

***FINAL
HEWLETT-PACKARD MASTER
PLAN ENVIRONMENTAL
IMPACT REPORT***

Prepared for:

*City of Roseville
Roseville, California*

Prepared by:

EIP Associates

May 24, 1996

FINAL
ENVIRONMENTAL IMPACT REPORT
FOR THE
HEWLETT-PACKARD MASTER PLAN EIR

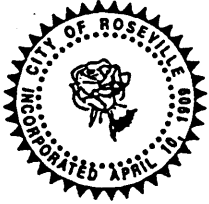
Prepared for:

City of Roseville
Roseville, California

Prepared by:

EIP Associates
Sacramento, California

May 24, 1996



PLANNING
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

316 VERNON STREET, #104 • ROSEVILLE, CA 95678
PHONE: (916) 774-5276 • TDD: (916) 774-5220

NOTICE OF AVAILABILITY
May 24, 1996

FINAL ENVIRONMENTAL IMPACT REPORT

FOR THE

HEWLETT PACKARD MASTER PLAN

SCH# 95112022

The Roseville Planning Department has released the Final Environmental Impact Report (FEIR) for the Hewlett Packard Master Plan. The Final EIR has been prepared in accordance with the California Environmental Quality Act (Section 21000, et seq. of the Public Resources Code).

The Draft EIR was circulated for public review and comment from February 28, 1996 to April 12, 1996. During the statutory 45 day review period, a public hearing to receive comments on the DEIR was held before the Roseville Planning Commission (April 11, 1996). All comments received, in writing, and orally at the Planning Commission hearing, have been responded to in the Final EIR.

The comments received do not require revisions to the Proposed Project or require new analysis of potential environmental impacts. Text changes were made to the DEIR in response to comments and at the initiative of the lead agency.

On June 5, 1996, at 316 Vernon Street, Roseville, the Roseville City Council will hold a public hearing to receive comments on the Final EIR and the land use actions associated with the proposed project. The City Council will be asked to certify the Final EIR and approve the project as recommended by the Planning Commission. All interested persons are encouraged to attend this meeting and provide comments on the Final EIR and project. Copies of the Final EIR are available at the Roseville Planning Department, 316 Vernon St., The Roseville Library, 225 Taylor St. and the Maidu Branch Library, 1530 Maidu Dr.

For further information regarding the Final EIR, the Proposed Project or the City Council meeting, please contact Chris Burrows or Dan Dameron at the Roseville Planning Department at (916) 774-5276.

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1. INTRODUCTION

1. INTRODUCTION

This Final Environmental Impact Report (Final EIR) for the Hewlett-Packard Master Plan was prepared in order to respond to public comments received on the Draft EIR, which was circulated from February 26 to April 12, 1996.

Project Background

In 1979, Hewlett-Packard purchased a 500.2 acre site located within the City of Roseville to develop a computer manufacturing and distribution facility. From 1979 through 1995, the 200 acres immediately adjacent to Foothills Boulevard has been developed to include 1.33 million square feet in ten manufacturing, distribution, support maintenance, and administrative office buildings. In order to expand their current facility, Hewlett-Packard has prepared a Master Plan designed to provide comprehensive planning and orderly development of the remaining 300 acres of undeveloped land on the 500 acre site. The Master Plan includes designating 28.5 acres for general commercial uses and 45.9 acres for open space. The remaining acreage would retain its present light industrial designation. Total buildout of the Proposed Project is anticipated to occur incrementally over a 25+ year time-frame.

The Draft EIR evaluated the potential environmental effects that could result from implementation of the Hewlett-Packard Master Plan project. The Final EIR 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 February 1996, is hereby incorporated into this Final EIR by reference. This Final EIR presents substantive comments and recommendations received on the Draft EIR. It also provides responses to substantial environmental issues raised by those comments.

The Final EIR includes both written and oral comments received during the 45 day public review period. The Final EIR also includes a summary of verbal comments received during a public hearing held before the Roseville Planning Commission on April 11, 1996. A summary of these verbal comments is included in this document along with written responses to all substantive comments that were not adequately addressed at the public hearing.

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 Final EIR, which will be considered for certification by the City of Roseville City Council. A copy of the Notice of Completion and availability of the Draft EIR is included in the Final EIR as Appendix A. In addition, 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 G of the Draft EIR.

The Final EIR is organized as follows:

Chapter 1 - Introduction

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

Chapter 3 - List of Persons and Agencies Commenting: This chapter contains a list of all the agencies and persons who submitted comments on the Draft EIR during the public review period in the order they appear in Chapter 4.

Chapter 4 - 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.

2. TEXT CHANGES TO THE DRAFT EIR

2. TEXT CHANGES TO THE DRAFT EIR

This chapter contains changes to the text of the Draft Environmental Impact Report (DEIR) made either in response to comments or at the initiative of lead agency staff. These changes correct errors and clarify text presented in the DEIR. Changes are identified by showing a line through text that has been deleted and shaded type-face for the new text that has been inserted. These changes appear in order of their location in the DEIR.

Chapter 2. Summary of Impacts and Mitigation Measures

Page 2-13

The last line in the "Mitigation Measures" column of the Draft EIR is amended to read:

Mitigation Measure 5-6 (Implement Mitigation Measures ~~4.4-2(a) and (b).~~
~~4.4-4(a) and (b) and 4.4-5(a) and (b).~~

Page 2-14

The LOS Policy Change and Cumulative Impacts are added to the Summary Table, as shown at the end of this chapter.

Chapter 4. Environmental Analysis

4.4 Hydrology and Water Quality

Page 4.4-6

The first sentence of the second paragraph is revised to read:

The Placer County Flood Control District (PCFCD) and the City are developing a regional flood control ~~plan~~ ~~strategy~~ ...

4.5 Biological Resources

Page 4.5-5

The first and second sentence of the final paragraph are amended to read:

Wetland delineations were conducted for the undeveloped, 300-acre a 90-acre portion of the project area during April 1994, and a verification letter was provided by the Corps on June 15, 1995. The letter from the Corps authorizes Hewlett-Packard Company to begin developing a 90-acre portion of the project site, which was the original area identified for grading, under Nationwide Permit Number 26, provided they meet the terms and conditions of the letter.

Page 4.5-6

The first sentence of the first paragraph is amended to read:

~~As Any grading activities the Proposed Project outside of now includes substantially greater area (300 acres), the 90-acre parcel will require a subsequent Pre-discharge notification (PDN) submittal and regulation agency approval of the original project of 90 acres must be updated.~~²

Page 4.5-15

The second sentence of the fourth paragraph on page 4.5-15 is amended to read:

Wetland delineations that have been verified by the Corps are noted, as well as those for which verification is absent or pending has been noted.

4.9 Transportation and Circulation

Page 4.9-32

Table 4.9-6 is amended as shown.

Square Footage (as of April 1995)	Existing Traffic Volumes (veh)			Trip Rates (veh/ksf)		
	Daily (ADT)	Peak Inbound	Peak Outbound	Daily	PM Peak Inbound	AM-PM Peak Outbound
1,182,500	12,500	100	1,250	10.5	0.08	1.06
SOURCE: DKS Associates, 1996.						

4.12 Public Services and Utilities

Page 4.12-31

The sixth sentence under Impact 4.12-14 on page 4.12-31 of the Draft EIR is revised to read:

Current Sterling fees are ~~\$0.28~~ ~~\$0.30~~ per sq. ft for non-residential development. The fee is split, with ~~\$0.165~~ ~~\$0.18~~ going to elementary schools and ~~\$0.115~~ ~~\$0.12~~ to high schools

Chapter 5. Other Project-Related Components

Page 5-5

The text in fourth line under Impact 5-6 is amended to read:

Additional Mitigation: Mitigation Measure 5-6 (Implement Mitigation Measures ~~4.4-4(a) and (b) and 4.4-5(a) and (b)~~ 4.4-2(a) and (b) and 4.4-4.

Appendix D Biological Information

Page D-1

The sixth column ("present on site"), second row (referring to the hispid bird's beak), is changed from "S" (suitable habitat on site) to "U" (unsuitable habitat on site).

TABLE 2-1 - SUMMARY OF IMPACTS AND MITIGATION MEASURES (REVISED)						
Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigation Measures	Residual Significance	
Proposed Change in Level of Service Goal ¹						
<ul style="list-style-type: none"> ■ Under certain circumstances, delays at intersections would increase by 15 to 40 seconds. 	Not Applicable	None	Less than significant	None required	Less than significant	
<ul style="list-style-type: none"> ■ No changes to the CIP would need to occur. 	None	None	Less than significant	None required	Less than significant	
<ul style="list-style-type: none"> ■ The 8-hour standard for carbon monoxide would be exceeded at the Foothills/Pleasant Grove intersection under Existing plus Project conditions. 	Transportation System Management Ordinance	None	Significant	Mitigation Measure 4.10-3 (Provide regional emissions controls)	Significant	
<ul style="list-style-type: none"> ■ Noise levels along the affected roadways would be reduced, but not enough to be perceptible to the human ear. 	None	None	Less than significant	None required	Less than significant	

¹ Impacts are taken from Chapter 5, Other Project-Related Components. The discussion of the LOS policy change did not number impacts.

TABLE 2-1 - SUMMARY OF IMPACTS AND MITIGATION MEASURES (REVISED)

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigation Measures	Residual Significance
CUMULATIVE IMPACTS²					
Land Use					
■ Conversion of vacant and agricultural lands to urban uses.	None	None	Significant	None	Significant
■ Loss of farmland.	None	None	Less than significant	None required	Less than significant
■ Development of land uses that are conditionally compatible in proximity to one another.	General Plan Policy LA-1	None	Less than significant	None required	Less than significant
Population, Employment and Housing					
■ Short-term imbalances in the City's jobs/housing ratio.	None	None	Less than significant	None required	Less than significant
Soils, Geology and Seismicity					
■ Increased exposure of people to seismic hazards.	General Plan Policies SA-1, SA-2 and SA-4	None	Less than significant	None required	Less than significant
■ Increased erosion and alteration of topography due to grading.	General Plan Policies SA-2 and SA-3	None	Less than significant	None required	Less than significant

² Cumulative impacts, as discussed in Chapter 6, CEQA Considerations, of the Draft EIR, are the effects of the Proposed Project in combination with other anticipated growth in the project area. Cumulative impacts were not numbered in the Draft EIR.

