause any of the study's ramp junction intersections that would operate at LOS "C" or better conditions under the 2015 Market/No Project scenario to operate at LOS "D" or worse with the project. Therefore, it was concluded that the Proposed Project would not have a significant impact on State highways or interchanges.

As requested, traffic-related impacts for 2015 were analyzed for the SR 65 mainline using the 1997 methodology in the Highway Capacity Manual. Utilizing this methodology, the SR 65 mainline freeway segments are projected to operate at LOS "E", during the p.m. peak hour, along the entire corridor with or without the Foothills Business Park Annexation. A separate Appendix was prepared for Caltrans which shows the level of service calculation. A copy of this Appendix is available for review at the City of Roseville.

While Table 4.5-10 of the DEIR compares projected daily traffic volumes on key ramps to I-80 and SR 65 under the 2015 Market/No Project scenario and the 2015 Market/Proposed Project, an accurate merge/diverge analysis for those ramps would require existing peak hour traffic volumes for each freeway mainline segment and each ramp. Traffic counts on the freeway ramps and mainline are available only from Caltrans. Daily volumes are published by Caltrans for both the ramps and freeway mainline each year. Daily volume data from 1998 are currently available, while 2000 daily volume data will not be available until the summer of 2001. The traffic-consultant for the EIR (kdANDERSON Transportation Engineers) has contacted Caltrans staff to obtain peak hour count data on the SR-65 freeway mainline and ramps. However, Caltrans has not had sufficient time to verify whether this data is available.

The City of Roseville does not have an AM peak hour model. The City's travel demand model projects daily and PM peak hour traffic volumes only. Development of an AM peak hour model would require collection of extensive AM peak hour traffic counts throughout the City to "validate" the model (like the process used to validate the City's daily and PM peak hour models). As stated on page 4.5-11 of the Draft EIR, the PM peak hour is used in the analysis of the City's roadway system and its level of service policy, since it generally represents the highest hour for overall traffic volumes during the day. As shown on Table 4.9-10 the Proposed Project would not have any significant impacts at intersections with freeway ramps during the PM peak hour under the 2015 Market/Proposal scenario. The PM peak flow hour represents worse case conditions for Roseville's roadway system; AM peak traffic is generally less congested. An AM peak hour model would not

provide substantial additional information on level of service issues in Roseville. There is no evidence that the Proposed Project would cause significant impacts during the AM peak hour at any of the intersections with the freeway ramps in the vicinity of the proposed project.

**Response to Comment 12-2:**

The Appendix provided to Caltrans includes the mainline freeway calculations for SR 65 during the p.m. peak hour utilizing the 1997 Highway Capacity methodology.

Also refer to Response to Comment 12-1 relating to level of service calculations for ramps, existing conditions, and a.m. peak hour.

**Response to Comment 12-3:**

The City utilizes the volume to capacity ratio for determining levels of service at study intersections. They have developed post processor software that incorporates the CIP improvements into this calculation. However, Caltrans utilized the 1997 Highway Capacity Manual for its level of service calculations.

On August 17, 2000, the City of Roseville staff had a telephone conversation with Caltrans District 3 staff to discuss Caltrans' comments on the Draft EIR relating to level of service calculations and methodology. Based on this conversation, Caltrans requested additional information regarding level of service calculations in lieu of additional intersection analysis. The City of Roseville's letter summarizing this conversation is included in the appendix along with the additional information that Caltrans requested.

See Response to Comment 12-1 related to a.m. peak hour.

**Response to Comment 12-4:**

The level of service calculations for intersections utilized in this DEIR is included in the Appendix. See Response to Comment 12-3 and Response to Comment 12-1 related to a.m. peak hour.

**Response to Comment 12-5:**

See Response to Comment 12-4.

**Response to Comment 12-6:**

The City of Roseville's Year 2015 traffic demand model has SR 65 between Blue Oaks Boulevard and Sunset Boulevard as a four-lane facility. Therefore, the improvements, which are currently being constructed, have already been accounted for in the model network.

Between Blue Oaks Boulevard and Sunset Boulevard, SR 65 is projected to operate at LOS "D" under 2015 conditions. Therefore, this four-lane facility is expected to accommodate year 2015 projections. If traffic volumes continue to increase in the future, a need for a six-lane facility may be warranted.

The poor level of service anticipated in I-80 under the 2010 Market/No Project scenario could be improved by the addition of HOV lanes, ramp metering (throughout the I-80 corridor) and regional TSM elements. Such improvements and measures are more appropriately resolved on a regional level, such as the on-going I-80 Corridor Major Investment Study being conducted by SACOG, the Placer County Transportation Planning Agency (PCTPA) and Caltrans. The City of Roseville is an active participant in these efforts.

**Response to Comment 12-7:**

The future transportation system that was assumed for year 2015 conditions included only those improvements that were part of the City of Roseville's 2015 Capital Improvement Program. These improvements were incorporated into a post processing software by the DKS, a subconsultant to the city responsible for updating the City of Roseville travel demand model.

Under Year 2020 conditions, the geometrics utilized in the post processor software included those improvements that would need to be implemented for a 2020 CIP.