TABLE 2-1 - SUMMARY OF IMPACTS AND MITIGATION MEASURES (REVISED)

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigation Measures	Residual Significance
<ul style="list-style-type: none"> Development on lands with geologic and/or soils constraints. 	General Plan Policies SA-2 and SA-3	None	Less than significant	None required	Less than significant
Hydrology and Water Quality					
<ul style="list-style-type: none"> Increased impervious surface area would increase the volume and rate of storm water runoff, exacerbating existing on- and off-site flooding. 	General Plan Policies SB-1, SB-2, SB-5, SB-6, and SB-8	Construct detention basins within the project area	Significant	Mitigation Measure 4.4-2(a) (Identify adequate detention facility locations) Mitigation Measure 4.4-2(b) (Contribute fair share fees to regional flood control facilities)	Significant
<ul style="list-style-type: none"> Decrease in water quality due to increased urban runoff and increased erosion and sedimentation associated with construction activities. 	General Plan Policies OC-1, OC-2 and OC-3	None	Significant	Mitigation Measure 4.4-4 (Implement erosion control plan)	Significant
Biological Resources					
<ul style="list-style-type: none"> Loss of undeveloped habitat for plants and wildlife. 	General Plan Policies OB-7 and OB-11, Roseville Tree Preservation Ordinance	None	Significant	None	Significant

TABLE 2-1 - SUMMARY OF IMPACTS AND MITIGATION MEASURES (REVISED)

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigation Measures	Residual Significance
Cultural Resources					
<ul style="list-style-type: none"> Damage or destroy known and/or unidentified archaeological and historical resources. 	General Plan Policies OD-1, OD-2, OD-3	None	Significant	Mitigation Measure 4.6-1 (Cease work and consult a qualified archaeologist)	Less than significant
Aesthetics and Visual Resources					
<ul style="list-style-type: none"> Conversion of undeveloped landscape character to developed character. 	None	Designate 45.9 acres of open space	Significant	None available	Significant
Hazardous Materials and Public Safety					
<ul style="list-style-type: none"> Increased potential for accidental release or spill from new commercial and industrial uses. 	General Plan Policies AA-11, SE-1, and SE-5	None	Less than significant	None required	Less than significant
<ul style="list-style-type: none"> Increased need for emergency response capabilities. 	General Plan Policies AA-11, SA-4, SD-1 through SD-9 and SE-1 through SE-5	None	Less than significant	None required	Less than significant
<ul style="list-style-type: none"> Risk of accidental releases or spills associated with increased transport of hazardous materials. 	General Plan Policies SE-3 and SE-4	None	Less than significant	None required	Less than significant

TABLE 2-1 - SUMMARY OF IMPACTS AND MITIGATION MEASURES (REVISED)

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigation Measures	Residual Significance
Transportation and Circulation					
■ Need for additional lanes at Foothills Boulevard and Blue Oaks Boulevard.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Add dual left-turn lanes on all legs	Less than significant
■ Need for additional lanes on Stanford Ranch Road.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Widen Stanford Ranch Road to six lanes north of Sunset Boulevard	Less than significant
■ Need for additional lanes on Foothills Boulevard at Main Street.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Add second east- and west-bound left-turn lanes to Foothills Boulevard and Main Street	Less than significant
■ Need for additional lanes on Baseline Road.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Add a third through lane in each direction on Baseline Road from Junction Boulevard extension to west of Fiddymont Road; Add left-turn lanes at the Fiddymont Road/Baseline intersection	Less than significant
■ Need for improvements at the intersection of Foothills Boulevard and Pleasant Grove Boulevard.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Construct a grade separation	Less than significant
■ Need for improvements at intersection of Roseville Parkway and Taylor Road.	General Plan Policies CB-1, CB-2 and CD-1	None	Significant	Construct a grade separation	Less than significant
■ Increased demand for transit service (both bike and light rail).	General Plan Policies CE-1 through CE-3	None	Significant	Mitigation Measure 4.9-7 (Update Long-Range Transit Master Plan)	Less than significant
■ Increased demand for transportation-related bicycle trips.	General Plan Policies CE-1 through CE-3	None	Significant	Implement bikeway facility system consistent with Bikeway Master Plan (BMP); Update BMP, if necessary	Less than significant

TABLE 2-1 - SUMMARY OF IMPACTS AND MITIGATION MEASURES (REVISED)					
Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigation Measures	Residual Significance
Air Quality					
<ul style="list-style-type: none"> Emissions of PM₁₀, NO_x, ROG, SO₂ and CO due to construction activities and use of construction vehicles. 	None	None	Short-term significant	Implement Mitigation Measure 4.10-1 (Provide dust controls) Mitigation Measure 4.10-2(a) (Maintain construction equipment and vehicles) Mitigation Measure 4.10-2(b) (Develop and implement a Construction Employee Trip Reduction Plan)	Short-term potentially significant
<ul style="list-style-type: none"> Increased air pollution in the Sacramento Valley Air Basin. 	Transportation System Management Ordinance	None	Significant	Mitigation Measure 4.10-3 (Provide regional emissions controls)	Significant
<ul style="list-style-type: none"> Exposure of existing residents to minor amounts of odors. 	None	None	Less than significant	None required	Less than significant
<ul style="list-style-type: none"> Exposure of residents to criteria and/or toxic air pollutants generated by stationary sources. 	General Plan Policy AA-8	None	Less than significant	None required	Less than significant

TABLE 2-1 - SUMMARY OF IMPACTS AND MITIGATION MEASURES (REVISED)

Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigation Measures	Residual Significance
Noise					
<ul style="list-style-type: none"> Temporary increases in noise levels due to earthmoving and general construction activities. 	General Plan Noise Level Performance Standards, City Noise Ordinance	None	Less than significant	None required	Less than significant
<ul style="list-style-type: none"> Noise generated by non-transportation sources. 	Noise Element Policy 7 and General Plan Noise Level Performance Standards	None	Significant	Use setbacks and/or soundwalls on light industrial projects as necessary to ensure compliance with General Plan standards	Less than significant
<ul style="list-style-type: none"> Traffic noise increases along roadways near residential areas. 	General Plan Noise Level Performance Standards	None	Significant	None	Significant
Public Services and Utilities					
<ul style="list-style-type: none"> Increased demand for domestic water. 	General Plan Policies FF-1, FF-2, and FF-8	None	Significant	None	Significant
<ul style="list-style-type: none"> Increased demand for domestic water treatment. 	General Plan Policies FF-2, FF-3	None	Less than significant	None required	Less than significant
<ul style="list-style-type: none"> Increased demand on water distribution system. 	None	None	Significant	Restruct future development when it would result in velocities of seven feet per second or greater	Less than significant

TABLE 2-1 - SUMMARY OF IMPACTS AND MITIGATION MEASURES (REVISED)						
Impact	Applicable City Policies and Regulations	Action Proposed by Applicant	Level of Significance	Mitigation Measures	Residual Significance	
■ Increased demand on wastewater treatment system.	General Plan Policies FG-1, FG-8, FG-9, LH-7	None	Significant	Adopt and implement Regional Wastewater Master Plan	Less than significant	
■ Increased demand for electrical supply.	None	None	Potentially significant	None	Potentially significant	
■ Increased demand for natural gas.	None	None	Less than significant	None required	Less than significant	
■ Increased demand for police protection services.	Building Security Ordinance	None	Less than significant	None required	Less than significant	
■ Increased demand for fire protection services.	None	None	Less than significant	None required	Less than significant	
■ Increased demand for solid waste disposal.	None	None	Less than significant	None required	Less than significant	
■ Increased demand for school services.	None	None	Less than significant	None required	Less than significant	
■ Increased demand for library services.	None	None	Less than significant	None required	Less than significant	

3. LIST OF AGENCIES AND PERSONS COMMENTING

3. LIST OF AGENCIES AND PERSONS COMMENTING

Federal Agencies

1. U.S. Army Corps of Engineers

State Agencies

2. California Highway Patrol
3. Department of Fish and Game
4. Governor's Office of Planning and Research

Local Agencies

5. Placer County Flood Control and Water Conservation District
6. City of Rocklin
7. Roseville City School District
8. Roseville Joint Union High School District
9. Sacramento County Public Works Agency
10. Sutter County Community Services Department

Individuals

11. Tom and Paula Hunsicker
12. George E. Phillips, representing Del Webb
13. George E. Phillips, representing Sares-Regis Group

Comments Received at the Public Hearing

Jack Wallace

4. COMMENTS AND RESPONSES



REPLY TO
ATTENTION OF

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

April 11, 1996

Regulatory Branch (199500018)

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PLANNING DEPARTMENT

City of Roseville
ATTN: Chris Burrows
Senior Planner
316 Vernon Street, #104
Roseville, California 95678

Dear Mr. Burrows:

This letter is in response to the Hewlett-Packard Master Plan Draft Environmental Impact Report, dated February, 1996. Section 4.5.4., titled Impacts, Method of Analysis, states that the wetland delineation has not been verified by the Corps. Verification of the entire 312 acre parcel was completed on March 13, 1995. A total of 5.12 acres of wetlands or waters of the United States were mapped and verified. This acreage includes vernal pools (1.82 acres), seasonal wetlands (0.36 acre), drainage swales (0.24 acre), riparian scrub (0.54 acre), seasonal emergent marsh (0.30 acre), perennial drainages (1.01 acres) and intermittent drainages (0.85 acre).

1-1

If you have any further questions, please write to Nancy Haley, Room 1480 at the letterhead address, or telephone (916) 557-7772.

Sincerely,

Bob Junell
Chief, Sacramento Valley Office

Enclosures

LETTER 1: U.S. ARMY CORPS OF ENGINEERS

Response to Comment 1-1

As stated on page 4.5-5, the wetlands delineation was verified by the U.S. Army Corps of Engineers (Corps) in June, 1995. Therefore, the second sentence of the fourth paragraph on page 4.5-15 is amended to read:

Wetland delineations that have been verified by the Corps are noted, ~~as well as those for which verification is absent or pending has been noted.~~

Memorandum

LETTER 2

Date: March 16, 1996

To: State Clearinghouse
1400 Tenth Street, Room 121
Sacramento CA 95814

From: DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
Auburn Area

4-12-96

File: 220.6249

Subject: ENVIRONMENTAL IMPACT REPORT REVIEW - SCH #95112022

The Auburn Area staff has reviewed the Draft Environmental Impact Report (EIR) for the proposed Hewlett-Packard Master Plan, SCH #95112022. The review focused on Section 4.9 of the EIR, relating to the proposed projects impact on Transportation and Circulation within the jurisdiction of the Auburn Area.

The transportation infrastructure proposed by the EIR makes assumptions that the cities of Roseville and Rocklin will make the necessary improvements to their transportation systems. The proposed improvements will enable the transportation systems to maintain an adequate level of service. The two major state highways within CHP jurisdiction affected by the proposed project, I-80 and SR-65, are currently capable of absorbing the increased traffic volumes projected.

2-1

Area staff has concluded that there will be no significant impact on the Auburn Area if the proposed project is implemented.

G. J. Townsend, SGT. Com
G. J. TOWNSEND, Captain
Commander
Auburn Area

cc: Office of Special Projects

RESPONSE TO LETTER 2: CALIFORNIA HIGHWAY PATROL

Response to Comment 2-1

Comment noted.

DEPARTMENT OF FISH AND GAME

REGION 2
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670



LETTER 3

(916) 358-2900

April 10, 1996

Mr. Chris Burrows, Senior Planner
Roseville Planning Department
316 Vernon Street
Roseville, California 95678

Dear Mr. Burrows:

The Department of Fish and Game (DFG) has reviewed the Draft Environmental Impact Report (DEIR) for the Hewlett-Packard Master Plan (SCH #95112022)¹, a comprehensive plan for developing the remaining 300 acres of Hewlett-Packard's existing 500-acre site west of Foothills Boulevard in Roseville. The Proposed Project includes light industrial, general commercial, and open space uses. All of the land is within the incorporated limits of the City of Roseville, Placer County.

Significant resources on the project site include the South Branch of Pleasant Grove Creek and its associated blue oak woodlands and intermittent and perennial drainages; vernal pools and other seasonal wetlands; a small emergent marsh north of the existing facility; and, potentially, several special-status plant and animal species. Of particular concern is Bogg's Lake hedge hyssop (Gratiola heterosepala), a State-listed endangered plant known to occur in the project vicinity.²

3-1

The project applicant proposes to preserve the 22.2 acres of oak woodlands and a portion of the 5.12 acres of wetlands and other waters of the U.S. in a 45.9-acre open space area on the project site.

The DFG needs more information to adequately assess project impacts and has concerns with some of the mitigation measures proposed. Specifically:

¹It should be noted that this is DFG's first opportunity to review this project. With no record of having received the Notice of Preparation (NOP), DFG contacted the State Clearinghouse and discovered that SCH# 95112022 is shared with another project in the City of Madera. The NOP may not have been distributed to the DFG.

3-2

²Northwest Roseville Specific Plan, Draft Environmental Impact Report Technical Appendix, R.C. Fuller & Associates, August, 1988.

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APR 13 1996

PLANNING DEPARTMENT

1. A detailed map should be prepared which shows the location, quantity and type of all wetlands on the project site and quantifies the impacts to each wetland type. Wetlands include, but are not limited to, areas of standing water, flood plains, intermittent and perennial drainages, vernal pools, and riparian wetland vegetation.

The DFG commented on a U.S. Army Corps of Engineers Pre-Discharge Notification (PDN) for impacts to wetlands on a 90-acre portion of the project site in May, 1995. However, the proposed project now covers 300 acres, and the PDN is being updated. DFG has not seen the new wetlands delineation or mitigation plan. We recommend this project not be approved until the DFG has had an opportunity to review the new plan.

The DFG had concerns with the direction and rationale of the original mitigation plan. It relied almost solely on vernal pool creation as a means to mitigate impacts to this wetland type. The literature and much of the scientific community does not support vernal pool creation as a means to mitigate for functions and values lost from vernal pools due to fill. The DFG would accept off-site preservation of existing high quality vernal pools as long as an overall no-net-loss of wetland habitat is achieved.

The DFG also has concerns that the Conceptual Land Use Plan contained in the DEIR shows two small light industrial parcels within the proposed Wetland Preserve. Impacts associated with light industry (e.g., increased water runoff from paved surfaces and herbicide runoff from landscaped turf) could seriously affect the quality of wetlands maintained in the preserve.

2. Impacts to native oak trees less than 6" dbh should be quantified. Mitigation should be required to compensate for this impact. The DFG considers all age and size classes of oaks to be significant.
3. Reconnaissance-level surveys are not by themselves adequate to determine impacts to plant species of concern. Full floristic surveys should be completed by a qualified botanist to determine potential impacts to any plant species which meets the criteria for rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA). We would generally consider any plant on the California Native Plant Society (CNPS) List 1 or List 2 to meet this criteria.

3-3

3-4

3-5

3-6

3-7

Surveys should be scheduled to coincide with peak flowering periods and/or periods of phenological development that are necessary to identify a plant species of concern.

3-7
(cont)

We recommend the survey be completed and a species list made available to the DFG before this project is approved. This should be separate from the list of indicator species required to complete a wetlands delineation for a Section 404 permit. We further recommend that, should Bogg's Lake hedge hyssop be discovered, the DFG be consulted on any decisions regarding either the preservation of the plant or the transfer of seeds in an inoculum. Only then would DFG consider the residual significance of Impact 4.5-4 to be less than significant.

3-8

The applicant should be advised that work consisting of but not limited to diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream, or lake, will require notification to the DFG as required by Fish and Game Code Section 1600 et sec. The notification (with fee), and subsequent agreement, must be completed prior to initiating any such work. Notification to the DFG should be made after the project is approved by the Lead Agency. The Lead Agency is reminded that the Streambed Alteration Agreement process is not a Certified Regulatory Program per CEQA Section 21080.5 and therefore cannot be used in lieu of specific mitigation measures in the environmental document.

3-9

In order to comply with Public Resources Code Section 21081.6, a detailed monitoring program must be developed for all required mitigation conditions. The monitoring program should include specific criteria to measure effectiveness of mitigation, annual monitoring for a minimum of five years with written reports submitted to the lead agency and the DFG, and corrective recommendations to ensure that mitigation efforts are successful.

3-10

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

3-11

Mr. Chris Burrows
April 10, 1996
Page Four

Thank you for the opportunity to review this project. If the DFG can be of further assistance, please contact Ms. Monica Parisi, Wildlife Biologist, (916) 358-2882 or Mr. Dave Zezulak, Acting Environmental Services Supervisor, (916) 358-2929.

Sincerely,



L. Ryan Broddrick
Regional Manager

cc: Ms. Monica Parisi
Mr. Dave Zezulak
Department of Fish and Game
Rancho Cordova, California

RESPONSES TO LETTER 3: DEPARTMENT OF FISH AND GAME

Response to Comment 3-1

The comment reiterates information contained in the Draft EIR (see section 4.5, Biological Resources). No further response is necessary.

Response to Comment 3-2

The State Clearinghouse received ten (10) copies of the Notice of Preparation (NOP) on November 7, 1995. A copy of the NOP was sent to the Department of Fish and Game, Region 2 on November 8, 1995.¹ The State Clearinghouse number (SCH#) 95112022 is for the Hewlett-Packard Master Plan; it is not shared with a project in the City of Madera. The SCH# for the City of Madera project is 95122022.

Response to Comment 3-3

A wetland delineation was prepared for the entire 300-acre site, and included in the Pre-Discharge Notification (PDN) in May 15, 1995. The delineation for the site was verified by the U.S. Army Corps of Engineers (Corps). Figure 3-1 of the PDN shows the full delineation, and Appendix A of the PDN contains a copy of the Corps verification letter. According to Sugnet & Associates, the consultants who prepared the delineation and verification, the Department of Fish and Game was provided a copy of the PDN.²

In order to clarify the status of the wetland delineation and the PDN, the final paragraph on page 4.5-5 and the first paragraph on page 4.5-6 of the Draft EIR are revised to read (new text shaded; deleted text struck through):

Wetland delineations were conducted for ~~the undeveloped, 300-acre~~ a 90-acre portion of the project area during April 1994, and a verification letter was provided by the Corps on June 15, 1995. The letter from the Corps authorizes Hewlett-Packard Company to begin ~~developing a 90-acre portion of the project site, which was the original area identified for grading,~~ under Nationwide Permit Number 26, provided they meet the terms and conditions of the letter. Terms and conditions include surveys for endangered species, creation of a 44-acre wetland preserve, 1.53 acres of vernal pools and 1.32 acres of seasonal/emergent marsh to mitigate for impacts to wetlands on the 90-acre site (Table

¹ Angel Howell, Governor's Office of Planning and Research. Personal communication, May 1, 1996.

² Jim Stewart, Project Manager, Sugnet & Associates, written communication to Chris Burrows, Senior Planner, City of Roseville, April 22, 1996.

4.5-2). Further terms and conditions discuss preparation of a final mitigation plan, monitoring reports, approval by various agencies and obtaining a State Water Quality Certification.

~~As Any grading activities the Proposed Project outside of the 90-acre parcel will require a subsequent now includes substantially greater area (300 acres), the Pre-discharge notification submittal and regulation agency approval (PDN) of the original project of 90-aeres must be updated.²~~ The details of the preservation and compensation plan are expected to be similar to the existing plan, but have not been submitted or approved at this time.

Response to Comment 3-4

As stated on page 4.5-18 of the Draft EIR, up to 3.47 acres of vernal pools, seasonal wetlands, swales and intermittent drainages could be filled as a result of the Proposed Project. As noted by the commentor, the mitigation approach chosen by the Applicant and approved by the U.S. Fish and Wildlife Service involves recreating vernal pools within a 44-acre wetland preserve area. As stated on page 4.5-18 and reiterated by the commentor, there is disagreement within the scientific community about the long-term efficacy of artificially created vernal pools. For this reason, the impact was found to be significant and unavoidable. Compliance with the PDN filed with the Corps as part of Section 404 compliance will ensure that continued monitoring is performed on recreated vernal pools for a period of 5 years. During this time the applicant believes that it can establish that the method is viable for supporting a permanent vernal pool community.

Response to Comment 3-5

The light industrial parcels described by the commentor are outside of the Wetland Preserve and open space designation, as shown in Figure 3-4 of the Draft EIR. The effects of urban runoff on water quality are addressed on pages 4.4-17 and 4.4-18 of the Draft EIR. The Proposed Project must comply with General Plan policies to protect water quality, including the use of Best Management Practices. These measures would protect the Wetland Preserve from the adverse effects of urban runoff.

Response to Comment 3-6

As stated on page 4.5-17 of the Draft EIR, up to five oak trees with diameter of greater than 6" could be lost due to the Proposed Project. The proposed sewer line has been realigned to minimize tree impacts. A small number of oak trees with a diameter of less than 6" could be affected by the sewer line; however, this loss is not considered significant given the amount of oak trees (a substantial majority) that will be preserved on site.