### ENDNOTES

1. California Department of Water Resources, *Evaluation of Ground Water Resources: Sacramento Valley, Bulletin 118-6*, August 1978.
2. *Placer County Flood Control and Water Conservation District Stormwater Management Manual, Version 3*, February 1994, p. VII-4. For example, if the existing rate was 1,000 cfs, and an unmitigated project were to increase the rate to 1,100, the project would need to mitigate post-project flows to 990 cfs under the proposed revision. Under the current policy (achieve 90% of pre-project flows), the project would need to mitigate post project flows to 900 cfs in this example.

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**4. MEETING MINUTES**

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**CITY OF ROSEVILLE  
PLANNING COMMISSION MEETING  
JULY 13, 2000  
MINUTES**

Planning Commissioners Present: Gray Allen, Rex Clark, Kim Delgado, Ted Gaines, Rocky Rockholm, Betty Sanchez.

Planning Commissioners Absent: Patricia Efseaff, excused

Staff Present: Patty Dunn, Planning Director  
Dan Dameron, Principal Planner  
Chris Burrows, Senior Planner  
Laura Conti, Administrative Analyst  
Aaron Busch, Associate Planner  
Mike Dour, Associate Planner  
Rich Glenn, Deputy City Attorney  
Julie Pistone, Recording Secretary

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Hoskinson

**MINUTES OF JUNE 22, 2000**

Vice-Chair Gaines asked if anyone had anything to add or change on the June 22, 2000, minutes.

Commissioner Sanchez requested the minutes be amended to correct the spelling of Commissioner Rockholm's name on page 2.

**MOTION**

Commissioner Rockholm made the motion, which was seconded by Commissioner Allen to approve the minutes of June 22, 2000, as amended.

The minutes were approved by General Consent. Commissioner Clark abstained since he was not present at that meeting.

**ORAL COMMUNICATIONS** None.

**CONSENT CALENDAR**

Vice-Chair Gaines asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Vice-Chair Gaines asked for a motion to approve the Consent Calendar as listed below:

**V-A. VARIANCE - 2195 BEATTY WAY - (JEFFERSON STORAGE BUILDING) - FILE# V 00-07** The applicant requests approval of a Variance to allow the placement of a 158 square foot accessory storage building with reduced sideyard and rear yard setbacks. Applicant - Todd Jefferson. (Murray)

**V-B. CONDITIONAL USE PERMIT AND ADMINISTRATIVE PERMIT - 911 WASHINGTON BLVD. SUITE 203 - (ST MATTHEW LUTHERAN CHURCH) - FILE# CUP 00-05; AP 00-18.** The applicant requests approval of a Conditional Use Permit to allow a community assembly use (St. Matthew Lutheran Church) within a Light Industrial zone. Also associated with the request is an Administrative Permit to permit a parking reduction for shared parking. Applicant - Clifford Ball; St Matthew Lutheran Church. (Murray)

**MOTION**

Commissioner Clark, made the motion, which was seconded by Commissioner Hoskinson, to approve the Consent Calendar as submitted.

The motion passed unanimously.

### NEW BUSINESS

**VI-A. DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION - 3020 TAYLOR ROAD - (FUTURE FORD DETAIL SHOP) - FILE# DRPMOD 00-28 & CUPMOD 00-06.** The applicant requests approval of a Design Review Permit Modification to modify and enlarge the building footprint and modify the exterior elevations of the automobile detail shop building, and a Conditional Use Permit Modification to modify the previously approved conditions of approval regarding hours of operation and the ability to store other vehicles (e.g. boats, trailers) on site. Applicant - Dan Richards, Williams & Paddon. (Busch)

Associate Planner, Aaron Busch, presented the staff report and responded to questions.

Applicant, Jack Paddon, Williams & Paddon Architects, 2237 Douglas Blvd. #160, Roseville, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Vice-Chair Gaines opened the public hearing and invited comments from the applicant and/or audience.

Resident, Helen Gibson, 6560 Woodcrest Ct., Rocklin, addressed the Commission to speak in opposition to the modifications to the approved project.

Owner, Jeff Pleau, Future Ford/Future Nissan, 600 Auto Mall Drive, Roseville, addressed the Commission and responded to questions.

Vice-Chair Gaines closed the public hearing and asked for a motion.

### MOTION

Commissioner Hoskinson, made the motion, which was seconded by Commissioner Allen, to continue this item off calendar to be re-noticed for a future meeting.

The motion passed unanimously.

**VI-B. DESIGN REVIEW PERMIT MODIFICATION & REZONE - 3995 FOOTHILLS BLVD. - (WALGREEN'S SHOPPING CENTER) - FILE# DRPMOD 00-01 & RZ 00-01.** The applicant requests approval of a Rezone to modify the Development Standards to allow the landscape setback along the eastern 260 feet of Switchman Drive to be reduced from 35 feet to 27 feet and a Design Review Permit Modification to allow the masonry wall to be placed at the 27 foot setback and to revise the phasing plan for the completion of site improvements. Applicant - Steven Thomas, Thomas Properties. (Henson)

Senior Planner, Chris Burrows, presented the staff report and responded to questions.

Applicant, Lester Meu, George Meu Architects, 555 Howard St., San Francisco, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Vice-Chair Gaines opened the public hearing and invited comments from the applicant and/or audience.

Vice-Chair Gaines closed the public hearing and asked for a motion.

### MOTION

Commissioner Hoskinson, made the motion, which was seconded by Commissioner Rockholm, to recommend that the City Council adopt the two (2) findings of fact for the Rezone as listed; and recommend that the City Council approve the Rezone; adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification with the four (4) conditions of approval as submitted in the Staff Report.