Response to Comment 3-7

As stated on page 4.5-16 of the Draft EIR, a significant impact was identified if the Proposed Project could have a "substantial effect on, reduction in numbers, restricted range, or loss of habitat for a population of special-status species, including fully protected, candidate category 1 and 2, proposed for threatened or endangered, and species considered "rare" under CEQA 15380 by CDFG." This standard is consistent with the criteria suggested by the commentor.

Only one federally or State listed plant species, Bogg's Lake hedge hyssop, is reported to potentially occur in the project area (see page 4.5-19 of the Draft EIR). This plant is found only in vernal pool habitats. The Draft EIR also identified seven non-listed, special-status species that could occur in the project area. Because surveys for these plants had not been performed at the time the Draft EIR was released, the Draft EIR concluded that significant impacts could occur. Since all but one of the special-status plants occur in vernal pools, potential impacts on them could be reduced to less-than-significant levels by implementing Mitigation Measure 4.5-4, which calls for vernal pool preservation, translocation, and compensation, and the inoculation of created vernal pools with soils from natural vernal pools.

Deterministic surveys have been prepared for wetlands in the 300-acre undeveloped portion of the project area. A survey for elderberry shrubs (*Sambucus mexicana*) has been completed for the Hewlett-Packard property. The survey focused on the south branch of Pleasant Grove Creek and its associated oak woodland corridor, located in the southern and western portion of the 210 acre Hewlett-Packard parcel. The oak woodland corridor that is associated with the creek was thoroughly inspected for the potential presence of elderberry shrubs (potential habitat for federally-threatened Valley elderberry longhorn beetle). The survey did not identify the presence of any elderberry shrubs on the 210-acre parcel. Past surveys of the 90-acre parcel similarly resulted in negative findings for these species.

Two years of aquatic invertebrate surveys (per USFWS protocol) have been completed on the 90-acre parcel, and one year of invertebrate surveys has been completed on the 210-acre parcel. To date, no listed aquatic invertebrate species have been observed on-site. California linderiella, a non-listed species of fairy shrimp, has been observed in several locations on both parcels. Surveys for special-status amphibians (i.e., spade foot toads and California tiger salamander) have been conducted in concurrence with aquatic invertebrate investigations. No special-status amphibian species have been encountered on either parcel.

Rare plant surveys within the 90-acre parcel were completed during 1995. No rare plants were observed on the 210-acre parcel, rare plant surveys for vernal pool species are complete, and none were observed during spring 1996. A survey for Sanford's arrowhead within the south branch of Pleasant Grove Creek was completed this season, and none of these plants were found.

Within the 90-acre parcel, no nesting raptors have been observed over two survey years (1995 and 1996). Within the 210-acre parcel, a nesting raptor survey is currently on-going and will be completed during this season. To date, no nesting raptors have been observed. Loggerhead

shrike surveys were completed during Spring 1996, and no nesting was observed. American badger and badger burrows were also targeted during special-status plant, invertebrate, bird surveys within both parcels; none have been observed.³

According to the Rarefind Database there is one record of big scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*) in the Roseville Quad. The record is from May of 1957, and the site is described as T11N, R6E, S21 and as a grassy strip along the railroad at US Highway 99. (US Highway 99 does not pass through this area; the original reference may be mislabeled).

The habitat for big scale balsamroot as indicated in Rarefind is areas of native grasses, sparse vegetation, clearings in chaparral or ponderosa pine or on serpentine gabbro soils. The conditions on the project site are of a very dense growth of non-native annual grass, which is not typical for this species. If the habitat data provided in this record are correct, the habitat that the balsamroot occupies is generally not similar to the habitat that would be found on the project site.

Big scale balsamroot is also recorded from thirteen other quads, ranging from Oakland to Altamont, as far south as Gilroy and as far east as Lincoln. Because the range of this species is fairly wide, it would be unlikely that loss of individual plants on the project site, if they exist there, would result in substantial loss to the species.

Response to Comment 3-8

As stated on page 6-1 of the Mitigation Monitoring Plan (see Appendix G in the Draft EIR), the removal of topsoil from harvested vernal pools will be conducted according to U.S. Army Corps of Engineers and U.S. Fish and Wildlife Guidelines. Because it is a State-listed species, if Bogg's Lake hedge hyssop is found, the Department of Fish and Game will be consulted regarding preservation and/or transfer of seeds in an inoculum. Please see Response to Comment 3-4 for a discussion of preservation versus recreation of vernal pools.

Response to Comment 3-9

Comment noted. By evaluating the effects of the Proposed Project on local drainages (see page 4.5-22), the Draft EIR meets the requirements of Public Resources Code (PRC) § 21080.5.

Response to Comment 3-10

Comment noted. Pursuant to PRC § 21081.6, a Mitigation Monitoring Plan has been completed and is included in the Draft EIR in Appendix G.

Response to Comment 3-11

Comment noted. The City has notified the DFG of proposed actions and pending decisions regarding the Proposed Project, pursuant to PRC § 21092 and § 21092.2.

³ Jim Stewart, Project Manager, Sugnet and Associates, Written communication to Mark Nelson, Government Relations Manager, Hewlett-Packard Company, May 8, 1996, and May 13, 1996.



PETE WILSON
GOVERNOR

State of California

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO 95814



LEE GRISSOM
DIRECTOR

LETTER 4

April 12, 1996

CHRIS BURROWS
CITY OF ROSEVILLE
316 VERNON STREET, #104
ROSEVILLE, CA 95678

Subject: HEWLETT PACKARD MASTER PLAN PROJECT EIR SCH #: 95112022

Dear CHRIS BURROWS:

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

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

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

4-1

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

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

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

Sincerely,

ANTERO A. RIVASPLATA
Chief, State Clearinghouse

RECEIVED

APR 13 1996

PLANNING DEPARTMENT

Enclosures
cc: Resources Agency

FEB 28 1996

NOTICE OF COMPLETION
February 28, 1996

DRAFT ENVIRONMENTAL IMPACT REPORT

FOR THE

HEWLETT PACKARD MASTER PLAN

SCH# 95112022

The Roseville Planning Department has released a Draft Environmental Impact Report (DEIR) for the following project:

Project Name: Hewlett Packard Master Plan

Name of Proponent: Hewlett Packard Co.
 8000 Foothills Boulevard
 Roseville, CA 95747-5608

Project Location: 8000 Foothills Boulevard
 Roseville, Placer County, CA
 Assessor's Parcel Number: 017-230-025.

Summary Description of Project:

Hewlett Packard Co. proposes a master plan for the comprehensive planning of the remainder of Hewlett Packard's existing site in Roseville. Hewlett Packard's existing facilities occupy approximately 200 acres of the 500 acre site. The applicant is requesting approval of a master plan that will provide an increase in current entitlements for building square footage and employees. Approval of the request would allow the ultimate development of 4.25 million square feet of buildings and employ approximately 13, 800 people. Buildout of the proposed project is expected to occur incrementally over a 25+ year timeframe.

State Clearinghouse Contact: Ms. Dana Lidster
 (916) 445-0613

Project Sent to the following State Agencies

State Review Began: 2-28-96

Dept. Review to Agency: 4-5

Agency Rev to SCH: 4-10

SCH COMPLIANCE: 4-12

- | | |
|--|--|
| <input checked="" type="checkbox"/> Resources | State/Consumer Svcs |
| <input type="checkbox"/> Boating | General Services |
| <input type="checkbox"/> Coastal Comm | Ca/EPA |
| <input type="checkbox"/> Coastal Consv | ARB |
| <input type="checkbox"/> Colorado Rvr Bd | CA Waste Mgmt Bd |
| <input checked="" type="checkbox"/> Conservation | SWRCB: Grants |
| <input checked="" type="checkbox"/> Fish & Game # <u>2</u> | SWRCB: Delta |
| <input type="checkbox"/> Delta Protection Commission | |
| <input type="checkbox"/> Forestry | SWRCB: Wtr Quality |
| <input checked="" type="checkbox"/> Parks & Rec/OHP | SWRCB: Wtr Rights |
| <input type="checkbox"/> Reclamation | <input checked="" type="checkbox"/> Reg. WQCB # <u>5</u> |
| <input type="checkbox"/> BCDC | <input type="checkbox"/> DTSC/CTC <u>SAC</u> |
| <input checked="" type="checkbox"/> DWR | |
| <input type="checkbox"/> OES | Yth/Adlt Corrections |
| <input type="checkbox"/> Bus Transp Hous | Corrections |
| <input type="checkbox"/> Aeronautics | Independent Comm |
| <input checked="" type="checkbox"/> CHP | Energy Comm |
| <input checked="" type="checkbox"/> Caltrans # <u>3</u> | <input checked="" type="checkbox"/> NAHC |
| <input type="checkbox"/> Trans Planning | PUC |
| <input type="checkbox"/> Housing & Devel | Santa Mn Mtns |
| <input type="checkbox"/> Health & Welfare | <input checked="" type="checkbox"/> State Lands Comm |
| <input type="checkbox"/> Drinking H2O | Tahoe Rgl Plan |
| <input type="checkbox"/> Medical Waste | Other: _____ |

Please note SCH Number on all Comments

Please forward late comments directly to the Lead Agency

AQMD/APCD 25 (Resources: 3, 2)

RESPONSE TO LETTER 4: GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

Response to Comment 4-1

Comment noted.

**PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

LETTER 5

JAN WITTER, Acting Director
DENNIS HUFF, District Engineer
CHRIS FERRARI, Development Coordinator
JANET KAHLER, Secretary

March 14, 1996

RECEIVED

MAR 18 1996

PLANNING DEPARTMENT

✓ Chris Burrows, Senior Planner or
Dan Dameron, Principal Planner
City of Roseville
316 Vernon St., #104
Roseville, CA 95678

**SUBJECT: Hewlett Packard Master Plan - Draft Environmental Impact Report
SCH#95112022**

Dear Chris or Dan,

A review of Section 4.4 - Hydrology and Water Quality of the subject document dated February 1996 has been made.

This project is located in the Cross Canal Watershed near Pleasant Grove Creek. Our report entitled "Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation" discusses flooding problems and their potential solutions in this watershed. The following comments are offered for your consideration.

Section 4.4.4: Impacts

- a.) Based on the information given in the DEIR section 4.4, CH2MHILL has provided existing and future flows for the nearby intermitted drainages which are tributary to Pleasant Grove Creek and the South Branch Pleasant Grove Creek. These flows were not included in the City of Roseville Official Floodplain Maps. When more information is provided with site specific plan proposals, we request the applicant submit for our review an appropriate hydrology and hydraulic analysis which examines the present and future conditions in accordance with the Placer County Storm Water Management Manual.

5-1

Section 4.4.5: Mitigation Measures

If the use of detention facilities for controlling stormwater runoff is proposed, a summary and calculations to determine the following should also be included in the Hydrology and Hydraulic analysis:

5-2

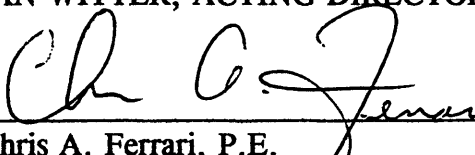
**PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

JAN WITTER, Acting Director
DENNIS HUFF, District Engineer
CHRIS FERRARI, Development Coordinator
JANET KAHLER, Secretary

- a.) An evaluation of the ability of detention basins to attenuate flood flows and a discussion of the significance of the proposed reduction of flood flows offsite of the proposed site. 5-2
(cont)
- b.) An assessment of whether on-site mitigation measures will aggravate flooding downstream of the project site. 5-3

If you have any questions regarding any of my comments, please call me at 889-7303.

PLACER COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
JAN WITTER, ACTING DIRECTOR



Chris A. Ferrari, P.E.
Development Coordinator

cc: Dennis Huff
Garth Gaylord

DH:CF:JK

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RESPONSES TO LETTER 5: PLACER COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Response to Comment 5-1

As stated on pages 4.4-12 and 4.4-13 of the Draft EIR, CH2MHill has estimated that impervious surface area would be increased by approximately 70 percent under the Proposed Project. Preliminary estimates indicated 9.6 acre-foot and one 6.0 acre-foot basins would be required to detain post-development flows at pre-development levels. Mitigation Measure 4.4-2(a) requires that the specific locations, capacity, and feasibility of the detention basins be identified. The information requested by the commentor will be developed as part of the final design process. The applicant will prepare a hydrologic and hydraulic analysis in conformance with the Placer County Storm Water Manual and submit the analysis to the City of Roseville Engineering Department for review and comment and approval prior to initiation of construction. Should the City determine that additional review is warranted, it may forward the analysis to the Placer County Flood Control and Water Conservation District for review.

Response to Comment 5-2

See Response to Comment 5-1.

Response to Comment 5-3

See Response to Comment 5-1.



City of Rocklin

3970 Rocklin Road
 P.O. Box 1380
 Rocklin, CA 95677
 916-632-4000
 TDD 916-632-4013

April 10, 1996

RECEIVED
 APR 12 1996
 PLANNING DEPARTMENT

Mr. Chris Burrows
 Roseville Planning Department
 316 Vernon Street, #4
 Roseville, CA 95678

RE: Comments on Draft Hewlett-Packard EIR

Dear Mr. Burrows:

The Rocklin Community Development Department has reviewed the Draft EIR on the Hewlett-Packard Master Plan. The Transportation and Circulation section is of particular concern to the City of Rocklin. Section 4.9 indicates that Blue Oaks Boulevard would need to be widened from Foothills Boulevard to Washington Boulevard (Mitigation Measure 4.9-3). This expansion to accommodate additional traffic from the project implies that there will be more traffic than originally anticipated eventually impacting the future interchange at Blue Oaks Boulevard/Highway 65.

The EIR should therefore address what impact the project would have on that future interchange. Can the additional traffic along with cumulative traffic be accommodated under the proposed geometrics for that future interchange? Will the additional traffic accelerate the time frame for when the interchange will need to be funded by the Highway 65 Joint Powers Authority (JPA)?

Thank you for the opportunity to comment. If you have any questions, please do not hesitate in contacting me.

Sincerely,

Terry A. Richardson
 Community Development Director

TAR/gb1
 f:\word\corresp\1996\eirhp

6-1

RESPONSE TO LETTER 6: CITY OF ROCKLIN

Response to Comment 6-1

The traffic analysis done for the Draft EIR analyzed the traffic impacts on this interchange as well as numerous other roadway facilities (interchanges and intersections) in the vicinity of the Proposed Project. The analysis found that the interchange would still operate at acceptable traffic conditions (LOS C or better) assuming buildout of the Proposed Project and projected 2010 development levels elsewhere. The geometrics assumed in this analysis for the ultimate interchange are consistent with those currently assumed by the Bizz Johnson Highway Interchange Joint Powers Authority in its capital improvement and impact fee programs. Additionally, the timing for the ultimate interchange, previously anticipated for the period of 2005 and 2010, is not expected to change. The analysis found that the project would only increase traffic at the interchange by approximately 7%. This increase is considered negligible.



JAMES P. ROBERTS, Ed. D.
SUPERINTENDENT

BOARD OF EDUCATION

Gilbert A. Duran
Rick Gehrig Marcia Krummell
Kelly Lafferty Richard Roccucci

March 26, 1996

RECEIVED

MAR 29 1996

PLANNING DEPARTMENT

Patty Dunn, Director
Roseville City Planning Department
316 Vernon Street, Room 104
Roseville, CA 95678

SUBJECT: RESPONSE TO HEWLETT-PACKARD MASTER PLAN DEIR

Dear Patty:

On behalf of the Roseville City School District I offer the following comments on the Draft EIR for the Hewlett-Packard Master Plan, General Plan Amendments and Rezone.

The project falls within the boundaries of the Roseville City School District (K-8) and the Roseville Joint Union High School District (9-12). The Dry Creek Joint Elementary School District is adjacent to the site's south side.

The District requests that the Draft EIR discuss the project's potential impact upon the District by using information contained in the District's Developer Fee Study. This study was provided to you as a part of the NEC project response.

Based upon information presented in the Draft EIR, the District calculates the student impact as follows:

9,000 New Employees
x .38 (Discounted Heads of Households - see study)

3,420 Heads of Households moving into area
x .5143 Student Yield Rate per Single Family Unit

1,759 Potential K-8 Students

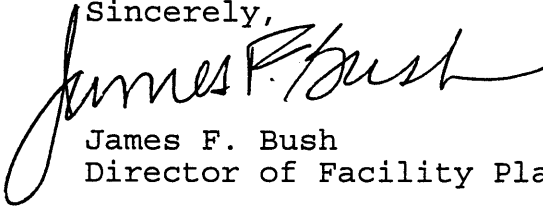
7-1

In order to mitigate school impacts, the District has consistently asked for all Rezones and General Plan Amendments to pay double the State allowable fee for commercial/industrial uses. This fee is currently 30¢ per square foot to the elementary district. The district would be happy to discuss this matter with you in more detail.

7-2

Thank you for including this discussion in the Draft EIR.

Sincerely,



James F. Bush
Director of Facility Planning

JFB:bc

cc: Debbie Bettencourt, RCSD
Denny Jones, RJUHSD

RESPONSES TO LETTER 7: ROSEVILLE CITY SCHOOL DISTRICT

Response to Comment 7-1

As stated on page 4.12-31, the Proposed Project could increase the number of Hewlett-Packard employees to approximately 9,000 in the next 20 to 25 years, a substantial number of whom would be expected to live within the City of Roseville. These employees would create a demand for school services, as discussed on Page 4.12-31 of the Draft EIR. However, the amount of development under the Proposed Project was assumed in the General Plan, as was the residential growth that could occur due to employment opportunities created by the Proposed Project.

Response to Comment 7-2

As stated on page 4.12-31 of the Draft EIR, new industrial and commercial uses developed under the Proposed Project will be subject to school impact fees. The comment requests that the amount of these fees be doubled for Rezones and General Plan Amendments. Under the Proposed Project, most of the project site (approximately 425 acres) would retain its current General Plan designation and zoning (light industrial). Approximately 28.5 acres of the project site would be redesignated and rezoned General Commercial and 45.9 acres would be redesignated and rezoned Open Space. No new development would occur in the Open Space designation. As shown in Table 4.2-5 on page 4.2-8 of the Draft EIR, the commercial designation is assumed to have a lower employment density than the industrial designation (3.0 employees per 1,000 square feet versus 3.1 employees per 1,000 square feet). Because the portion of the project site that would be rezoned would generate fewer employees than the industrial designation and hence a lower demand for school services than the existing designation, the City has concluded that doubling school impact fees is not justified. Further, it should be noted that the figures in Comment 7-1 were based on a study used to justify the collection of the standard school impact fees (see Response to Comment 8-1), not to justify doubling the standard fees.



Roseville Joint Union High School District

1750 CIRBY WAY, ROSEVILLE, CALIFORNIA 95661 • (916) 786-0307 • FAX (916) 786-2681

RICHARD STRICKLAND, Deputy Superintendent

BOARD OF TRUSTEES
ALLAN CAMERON
CAROL HAMEL
JAMES JOINER
GARY A. KIDDER, Jr.
R. JAN PINNEY

RECEIVED

MAR 28 1996

PLANNING DEPARTMENT

March 27, 1996

Chris Burrows, Senior Planner
City of Roseville
316 Vernon Street, Suite 104
Roseville, CA 95678

SUBJECT: HEWLETT PACKARD DRAFT EIR

Dear Chris:

Thank you for the opportunity to review and comment on the subject Draft EIR. The EIR is substantially complete and accurate. However, one minor correction should be noted. The statutory school impact mitigation fees have recently been increased, and will become effective for the high school district on May 12, 1996. The rate for commercial/industrial development will increase to \$0.30 per square foot. Of this total, the Roseville Joint Union High School District will receive \$0.12 and the Roseville City School District will receive \$0.18.

8-1

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

Respectfully,

Denny Jones
Director of Facilities Development

cc: Rich Strickland
Debbie Bettencourt

RESPONSE TO LETTER 8: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

Response to Comment 8-1

The comment is correct. Therefore, the sixth sentence under Impact 4.12-14 on page 4.12-31 of the Draft EIR is revised to read:

Current Sterling fees are ~~\$0.28~~ ~~\$0.30~~ per sq. ft for non-residential development. The fee is split, with ~~\$0.165~~ ~~\$0.18~~ going to elementary schools and ~~\$0.115~~ ~~\$0.12~~ to high schools

COUNTY OF SACRAMENTO PUBLIC WORKS AGENCY



TRANSPORTATION DIVISION Thomas J. Zlotkowski, Chief
906 G STREET, SUITE 510
SACRAMENTO, CALIFORNIA 95814
(916) 440-6291/5966 • Fax No. (916) 440-7831

RECEIVED
MAR 26 1996
PLANNING DEPARTMENT

March 21, 1996

Chris Burrows
Senior Planner
Planning Department
City of Roseville
316 Vernon Street, # 104
Roseville, CA 95678

**Subject: NOTICE OF COMPLETION OF HEWLETT PACKARD MASTER PLAN
PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT**

Dear Mr. Burrows:

The Transportation Division has reviewed the Draft Environmental Impact Report (DEIR) for the above referenced project, and has no comments at this time.