The motion passed unanimously.

**VI-C. GENERAL PLAN AND SPECIFIC PLAN AMENDMENT, REZONE/PREZONE, DEVELOPMENT AGREEMENT AND DEVELOPMENT AGREEMENT AMENDMENT, ANNEXATION, SIGN ORDINANCE AMENDMENT AND DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE NORTH ROSEVILLE SPECIFIC PLAN PHASE III PROJECT - 4345 FIDDYMENT ROAD; FILE'S# GPA 99-03, SPA 99-10, DA 99-07, RZ 99-07, ANN 99-02 & SOA 99-01.** The applicant requests approval of the above noted entitlements to annex and develop the 160 acre property known as Doctor's Ranch, with 669 residential units (low density single family units) and a 9.0 acre park. The project is located at the northeast corner of the City and is currently within unincorporated Placer County. The project is proposed as the third phase of the North Roseville Specific Plan (NRSP). The requested Specific Plan, Rezone/Prezone and Development Agreement entitlements address aspects of land use, Affordable Housing circulation, infrastructure, public services, implementation, and design characteristics for NRSP Phase III. Amendments to the NRSP Phase II (Mourier 160) development Agreement are also proposed addressing design standards, park construction and affordable housing. The project also includes an Amendment to the General Plan to increase the residential unit allocation by 669 units and an Annexation to incorporate NRSP Phase III into the City of Roseville. Lastly, the applicant requests an Amendment to the Sign Ordinance to allow additional subdivision/project entrance signs (additional freestanding and wall mounted logo signs). Comments on the Draft EIR are also requested. Applicant - John Mourier Construction Inc. (Conti)

Administrative Analyst, Laura Conti, presented the staff report and responded to questions.

Vice-Chair Gaines opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Tim Taron, John Mourier Construction, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Vice-Chair Gaines closed the public hearing and asked for a motion.

#### MOTION

Commissioner Rockholm, made the motion, which was seconded by Commissioner Hoskinson, to recommend that the City Council approve the General Plan Amendment; recommend that the City Council adopt the finding of fact and approve the Specific Plan Amendment; recommend that the City Council direct application be made to LAFCO to annex the property; recommend that the City Council adopt the two (2) findings of fact for the Rezone/Prezone; recommend that the City Council approve the Rezone/Prezone; adopt the five (5) findings of fact for the NRSP Phase III Development Agreement and Phase II Development Agreement Amendment; recommend that the City Council approve the NRSP Phase II Development Agreement Amendment and NRSP Phase III Development Agreement; and recommend that the City Council approve the Sign Ordinance Amendment as submitted in the Staff Report. The motion passed unanimously.

**VI-D. ANNEXATION, GENERAL PLAN AMENDMENT, REZONE/PREZONE, DEVELOPMENT AGREEMENT, AND ENVIRONMENTAL IMPACT REPORT - 10071 FOOTHILL BOULEVARD - (FOOTHILL BUSINESS PARK ANNEXATION) - FILE # GPA 99-02, RZ 99-05, ANN 99-01, & DA 99-06.** The applicant requests approval of Annexation, General Plan Amendment, Rezone/Prezone, and Development Agreement applications for the Foothill Business Park Annexation. The subject property is at the northern terminus of Foothills Boulevard, and is comprised of 92 acres of land proposed for annexation into the City of Roseville (annexation area), and 32 acres of land currently within the City limits (contiguous parcels). Together, the annexation area and contiguous parcels total 124 acres. The proposed land uses include 72 acres of industrial land, 43 acres of open space, 5 acres public/quasi-public (water tank site) and 4 acres of roadways. Proposed improvements include roadways, utilities (on-site and off-site), and a trail. Comments on the Environmental Impact Report are also requested. Applicant - Stanford Ranch I, LLC. (Dour)

Associate Planner, Mike Dour, presented the staff report and responded to questions.

Vice-Chair Gaines opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Tim Taron, Stanford Ranch I, LLC, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Vice-Chair Gaines closed the public hearing and asked for a motion.

#### MOTION

Commissioner Clark, made the motion, which was seconded by Commissioner Rockholm, to forward comments on the Draft EIR along with other EIR comments received during the public review period, for inclusion into the Final EIR for City Council review; recommend that the City Council direct that an application be made to LAFCO for the annexation; recommend that the City Council adopt the two (2) findings of fact for the Rezone/Prezone; recommend that the City Council approve the Rezone/Prezone; recommend that the City Council adopt the five (5) findings of fact for the Development Agreement; and recommend that the City Council approve the Development Agreement as submitted in the Staff Report.

The motion passed unanimously.

#### ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

Commissioner Rockholm nominated Patricia Eiseaff for Chair, which was seconded by Commissioner Hoskinson.

The nomination passed unanimously.

Commissioner Hoskinson nominated Rocky Rockholm for Vice-Chair; which was seconded by Commissioner Sanchez.

The nomination passed with the following vote:

Ayes:           Gaines, Clark, Hoskinson, Rockholm, Sanchez  
Noes:           Allen

Commissioner Allen nominated Betty Sanchez for Vice-Chair; which was seconded by Commissioner Rockholm.

The previous motion carried.

#### REPORTS/COMMENTS/COMMISSION/STAFF

##### A. REPORTS FROM PLANNER

Senior Planner, Chris Burrows addressed the Commission to report that the information regarding accessory structures, setbacks and building permits can be found on Channel 11 and a brief article will appear in the next Roseville Reflections publication. He also reported that the regularly scheduled Planning Commission meeting on August 24, 2000 will be moved to August 31, 2000.

Commissioner Rockholm requested to discuss the Planning Commission's initiation of a Rezone for the Belair Shopping Center on the August 10, 2000 agenda.

#### ADJOURNMENT

Vice-Chair Gaines asked the Commission for a motion to adjourn the meeting.

#### MOTION

Commissioner Hoskinson, made the motion, which was seconded by Commissioner Sanchez, to adjourn to the meeting of July 27, 2000. The motion passed unanimously at 9:30 PM.

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**APPENDIX**

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(1)

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*APPENDIX A*

*MITIGATION MONITORING PLAN*

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## 1. INTRODUCTION

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### Background

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This monitoring program is required for the Foothills Business Park Annexation project (proposed project) because the Environmental Impact Report (EIR) has identified significant adverse impacts, and mitigation measures have been identified to mitigate those impacts. Adoption of this mitigation monitoring plan shall occur prior to, or concurrently with, adoption of the proposed project for which the plan has been developed. All mitigation measures and the plan requirements will be included as conditions of project approval. The Applicant will be responsible for all mitigation costs and implementation of mitigation measures unless otherwise stated.

The Draft EIR identified twelve mitigation measures.

### Purpose of the Mitigation Monitoring Plan (MMP)

The purpose of this plan is:

- to ensure that mitigation measures are implemented;
- to provide feedback to agency staff and decision makers about the effectiveness of the measures;
- to provide learning opportunities for improving mitigation measures on future projects; and
- to identify the need for enforcement action before irreversible environmental damage occurs.

### Monitoring Process

Existing monitoring mechanisms are in place to assist the City of Roseville in meeting the intent of CEQA. These include, among others, monitoring of Specific Plan implementation and annual monitoring of compliance with the Development Agreement. These existing monitoring mechanisms eliminate the need to develop separate monitoring processes for each mitigation measure. Those mitigation measures that are monitored through existing City mechanisms are indicated on the Mitigation Monitoring Checklist as follows:

GP	-	As required by the General Plan
DG	-	As required by the North Roseville Design Guidelines
DA	-	As required in the Development Agreement
TP	-	Condition of Tree Permit
GRP/IMP	-	Grading Permit/Improvement Plans
BP	-	Condition of building permit
SRP	-	Condition of Design Review Permit
CIP	-	Add to Capital Improvement Program
TM	-	Condition of Tentative Map

Those measures that require separate monitoring processes are monitored through this document, and indicated on the checklist as "MMP" (with corresponding page numbers where the monitoring program can be found in this document). City responsibilities are briefly described below.

The Roseville Planning Department (project planner) will monitor tree preservation and project design mitigation measures. The Roseville Public Works Department (construction inspector) will be responsible for monitoring construction-related mitigation measures, such as erosion control. Other measures will be monitored by other divisions of the Roseville Community Development Department.

The project applicant/construction contractor will be responsible for preparing brief monitoring letters to provide project updates. The frequency of these letters will vary during the course of the project and will be determined by the City (Planning, Public Works, and Community Development Departments). The purpose of the letters is to assist City staff in keeping abreast of the complicated construction process and any problems that have arisen in the previous week. The Planning, Public Works, and Community Development Departments will review the letters, verify the conditions, and take action, as necessary.

### Project Location

The proposed project is located in the City of Roseville and Placer County, California. The project site is situated approximately five miles west of Interstate 80 (I-80). State Route (SR) 65 provides access from the northwest and intersects I-80 in Roseville. The project site is approximately one half mile north and west of the Blue Oaks interchange on SR 65. The 92-acre annexation area is located within the Sunset Industrial Area just north of the City of Roseville. Union Pacific Railroad tracks border the eastern portion of the annexation area, and Foothills Boulevard is located west of the annexation area. The contiguous parcels within the City of Roseville are located west of the annexation area.

The proposed project site includes a total of 124 acres, 92 acres of land are proposed for annexation into the City of Roseville (annexation area), and 32 acres of land are located within the City limits that is contiguous with the annexation area (contiguous parcels). All 124 acres are currently designated for industrial use by either the city or county. The project area is proposed to remain designated primarily for industrial development (approximately 72 acres).

Approximately 43 acres is proposed for open space, 5 acres is proposed to be designated for a municipal water tank site and roadways would comprise 4 acres.

The proposed project is seeking to change the land use designation of 24 acres of the contiguous parcels from Light Industrial to Open Space. In addition, the proposed project includes the extension of Foothills Boulevard, construction of a bike trail and water line through the contiguous parcel's open space, and the project changes the domestic water service to the contiguous parcel north of Pleasant Grove Creek from City service to PCWA service.