9-1

We appreciate the opportunity to review the DEIR. If you have any questions, please call me at (916)440-5966.

Sincerely,

Hardeep Sidhu
Associate Civil Engineer
Transportation Planning Section

c: Bob Davison, PIPFS

RESPONSE TO LETTER 9: SACRAMENTO COUNTY PUBLIC WORKS AGENCY

Response to Comment 9-1

Comment noted.



SUTTER COUNTY
COMMUNITY SERVICES DEPARTMENT

Animal Control
Building Inspection
Fire/Emergency Services
Planning
Environmental Health

Rich Hall, Director
Dan McVey, Assistant Director
Community Services
Gary Kraus, Assistant Director
Fire & Emergency Services

March 22, 1996

Patty Dunn, Planning Director
City of Roseville
316 Vernon St., #104
Roseville, Ca. 95678

RECEIVED
MAR 25 1996
PLANNING DEPARTMENT
AC

Re: Hewlett-Packard EIR

Thank you for providing Sutter County with a copy of the above EIR. This letter represents comments from the County Public Works and Community Services Departments. As part of the Notice of Preparation, we provided you with a request that the regional and downstream flooding issues be adequately addressed. Based on our review of the EIR, as it relates to this issue, we offer the following comments and concerns.

Mitigation measure 4.4-2 (b) does not appear to provide any real mitigation. It implies that the fees will be used for "regional flood control facilities," yet the EIR indicates that such facilities do not exist and are cost prohibitive (third paragraph, page 4.4-13). The third paragraph on page 4.4-13 also indicates that fees will be used by the city until a regional approach for flood control has been identified. There is no indication as to how the city will use the fees.

10-1

The last sentence of the fifth paragraph on page 6-5 states: "Therefore, until a regional flood control plan has been implemented, this (the project's contribution to cumulative impacts on regional flooding) would be considered a significant and unavoidable cumulative impact." However, the discussion in Impact 4.4-2 on page 4.4-12 concludes that the residual significance to be "less than significant." Additionally, paragraph 4 on page 4.4-13 concludes that the implementation of drainage facilities, the payment of development fees to the regional flood control strategy and compliance with General Plan policies will reduce increased water flows to a less-than-significant level. There appears to be a contradiction in conclusions.

10-2

Based on the above analysis, we request that the City of Roseville respond to the following questions and adequately address them within the EIR.

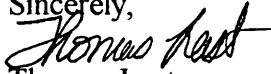
10-3

1. What would the fees be used for and how does this ensure any form of mitigation?

2. If the fee is used for the regional flood control strategy, how does this provide specific mitigation? 10-4
3. Does the "flood control strategy" (paragraph 3, page 4.4-13) differ from the "flood control plan" (paragraph 2, page 4.4-6)? If so, how? If not, consistent terminology should be used to avoid confusion. 10-5
4. Impacts will be significant and unavoidable until regional facilities are provided. The EIR must acknowledge this. The County has significant concerns with the cumulative impacts of flooding in South Sutter County. This issue needs to be adequately mitigated. 10-6

We look forward to receiving a copy of your responses. If you have any questions, please call me or Bill Palazinni (741-7450).

Sincerely,



Thomas Last

Principal Planner

cc: Larry Combs, County Administrative Officer
Rich Hall, Director Community Services
Bill Palazinni, Public Works

A:\memo\rosevill.eir

RESPONSES TO LETTER 10: SUTTER COUNTY COMMUNITY SERVICES DEPARTMENT

Response to Comment 10-1

As described on pages 4.4-2 and 4.4-6 of the Draft EIR, the City maintains several flood mitigation programs and projects within its jurisdiction. In addition, the City collects drainage mitigation fees from development in the Pleasant Grove Creek Watershed which is based on the contribution of an individual project to flows and on its location in the watershed. These drainage mitigation fees would be used to fund acquisition of land and construction of a regional retention basin in western Placer County and channel improvements between the regional retention basin and the confluence of Pleasant Grove and Kaseberg Creeks. The Placer County Flood Control District (PCFCD), of which the City of Roseville is a member, and Sutter County are currently discussing possible regional flood protection solutions. If PCFCD and Sutter County agree on a strategy, then the City will participate by contributing fees. If no agreement is reached, then the City will continue with plans for construction of a regional retention basin tentatively located just west of Roseville. Studies conducted by the City show that a facility at this location is feasible, the property is available, and the cost would be reasonable enough to be borne by developers.⁴

Response to Comment 10-2

Impact 4.4-2 on page 4.4-12 of the Draft EIR discusses the project-specific impact of increased runoff. Implementation of the identified General Plan policies and additional mitigation would reduce the rate of increased runoff entering the South Branch of Pleasant Grove Creek to a less-than-significant level because the Proposed Project would be required to detain on-site drainage such that the rate of runoff is maintained at pre-development levels. In addition, the Proposed Project would be required to contribute its fair share to regional flooding solutions.

There would still be an increase in volume that would, along with other cumulative development in the watershed, contribute to increased volume (water surface elevations) in the creek. Because some of this development would occur outside of the City's jurisdiction, the City cannot guarantee that mitigation will maintain the rate of flow at pre-project conditions or determine regional flood control solutions would be implemented. Cumulative impacts are determined to be significant and unavoidable because proposed mitigation is outside of the City's jurisdiction to enforce and monitor.

Response to Comment 10-3

See Response to Comment 10-1.

⁴ Garth Gaylord, City of Roseville, personal communication, May 14, 1996.

Response to Comment 10-4

See Response to Comment 10-1.

Response to Comment 10-5

There is no difference between the two terms; however, for clarification and consistency the first sentence of the second paragraph on page 4.4-6 is revised to read as follows:

The Placer County Flood Control District (PCFCD) and the City are developing a regional flood control ~~plan~~strategy

Response to Comment 10-6

The Draft EIR does evaluate cumulative impacts of flooding in the region, including South Sutter County (see pages 6-4 and 6-5 of the Draft EIR). Please also see Responses to Comments 10-1 and 10-2.

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MAR 07 1996

CITY MANAGER

Roseville City Council/Planning Commission
311 Vernon St.
Roseville, Ca. 95678
March 4th, 1995

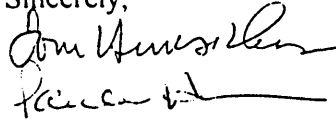
Dear Members;

We have lived in our house off of Foothills and McIntosh, for the past 8 years. Over these past years we have noticed the increase in traffic, which we would expect, as a community grows. The down side to this increase in traffic is the noise. We had our house on the market last year and all who came loved the house, hated the noise. During the summer months, when we would like to open up our house and enjoy the nice evening breeze, we are unable to hear our television without turning the volume up. The traffic noise wakes us up in the mornings, long before we are due to get up. We have no problem with both Hewlett-Packard and NEC adding to their plants, if the sound wall by our housing track could be made substantially higher and the employees are encouraged to take alternate routes like Hwy 65.

We appreciate your efforts in trying to appease all who live and work in Roseville, and in your efforts to keep our city one in which we hope we can enjoy for years to come Thank you for giving us this opportunity in voicing our opinions and concerns.

11-1

Sincerely,



Tom and Paula Hunsicker
1203 McIntosh Way
Roseville, Ca. 95678

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MAR 08 1996

PLANNING DEPARTMENT

RESPONSE TO LETTER 11: TOM AND PAULA HUNSICKER

Response to Comment 11-1

As discussed on pages 4.11-16 through 4.11-19 of the Draft EIR, project-related noise from traffic is analyzed under the Existing (conditions) Plus Project and Year 2010 Plus Project conditions. The analysis shows that noise from traffic would increase noise levels along area roadways between 1 and 2 decibels (dBA), which is below the normal threshold of human perception (3 dBA) under ambient conditions. Based on this analysis, the impact is less than significant and increasing the height of noise barriers is not warranted.

It should be noted that the noise levels along Foothills Boulevard, north of Baseline Road are currently measured at 67 L_{dn} , which is above the 60 L_{dn} level recommended in the City of Roseville's General Plan for residential land uses (see Table 4.11-8).

The City's current protocol for noise complaints is as follows:

- 1) An individual or group may verbally request or petition in writing the Public Works Department of the City to evaluate noise conditions at their property. The City's Environmental Utilities Department will monitor ambient noise levels and provide data to the property owner.
- 2) Based on findings of the City's noise monitoring, the individual or, preferably a group, can petition the City Council in writing to increase the height of noise barriers. The Council will determine the appropriate action.

Law Offices of
GEORGE E. PHILLIPS

555 University Avenue, Suite 200
Sacramento, California 95825
Telephone (916) 929-8881
Telefax (916) 929-8882

April 12, 1996

Via Telefax and U.S. Mail

Patty Dunn
Planning Director
City of Roseville
316 Vernon Street
Roseville, California 95678

RECEIVED

Re: Hewlett-Packard Master Plan Draft EIR

APR 13 1996

Dear Patty:

PLANNING DEPARTMENT

On behalf of Del Webb, we have reviewed the draft EIR for the Hewlett-Packard Master Plan. Set forth below are our comments on the document.

Pages 4.9-34 and 4.12-22.

In the EIR analysis, there is much discussion to the construction of Blue Oaks Boulevard and the 24-inch water line within Blue Oaks Boulevard. There is, however, no discussion provided relative to the timing of construction of those facilities provided in the document. Because the Del Webb Development Agreement contains specific provisions relating to the timing of these improvements, we would appreciate either more discussion within the document regarding these timing issues in order to ensure consistency between the obligations of Del Webb and Hewlett-Packard (HP), or notification by the City immediately of any discussions or negotiations with HP that would affect Del Webb's obligations for either of these two improvements.

12-1

Page 3.9 (top of page) and Page 4.9-18 (bottom of page).

The EIR states that Blue Oaks Boulevard and Fiddymment Road will be designated as a truck route as part of the Proposed Project. The EIR does not include an analysis of the circulation and noise impacts, i.e., to existing or planned adjacent residential uses, that would result from designating Blue Oaks Boulevard and Fiddymment Road as a truck route. Additional circulation and noise analysis should be provided prior to assigning this designation.

12-2

Patty Dunn
April 12, 1996
Page 2

Thank you for the opportunity to comment on the draft EIR.

Very truly yours,

A handwritten signature in cursive script that reads "George Phillips". The signature is written in black ink and is positioned to the right of the typed name.