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**2. MASTER MITIGATION MONITORING CHECKLIST**

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<b>FOOTHILLS BUSINESS PARK ANNEXATION MASTER MITIGATION MONITORING CHECKLIST</b>			
<b>Mitigation Measure Number</b>	<b>Mitigation Measure</b>	<b>Monitoring Mechanism</b>	<b>Responsible for Monitoring</b>
<b>Pre-Construction Measures</b>			
4.3-1	Purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands.	GRP/IMP, see page 3-1	CDD/Eng.
4.3-2	Conduct preconstruction surveys (vernal pool crustaceans and plants)	TP, GRP/IMP, see page 3-2	CDD/Eng.
4.3-3	Conduct pre-construction nest surveys and implement appropriate restrictions.	TP, GRP/IMP, see page 3-3	CDD/Eng./Plng.
4.3-4	Perform pre-construction surveys and provide for no net loss of biological resources.	TP, GRP/IMP, see page 3-5	CDD/Eng./EU/Elec.
4.5-1	Update CIP to include improvements to Blue Oaks Boulevard/Foothills Boulevard.	DA, CIP, see page 3-6	PWD
4.5-2	Update Long-Range Transit Master Plan.	DA, CIP, see page 3-7	PWD
4.6-1	Prepare a Construction Control Emissions Plan.	GRP/IMP, see page 3-8	Eng./PWD
4.6-2	Prepare and implement a Transportation System Management Plan.	DA, CIP, see page 3-10	PWD
4.8-2	Obtain water supply from SJWD out if the 25,000 af from the PCWA contract. The use of this supply would require dry year offsets through the use of groundwater supplies as outlined in the SJWD's purveyor specific agreement.	DA, BP, see page 3-11	EU
4.8-3	Comply with City's Fire Flow Standards.	DA, see page 3-12	FD
<b>Mitigation Measures from the Initial Study</b>			
MM 1	Prepare a full-scale geotechnical investigation.	GRP/IMP, see page 3-13	Eng.
<b>Construction Measures</b>			
4.9-1	Remediate site hazards, if discovered.	GRP/IMP, TM, see page 3-16	Eng./FD
<b>Mitigation Measures from the Initial Study</b>			
MM 2	If evidence of soil contamination is discovered during construction, work shall cease.	GRP/IMP, TM, see page 3-16	Eng./FD
MM 3	In the event of the discovery of buried archeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archeologist contacted to assess the resource and provide management.	GRP/IMP, TM, DRP, BP, page 3-17	Eng./CDD

<b>FOOTHILLS BUSINESS PARK ANNEXATION MASTER MITIGATION MONITORING CHECKLIST</b>			
<b>Mitigation Measure Number</b>	<b>Mitigation Measure</b>	<b>Monitoring Mechanism</b>	<b>Responsible for Monitoring</b>
<b>NOTES:</b>			
GRP/IMP	- Grading Permit/Improvement Plans		
TP	- Tree Permit		
BP	- Building Permit		
DA	- Development Agreement		
DG	- North Roseville Design Guidelines		
GP	- General Plan		
DRP	- Design Review Permit		
CIP	- Capital Improvement Program		
TM	- Tentative Map		
Eng.	- Engineering		
Bldg.	- Building Department		
Plng.	- Planning Department		
CDD	- Community Development Department		
PWD	- Public Works Department		
EU	- Environmental Utilities Department		
Elec.	- Electric Department		
FD	- Fire Department		

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**3. PRE-CONSTRUCTION, CONSTRUCTION AND  
OPERATION MEASURES**

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## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.3 BIOLOGICAL RESOURCES

#### Mitigation Measure 4.3-1:

- 4.3-1 Purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands.

The project applicant shall be required to obtain a Section 404 permit from the USCOE prior to construction activity on any site involving waters of the U.S. It is anticipated that compliance with the requirements of the USFWS and the USCOE would minimize the adverse impacts due to loss of wetland habitats. Compliance with the USCOE and USFWS requirements for "no net loss" of wetlands would ensure that the impact would be reduced to a less-than-significant level.

Certified mitigation banks are recognized by the federal government as acceptable mitigation tools. Under CEQA, compliance with the USCOE and USFWS requirements is recognized as adequate mitigation to offset the loss of wetland areas. Therefore, after mitigation the impact is considered less than significant. The project site shall be permitted under Clean Water Act Section 404 permit process prior to development. Mitigation would consist of acquiring credits from a wetlands mitigation bank approved by the USCOE and the USFWS or other mitigation deemed appropriate to ensure no net loss for the purposes of mitigating impacts on wetlands. The credits shall be in direct proportion to wetlands losses on the property, as determined by a wetland or habitat delineation.

In the event this mitigation is implemented, the applicant would incur no further obligation for surveys, monitoring, salvage notification or seedbank salvage, as required by the operation of the approved mitigation bank.

**Implementing Parties:** Project Applicant

**Agency or  
Individual  
Responsible for  
Monitoring:**

Community Development Department/Engineering Department

**Timing:**

Prior to issuance of a grading permit for work on the project site.

**Monitoring  
Work Program:**

City staff shall ensure a 404 Permit has been obtained by the Applicant prior to releasing any permits for development of property.

**Standards of  
Success:**

The applicant obtains the necessary permits.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.3 BIOLOGICAL RESOURCES

#### Mitigation Measure 4.3-2:

#### 4.3-2 Preconstruction surveys.

The project applicant shall retain a qualified biologist to conduct pre-construction surveys during the appropriate time of year within vernal pools and seasonal wetlands on the PG&E parcel and the proposed bike trail alignment site to document the presence or absence of listed vernal pool crustaceans and plants. In the event that none of these species are present, there would be no impact, and the project applicant would incur no obligation for mitigating impacts to them. If listed vernal pool crustaceans and plants are present on site, the project applicant shall apply Mitigation Measure 4.3-1.

<b>Implementing Parties:</b>	Project Applicant
<b>Agency or Individual Responsible for Monitoring:</b>	Community Development Department/Engineering Department
<b>Timing:</b>	Prior to issuance of a grading permit for work on the PG&E parcel and the bike trail.
<b>Monitoring Work Program:</b>	City staff shall ensure that a qualified biologist is retained to conduct this work.
<b>Standards of Success:</b>	A qualified biologist conducts surveys to document the presence or absence of vernal pool crustaceans and plants.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.3 BIOLOGICAL RESOURCES

#### Mitigation Measure 4.3-3:

4.3-3 Conduct pre-construction nest surveys and implement appropriate restrictions.

To ensure that legally-protected birds-of-prey are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:

- (a) When feasible, all tree removal shall occur between August 30 and February 29 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the DFG, or
- (b) If removal of trees during the nesting season is unavoidable, pre-construction nest surveys shall be conducted to determine whether or not legally-protected nests are present in trees designated for removal. In the event nests are present, appropriate protocols shall be developed in consultation with the DFG.
- (c) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zone), unless directly related to the management or protection of the legally-protected species.

**Implementing Party:** Project Applicant

**Agency or  
Individual  
Responsible for  
Monitoring:**

Community Development Department/Engineering  
Department/Planning Department

**Timing:**

Prior to issuance of tree permit, tree removal or grading permits for construction within 350 feet of trees; prior to site disturbance and during the appropriate season.

**Monitoring  
Work Program:**

Either all tree removal shall be conducted between August 30 and February 29, or the City shall require a qualified biologist to survey for raptor nests prior to each phase. Data will be recorded by survey personnel concerning:

1. date which pre-construction surveys are initiated, performed, and completed,

2. survey methods and objectives,
3. complete species list,
4. results of surveys, and
5. mitigation and timing to prevent next disturbance.

If nests are found, the City shall:

1. require that construction activities avoid active nests,
2. monitor nest activity, and
3. provide a buffer zone of up to 350' between February 29 and August 30, with the exact buffer to be determined by the City.

**Standards of  
Success:**

City shall ensure pre-construction surveys performed prior to construction activities and, if active nest(s) are found, a qualified biologist monitors nest(s) while construction activities are in the vicinity to ensure that buffer zones are established and active nest(s) disturbance is avoided.

## PHASE - PRECONSTRUCTION

### EIR CHAPTER: 4.3 BIOLOGICAL RESOURCES

#### Mitigation Measure 4.3-4:

- 4.3-4      Preform pre-construction surveys and ensure no net loss of significant biological resources.

Mitigation Measures 4.3-4 applies to Impact 4.3-8, and does not apply to the portion of the offsite water infrastructure from the City water tank east, across Industrial Boulevard because this area is located along railroad and street right-of-ways and would not result in any adverse biological impacts.

If the construction of off-site infrastructure would occur in undeveloped areas, the City shall ensure that biological surveys and wetland delineations have been conducted that are appropriate to the habitats and species where the infrastructure will be located (e.g., appropriate time of year and proper survey protocols). Construction of infrastructure shall not begin until such surveys and wetland delineations have been completed, the appropriate agencies have been consulted, mitigation measures outlined, and permits (e.g. 404, 1603) obtained, as necessary. Mitigation for these potential impacts could include preservation, limited operating periods, or the purchase of mitigation credits through an agency-approved mitigation bank or in lieu fee program. Mitigation Measure 4.3-4 may be implemented through the proposed project, or other development projects where the infrastructure would be located.

<b>Implementing Parties:</b>	Project Applicant
<b>Agency or Individual Responsible for Monitoring:</b>	Community Development Department/Engineering Department/Environmental Utilities/Electric
<b>Timing:</b>	Prior to issuance of a grading permit for work offsite.
<b>Monitoring Work Program:</b>	City staff shall ensure that a qualified biologist is retained to conduct this work.
<b>Standards of Success:</b>	A qualified biologist conducts the necessary surveys to document the presence or absence of significant biological resources.

**PHASE - PRE-CONSTRUCTION**

**EIR CHAPTER: 4.5 TRANSPORTATION AND CIRCULATION**

**Mitigation Measure 4.5-1:**

4.5-1 Update the CIP to include improvements to Blue Oaks Boulevard/Foothills Boulevard.

A feasible improvement to this intersection would include a third eastbound through lane. This improvement would allow the intersections of Blue Oaks Boulevard and Foothills Boulevard to operate at LOS "C" under the plus Project condition.

**Implementing Parties:** Roseville Public Works Department

**Agency or Individual Responsible for Monitoring:** Roseville Public Works Department

**Timing:** The CIP shall be updated to include improvements to Blue Oaks Boulevard/Foothills Boulevard. The fee shall be collected concurrent with the issuance of building permits and as dictated in Development Agreement.

**Monitoring Work Program:** The Public Works Department shall update the transportation CIP to include improvements to Blue Oaks Boulevard/Foothills Boulevard.

**Standards of Success:** The transportation CIP is updated as indicated and the Applicant has paid a fair share cost.

**PHASE - PRE-CONSTRUCTION**

**EIR CHAPTER: 4.5 TRANSPORTATION AND CIRCULATION**

**Mitigation Measure 4.5-2:**

**4.5-2 Update the Long Range Transit Master Plan.**

Development of the proposed project should be included as part of the Long Range Transit Master Plan and shall be consistent with the applicable General Plan transit policies in the City's Circulation Element.