George E. Phillips

cc: John Murray
Susan Rohan
Jim Ray

RESPONSES TO LETTER 12: GEORGE E. PHILLIPS (REPRESENTING DEL WEBB)

Response to Comment 12-1

With respect to the 24-inch water line, two lines are planned for Blue Oaks. The Del Webb project is responsible for constructing one of these water lines, and is expected to demand the full domestic capacity of that water line at buildout. Until the Del Webb project is built out, other projects can use the water line. For example, Hewlett-Packard could pay for the connections necessary to get water to the HPMP site until the second line is built. This issue would be negotiated through the Development Agreement. It should be noted that all of the Proposed Project's water demand can be served through the existing Foothills Boulevard water line, so the timing of the Blue Oaks water line does not affect the EIR analysis.

As stated on pages 4.9-42 and 4.9-43, Blue Oaks Boulevard would need to be widened to accommodate project traffic. The City has and will continue to coordinate with Del Webb on the timing of such improvements.

Response to Comment 12-2

Since the Draft EIR was prepared and released to the public for review and comment, the project description has been amended to delete the formal designation of Fiddymment Road as a truck route. Blue Oaks Road will be designated under the Proposed Project as a future truck route. While these roadways will still be available to trucks approaching or leaving the Hewlett-Packard site as a direct route from a truck route, Fiddymment Road will not be designated as a truck route. By not designating Fiddymment Road as a truck route, its use by truck traffic passing through Roseville would be limited.

The Draft EIR, in Sections 4.9 and 4.11, analyzed the circulation and noise impacts of traffic, including truck traffic, anticipated to be generated by the Proposed Project. The circulation impacts were analyzed as part of the traffic modeling for the Proposed Project and found to be less than significant on these two roadways. The noise impacts were analyzed using the traffic model information as a base, and increasing the percentage of trucks to 11.1% (6.3% medium sized trucks, and 4.8% heavy trucks) to model noise impacts from transportation sources (cars and trucks). Noise impacts were also found to be less than significant.

The City's traffic model assumes a base percentage (2-3%) of the traffic volumes on the roadway network is trucks. For circulation impacts, an increase in trucks consistent with what was assumed for noise impacts (11.1%) would not result in a significant impact on circulation or levels of service on the designated roadways. Using the assumptions of the EIR analysis, project noise impacts would be less-than-significant along Fiddymment Road and Blue Oaks Road.

For comparison purposes, the Del Webb EIR, which incorrectly assumed that Fiddymment Road was a designated truck route (Del Webb EIR Page 10-10), assumed that 10% of the vehicles on Fiddymment Road were trucks.

Law Offices of
GEORGE E. PHILLIPS

555 University Avenue, Suite 200
Sacramento, California 95825
Telephone (916) 929-8881
Telefax (916) 929-8882

April 12, 1996

Via Telefax and U.S. Mail

Patty Dunn
Planning Director
City of Roseville
316 Vernon Street
Roseville, California 95678

Re: Hewlett-Packard Master Plan Draft EIR

Dear Patty:

On behalf of the Sares-Regis Group, we have reviewed the Hewlett-Packard Master Plan draft EIR. Set forth below are our comments on the document. We appreciate the opportunity to comment. If you or any of your staff have any questions regarding the following, please call either Randy Collins or myself.

Page 4.2-5, second paragraph

The report states that the City's housing supply will be exhausted by the year 2005. No analysis is provided as to whether or not the additional employment anticipated at the proposed project together with other anticipated employment in the City, i.e., NEC, will accelerate the referenced exhaustion of residential units within the City. To adequately address whether or not the housing supply within the City will be significantly impacted from the proposed project or from the cumulative perspective, further analysis should be provided.

13-1

Page 4.2-9, second bullet

This standard of significance underscores the comment stated above. The degree to which the proposed project contributes to demand exceeding supply is not analyzed.

13-2

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APR 13 1996

PLANNING DEPARTMENT

Page 4.2-9, first full paragraph

This issue is again relevant to the discussion in this paragraph which references the employment accommodated by the proposed project and the projected employment for all industrial uses within the General Plan. Specifically, there is no correlation made in terms of to what degree the employment projected for the project compares to or affects the employment projections for the rest of the City.

13-3

Page 4.2-10, second paragraph

Further analysis is warranted in order to support the conclusion that housing the employees anticipated for the project is not a potentially significant impact to the City. What impact does this employment level have on the housing required to meet the demand for housing from development in the remainder of the City?

13-4

Page 4.4-6, second paragraph

This discussion appears inconsistent with the discussion on page 4.4-13, fourth paragraph, as it relates to the payment of fees to provide for a regional retention facility to handle increased runoff volume from development in the City.

13-5

Page 4.4-13, fourth paragraph

See comment immediately above. In addition, to what regional City flood control projects will the fees paid to applied?

13-6

Page 4.9-34, second bullet

There is no analysis as to when the extension of Woodcreek Oaks Boulevard is needed under either the project specific or cumulative scenarios. Moreover, even though there is discussion later in the document regarding the environmental impacts of the extension of Woodcreek Oaks Boulevard, no analysis is provided as to the timing of the improvement, and, given the timing for construction, how the land will be acquired to satisfy this off-site requirement for the project.

13-7

While it is stated that the improvement will be placed in the CIP, its timing, priority, or feasibility to fund when needed is not discussed. Analysis should be provided which sets forth critical thresholds of trip generation both from the project and cumulative scenarios which dictate the construction of this improvement. Analysis should then be provided that interprets the timing of the need for the improvement and the ability of the CIP to provide it in a timely fashion. This discussion is particularly important given the statement on page 4.9-39, last paragraph where it says that the extension of Woodcreek Oaks Boulevard is assumed for the project.

13-7
(cont)

Page 5-1,

See comments above relative to the extension of Woodcreek Oaks Boulevard.

13-8

Third paragraph

The "planning documents" should be specifically identified. We assume that the documents referenced constitute the Comprehensive Land Use Element Update (CLUE). Please confirm this.

13-9

Page 5-3, second paragraph

The project is found to be compatible with surrounding land uses to the west due to the current use of the property. However, there is a proposal before the City to change the land uses allowed for this property. This change should be referenced and analyzed.

13-10

In addition, under the current use of the land to the west (Sares-Regis) for grazing purposes, the extension of Woodcreek Oaks Boulevard will bisect the property and interrupt or interfere with the current grazing practices taking place on the property. We do not believe this impact has been addressed correctly.

13-11

Page 5-7, last paragraph

The statement that "This area is designated urban reserve; it is not planned for any type of development", is not accurate. While the subject property is, as yet, not entitled for urban uses, the City is aware of the development proposed for the subject property. Greater context should therefore be provided in recognition of the development proposed for the property in question as part of the CLUE. This is especially true given that the proposed project and the subject property were part of the same Specific Plan proposal at one time.

13-12

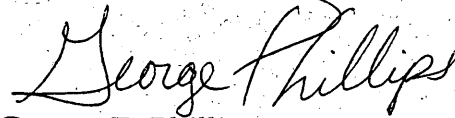
Patty Dunn
April 12, 1996
Page 4

Page 6-3, last paragraph

Further analysis is warranted on the timely provision of proximate housing given the statement here that the project "could contribute to a jobs/housing imbalance". Additionally, given the discussion in the document relating to bicycle and transit alternative modes of transportation, there should be greater discussion on the beneficial impact of additional housing occurring more proximate to the project than even the 6 or 8 mile measurement standard.

13-13

Very truly yours,



George E. Phillips

cc: Randy Collins

RESPONSES TO LETTER 13: GEORGE E. PHILLIPS (REPRESENTING SARES-REGIS GROUP)

Response to Comment 13-1

The absorption projections used for the existing General Plan are based from projections originally generated by Angus McDonald & Associates in 1991. Angus McDonald & Associates established base year 1990 development levels using 1990 census data plus the City's parcel data base. Future forecasts were developed in a "top down" process starting with regional forecasts of population and employment which were "stepped down" to cities and community plan areas in Placer County. This process ensured that the economic and development forecasts used for Roseville are consistent with regional forecasts. Market forecasts were prepared for 1995, 2000, 2005 and 2010 for residential, commercial, office and industrial uses.

The development projections and associated assumptions generated by Angus McDonald & Associates are presented in the Technical Appendices for the Roseville 2010 General Plan EIR.

The projections for new development were intended to take into account potential expansion by existing businesses such as NEC and Hewlett-Packard. In addition, the projections recognize the interrelationship between population and employment growth. In other words, a significant increase or reduction in projected regional non-residential (employment) growth could affect the demand for projected residential (population) growth. Likewise, a significant increase or reduction in projected regional residential (population) growth could affect projected non-residential (employment) growth.

To assess potential impacts of projected market demand, the growth assumed by the project is compared to the projections. In this case, the Proposed Project is compared to Roseville's estimated industrial employment to determine if it is within a reasonable range of the projections. Given the interrelationship between employment and population growth, if the Proposed Project falls within the projected level of employment growth, it is accounted for in the General Plan and should not modify the demand for residential growth.

The HPMP EIR assumes that the Proposed Project will be built out over twenty to twenty-five years. The additional employment associated with the project, along with any corresponding residential demand, would therefore be reflected within buildout of the General Plan. The total employment projected for the City of Roseville at buildout is 98,670, of which 38,608 jobs would be in the industrial section. As indicated on page 4.2-9 of the Draft EIR, Hewlett-Packard would account for 13,177 jobs at buildout, which falls within the development projections for Roseville. Given that the Proposed Project falls within the employment projections, no significant impacts on projected residential (population) estimates or demands are anticipated.

In addition to the Angus McDonald & Associates projections, the City recently commissioned Keyser Marston Associates to prepare updated forecasts for the city. The purpose of these projections was to take an updated look at all inputs and assumptions, and to incorporate major

projects under construction or recently planned. Each land use category was analyzed and projected using traditional market analysis methodologies, with particular focus on the competitive strength of the real estate market in Roseville within the regional context. The forecasts are broken down into five year increments through the year 2020, with scenarios included for the existing General Plan as well as the CLUE.

The Keyser Marston Associates projections are presented in the Market Absorption Study for the City of Roseville, 1995-2020 dated February 1996.

The Keyser Marston Associates projections specifically factor in the Proposed Project as described in the Draft EIR, as well as other planned projects such as NEC. With these projects, Keyser Marston concluded that the City's supply of industrial lands exceeded projected demand, and that there would be 26,700 jobs in the industrial sector at 2020, which is double the amount of employment anticipated to result from the Proposed Project.