**Implementing Parties:** Roseville Public Works Department

**Agency or Individual Responsible for Monitoring:** Roseville Public Works Department

**Timing:** The Long Range Master Plan should include the Foothills Business Park in the next update.

**Monitoring Work Program:** The Public Works Department shall update the LRMP to include the proposed project.

**Standards of Success:** The LRMP is updated as indicated.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.6 AIR QUALITY

#### Mitigation Measure 4.6-1:

##### 4.6-1 Prepare a Construction Control Emissions Plan.

To reduce construction-generated particulate emissions, the contractor shall prepare a construction control Emissions Plan in consultation with the Placer County APCD that shall include the following requirements, if feasible.

- (i) The project applicant shall submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District for approval prior to ground breaking.
- (ii) The contractor shall water as indicated by City inspectors to keep all earth surfaces moist during clearing, grading, earthmoving, and other site preparation activities.
- (iii) The contractor shall sweep streets within and adjacent to the project as needed or as directed by City inspectors.
- (iv) The contractor shall schedule clearing, grading and earthmoving activities during periods of low wind speeds, and restrict those construction activities during high wind conditions (wind speeds greater than 20 mph average during an hour).
- (v) The contractor shall not engage in open burning of wood or vegetative waste from project construction. This waste shall be chipped, mulched, and converted to biomass fuel.
- (vi) The contractor shall use low nitrogen oxide generating equipment, if feasible.
- (vii) The contractor shall maintain construction equipment per the manufacturer's guidelines.

<b>Implementing Parties:</b>	Contractor
<b>Agency or Individual Responsible for Monitoring:</b>	Applicant and Public Works Department
<b>Timing:</b>	During construction

**Monitoring  
Work Program:**

The Applicant shall require its contractor to control dust watering or ceasing grading activities when wind velocity exceed 20 miles per hour. The City through the grading permit has enforcing authority to be used in the event construction dust is not controlled.

**Standards of  
Success:**

This measure will be deemed successful if construction-related PM<sub>10</sub> emissions are left at a less-than-significant level.

**PHASE - PRE-CONSTRUCTION**

**EIR CHAPTER: 4.6 AIR QUALITY**

**Mitigation Measure 4.6-2:**

**4.6-2 Prepare and implement a Transportation System Management Plan**

Consistent with the City’s Transportation Systems Management Ordinance, the project applicant shall prepare and implement a Transportation Systems Plan that includes measures intended to reduce reliance on single-occupancy vehicles. Such measures could include installing electric vehicle charging facilities, implementing employee trip reduction programs, or contributing to transit funding. However, it is not anticipated that project emissions would be reduced below the air quality threshold by application of such measures.

<b>Implementing Parties:</b>	Applicant
<b>Agency or Individual Responsible for Monitoring:</b>	Roseville Public Works Department
<b>Timing:</b>	The Applicant shall prepare the Transportation System Management Plan (TSM) prior to project occupancy.
<b>Monitoring Work Program:</b>	The Public Works Department shall review the TSM to ensure it is adequate.
<b>Standards of Success:</b>	The TSM is prepared and determined to meet the City’s requirements.

## PHASE - PRE-CONSTRUCTION

### EIR CHAPTER: 4.8 PUBLIC SERVICES AND UTILITIES

#### Mitigation Measure 4.8-2:

- 4.8-2 Obtain water supply from SJWD out of the 25,000 af from the PCWA contract. The use of this supply would require dry year offsets through the use of groundwater supplies as outlined in SJWD's Purveyor Specific Agreement.

Mitigation Measure 4.8-2 applies to Impact 4.8-1.

The City has reached an agreement with the SJWD to supply water to the project site. The City would purchase raw water from SJWD out of the 25,000 af from the PCWA contract. Under this option, the Applicant would be required to participate in a "fair share" program to fund the use of groundwater wells to offset raw water purchase from SJWD during drier and driest years. The Development Agreement between the City and the Applicant addresses the financing responsibilities.

**Implementing Parties:** Contractor/Applicant/Environmental Utilities

**Agency or Individual Responsible for Monitoring:** Environmental Utilities Department

**Timing:** Prior to construction

**Monitoring Work Program:** Prior to project construction, the City's Environmental Utilities Department shall confirm that the SJWD has provided a will serve letter to the Applicant, indicating that SJWD is able to provide water to supply the project. The Development Agreement requires a contribution to the well through payment of fees at the time the Building Permit is obtained.

**Standards of Success:** The SJWD provides water to serve the project. Finding provided for a fair share contribution to the well.

**PHASE - PRE-CONSTRUCTION**

**EIR CHAPTER 4.8 PUBLIC SERVICES AND UTILITIES**

**Mitigation Measure 4.8-3:**

4.8-3: Comply with City's Fire Flow standards.

The developer shall comply with the City's fire flow standards to ensure that regardless of which water purveyor serves the site, adequate water pressure exists.

<b>Implementing Parties:</b>	Contractor
<b>Agency or Individual Responsible for Monitoring:</b>	Fire Department/Environmental Utilities Department
<b>Timing:</b>	Prior to Building permit need to demonstrate adequate fire flow exists and can be retained.
<b>Monitoring Work Program:</b>	The contractor shall coordinate with the City's Building Department and Fire Department to ensure the requirements for fire flow are being met.
<b>Standards of Success:</b>	Adequate pressure that meet's the City's fire flow standards has been achieved.

## PHASE - PRE-CONSTRUCTION

### INITIAL STUDY MITIGATION MEASURE

#### Mitigation Measure 1:

1. Prepare a full-scale geotechnical investigation.

Prior to the commencement of any earthwork on the proposed project, a full-scale geotechnical investigation must be completed. The geotechnical investigation is to include:

- Soil borings;
- Laboratory testing; and
- Grading and design recommendations.

The grading and design recommendations should, at a minimum, address the following issues:

- Fill control plan;
- Expansive soils;
- Differential settlement;
- Slope instability;
- Foundation instability;
- Stream bank protection; and
- Other significant geological characteristics pertinent to proper development of the project site.

The geotechnical investigation shall consist of soil borings to collect samples and laboratory testing to determine the appropriate design parameters for use in determination of the structural fill, roadbed fill, and landscaping fill requirements, along with the fill placement requirements. The various soils should also be tested for corrosivity, to allow for proper foundation design.

The geotechnical evaluation shall also provide grading and design recommendations to address potential slope and foundation instability, stream bank protection and slope evaluation, expansive soils, and differential settlement. The report shall evaluate the soil types to test for shrink-swell potential to determine load bearing and strength concerns.

Design of engineered fills shall require that the geotechnical investigation assess the structural properties of each of the different soils types throughout the project site. Such an

investigation would address specific areas of the project site to be developed in order to account for the various structures and roadways proposed for that particular area. In addition to evaluation for engineered fills, specific geotechnical evaluation of engineered slopes shall be included in the geotechnical evaluation. Any cut and/or fill slopes shall be evaluated for proper design in order to reduce the hazard of over-steepening and/or removing of their lateral support, both of which could lead to slope instability, structural failure, and landsliding. If necessary, slopes shall be designed with additional lateral support, such as buttressing, and fill slopes shall be properly keyed into competent formational materials.

Grading and fill placement shall be monitored and compaction testing should be performed to ensure proper placement of all fill types (structural, non-structural, and roadbed).

In addition to the measures mentioned above, soils shall be tested for their shrink-swell potential. Soils with low strength and/or high shrink-swell potential shall be controlled by over-excavation, or covering with a sufficient amount of granular soils (as determined by the geotechnical investigation). Potentially expansive soils shall only be placed in areas determined not to consist of structural fill.

The City of Roseville Department of Public Works Improvements Standards require that a grading permit be obtained prior to grading activities. At this time the Applicant must submit, for review and approval, Improvement and/or Grading Plans along with a site-specific erosion and sedimentation control plan.

**Implementing Parties:**

Applicant, Contractor

**Agency or  
Individual  
Responsible for  
Monitoring:**

Public Works Department

**Timing:**

Prior to approval of any grading or improvement plans for the proposed project.

**Monitoring**

**Work Program:**

The Public Works Department shall review the results of a geotechnical investigation performed by the Applicant or Applicant's consultant. The review will verify that all required components have been included, and that the findings of the investigation have been incorporated into the final plans, prior to commencement of any earthwork on the property.

**Standards of  
Success:**

This measure will be deemed successful when an adequate geotechnical investigation, as specified, is performed and recommendations from the investigation are appropriately considered and incorporated in final design.

## PHASE - CONSTRUCTION

### EIR CHAPTER: 4.9 HAZARDOUS MATERIALS

#### Mitigation Measure 4.9-1 and Initial Study Mitigation Measure 2:

4.9-1 Remediate site hazards, if discovered.

If evidence of contamination is discovered, work shall cease until the site can be investigated and remediated. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the Plan Area are coordinated with Roseville Fire Department, Placer County Division of Environmental Health, and, if needed, other appropriate state agencies. Once the site is remediated, construction can continue. The City shall also continue to update its records concerning contamination or hazards that may be present at facilities or sites adjacent to the Plan Area, and take necessary action to ensure that the health and safety of the public is protected.

<b>Implementing Party:</b>	Applicant
<b>Agency or Individual Responsible for Monitoring:</b>	Engineering Department/Fire Department
<b>Timing:</b>	When evidence of contamination is discovered.
<b>Monitoring Work Program:</b>	For projects where contamination is discovered, the Applicant shall provide proof to the City that the project site has been fully evaluated and remediated.
<b>Standards of Success:</b>	Full evaluation and remediation of all contaminated areas discovered during construction activities.

## PHASE - CONSTRUCTION

### INITIAL STUDY MITIGATION MEASURE

#### Mitigation Measure 3:

3. In the event of the discovery of buried archeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archeologist contacted to assess the resource and provide management.

In the event of the discovery of buried archaeological deposits it is recommended that project activities in the vicinity of the find should be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations.

#### Implementing Parties:

Contractor

#### Agency or Individual Responsible for Monitoring:

Community Development Department / Engineering  
Department/Contractor

#### Timing:

During construction activities.

#### Monitoring Work Program:

The applicant/city shall consult with a qualified archaeologist if archaeological deposits are discovered before construction activity in the vicinity resumes.

#### Standards of Success:

This measure will be deemed successful if, in the event of an archaeological discovery, construction is temporarily halted, the Planning and Public Works Departments are notified, a qualified archaeologist is consulted, recommendations are implemented, and purpose and standards of state statutes governing cultural resources are met.