As stated by the commentor, the supply of potential housing units in the city under the current General Plan will be exhausted by the year 2005. However, as indicated on page 4.2-11 of the Draft EIR, it is anticipated that any unmet residential demand projected for the City could be accommodated elsewhere within the South Placer region and north Sacramento County. Furthermore, there will still be a substantial inventory of non-residential lands. For these reasons, employment associated with the Proposed Project would not have an adverse effect on the City's housing supply.

Response to Comment 13-2

Please see Response to Comment 13-1.

Response to Comment 13-3

Please see Response to Comment 13-1.

Response to Comment 13-4

As stated on page 3-15 of the Draft EIR, the EIR analysis for quantifiable impacts is based on the 2010 Market/Specific Plan Buildout Scenario contained in the General Plan Update EIR, updated to reflect recent development in the City of Roseville. Existing and planned residential and non-residential development is assumed in the analysis of traffic, air quality, noise and so on. Therefore, the quantitative effects of project-related employees living in the City and surrounding areas are contained within the EIR analysis.

Please also see Response to Comment 13-1.

Response to Comment 13-5

See Response to Comment 10-1.

Response to Comment 13-6

See Responses to Comments 10-1, 10-3, and 10-4.

Response to Comment 13-7

The extension of Woodcreek Oaks Boulevard to Blue Oaks Boulevard is included in the City's CIP as a two-lane roadway that is needed in the 2005 time-frame. As a two-lane roadway, its costs will be born by the adjacent property owners, not the City's traffic impact fees (which typically cover the cost of lanes beyond the first two). The timing of this extension in the CIP was based on land use projections which included some industrial development in the Woodcreek Oaks/Blue Oak "corridor" before 2010. There is no anticipated traffic need for this extension without development along this extension, and this roadway will have adequate capacity with two lanes through the year 2010 even with the Proposed Project.

The extension of Woodcreek Oaks Boulevard is included in the Draft Development Agreement for the HP Master Plan. That agreement calls for Hewlett-Packard to construct the extension when they develop land uses along the western portion of the project site. Thus, the agreement covers the timing and funding of this roadway extension.

Response to Comment 13-8

Please see Response to Comment 13-7.

Response to Comment 13-9

The planning documents referenced in the third paragraph on page 5-1 of the Draft EIR are the City's General Plan Circulation Element and the General Plan EIR.

Response to Comment 13-10

There are no applications for changes to existing General Plan designations or zoning in the area surrounding the project site. During 1993 to 1995, the City studied the potential effects of residential and other development occurring in areas currently designated urban reserve and light industrial in the northern and western portions of Roseville. First, an EIR was prepared for the Comprehensive Land Use Element (CLUE), which would have increased the residential allocation in the city from 39,200 to 54,802 dwelling units. In September 1995, the City Council chose to postpone its consideration of the CLUE for six to eighteen months. While the CLUE evaluated changes to the land use allocations in urban reserve areas near the project site, it did not specifically assume a distribution of those allocations geographically. Therefore, precise land uses that could occur adjacent to the project site were not identified.

During 1995, an EIR for a specific plan (the Proposed North Roseville Specific Plan) was being prepared by the owners of several of the properties in the project vicinity, including the project site itself. Preparation of the North Roseville Specific Plan EIR was terminated in September 1995. That EIR was never circulated publicly or considered in any fashion by the City Council.

As there are no current applications to change the land use designations in the project vicinity, the existing designations were used to determine whether the Proposed Project would be compatible with potential future uses. If an application to change the surrounding land use designations is submitted to the City in the future, the environmental analysis of that application will need to address the compatibility of the proposed changes with the HPMP project.

It should be noted that the Draft EIR did consider the compatibility of the Proposed Project with adjacent uses, including residential uses to the south, and indicated that future uses in the urban reserve area could include residential development. The Draft EIR concluded that implementation of General Plan Policies LA-1 and LA-6 would result in less-than-significant impacts (see Impact 4.1-3 on page 4.1-9).

Response to Comment 13-11

The Woodcreek Oaks Boulevard right-of-way would be acquired by the City either when the property it transects is developed, in which case the right-of-way would likely be acquired through the development approval process, or through the condemnation process, in which case the effect on the commercial viability of the property would be considered in setting the reimbursement made to the property owner in exchange for the right-of-way acquisition. Therefore, the existing uses on the property are not expected to be affected by the roadway extension.

Response to Comment 13-12

Please see Response to Comment 13-10.

Response to Comment 13-13

As discussed on pages 4.2-4 of the Draft EIR, the City's jobs/housing resolution (83-118) states that a satisfactory jobs/housing balance would result in 80 percent of the population living within eight miles of their place of employment and 60 percent living within six miles of their job site. As indicated on pages 4.2-9 and 4.2-10 of the Draft EIR, there is adequate housing in the Roseville and South Placer County area to meet the City's standard for jobs/housing balance. As indicated by the comment, if additional housing were available in proximity to the project site, the City standard might be exceeded. However, the effects of additional housing on the jobs/housing balance would depend on the amount, type and location of the new homes. For example, if the amount of housing in Roseville exceeds the availability of jobs in a six or eight mile radius, workers are more likely to have to commute farther distances to work, thereby inverting the jobs/housing balance.

COMMENTS RECEIVED AT PUBLIC HEARING

A public hearing on the Proposed Project was held on April 11, 1996, before the City Planning Commission. Commissioner Don Harlan asked questions about improvements to the Foothills/Pleasant Grove intersection, for which staff has prepared a response, below. One member of the public, Jack Wallace, provided comments at that hearing. Mr. Wallace's comments are summarized below, followed by responses to those comments.

Commissioner Harlan

Commissioner Harlan questioned whether there were options to the LOS Policy Change or grade separation for mitigation of level of service impacts on the Foothills Boulevard/Pleasant Grove Boulevard intersection resulting from the Proposed Project. Specifically, Mr. Harlan questioned whether an additional through lane or a triple left-turn lane would improve the intersection level of service to C.

An analysis of the level of service implications of these improvements came to the following conclusions:

Under either the Baseline condition or the Proposed Project condition, the addition of a fourth eastbound through lane on Pleasant Grove Boulevard, or a third westbound left turn lane on Pleasant Grove Boulevard would mitigate the level of service impacts of the Proposed Project from D to C.

These improvements were not originally analyzed in the Draft EIR because they have been considered to be beyond the maximum feasible at-grade improvements allowed by the City and are therefore considered "extraordinary" under the City's General Plan and Capital Improvement Program (CIP). The improvements have been considered extraordinary due to issues related to lane utilization, safety, cost, right of way availability, aesthetics, and pedestrian crossing concerns. If the City Council chooses either or both of these additional options as a mitigation measure, they should be considered as part of the City's on-going CIP Update.

Jack Wallace

Comment T-1

The commentor expressed his support for the HPMP concept.

Response to Comment T-1

Comment noted.

Comment T-2

The commentor stated that increases in stormwater volumes would affect flooding downstream of the project site.

Response to Comment T-2

The effects of the Proposed Project on local and regional flooding are addressed in Section 4.4, Hydrology and Water Quality, Chapter 5, Other Project-Related Components, and Section 6.2, Cumulative Impacts. As indicated by the commentor, increases in impervious surface associated with new development will increase stormwater runoff (see Impact 4.4-2 on page 4.4-12 of the Draft EIR). When the volume of runoff exceeds the capacity of the drainage system, flooding can occur. The Draft EIR addresses two approaches to offsetting project stormwater flows. Mitigation Measure 4.4-2(a) requires a plan for on-site detention basins to ensure that post-development peak flows do not exceed the level of flows occurring prior to development. As stated on page 4.4-13 of the Draft EIR, detaining peak flows will not, in itself, prevent downstream flooding, because Pleasant Grove Creek is affected primarily by the volume of runoff, rather than its rate. Therefore, Mitigation Measure 4.4-2(b) requires that the Proposed Project contribute its fair share toward the cost of regional flood control improvements. Please see Responses to Comments 10-1 through 10-6 for a discussion of regional flood control improvements.

The Summary of Impacts and Mitigation Measures misidentifies the flood control measures under Impact 5-5. Therefore, the last line in the "Mitigation Measures" column on page 2-13 of the Draft EIR is amended to read (new text shaded; deleted text struck-through):

Mitigation Measure 5-6 (Implement Mitigation Measures ~~4.4-2(a) and (b)~~; 4.4-4(a) and (b) and 4.4-5(a) and (b)).

Comment T-3

The commentor stated that the Proposed Project would contribute to air quality degradation and inconsistency with the 1991 Air Quality Attainment Plan prepared by the Placer County Air Pollution Control District (APCD). The commentor further suggested that Hewlett-Packard should be able to find ways to mitigate the problem of air pollution.

Response to Comment T-3

The commentor reiterates the findings of the Draft EIR with respect to air quality degradation. Impacts 4.10-3 and 4.10-4 state that the Proposed Project would contribute to increased carbon monoxide emissions and regional air pollution, due largely to the use of automobiles by employees commuting to work. Mitigation Measure 4.10-3 provides several approaches to reducing air emissions, including flexible work schedules, carpool programs, educational programs, and improving the thermal integrity of buildings. While these measures would reduce air pollutant emissions, they would not eliminate emissions. Therefore, the EIR concludes that

increased air pollution would be a significant and unavoidable impact. In addition, the increased air emissions generated by the Proposed Project would be inconsistent with the 1991 Air Quality Attainment Plan (see Impact 4.10-6).

As stated on pages 4.10-26 and 4.10-27 of the Draft EIR, Hewlett-Packard does have a Transportation Systems Management (TSM) plan in compliance with the City's TSM ordinance. As part of its TSM plan, Hewlett-Packard provides an on-site TSM Coordinator, a commuter matching service, class II bicycle facilities, posting of transit information, bicycle storage lockers, on-site bicycles, showers and lockers, preferential car parking for rideshare participants, and transit subsidy passes.

Comment T-4

The commentor expressed opposition to the component of the Proposed Project that would enable the City Council to accept Level of Service D under certain conditions.

Response to Comment T-4

Comment noted. The proposed change in the City's service level policy and its potential environmental effects are discussed on pages 5-8 through 5-17 of the Draft EIR.

Comment T-5

The commentor disagreed with the EIR conclusion that increased demand for water supply is a less-than-significant impact.

Response to Comment T-5

As stated on page 4.12-19 of the Draft EIR, the City's existing water supply is 42 million gallons per day (mgd). Existing peak demand is 34 mgd, so existing supply is adequate to provide for the project demand of an estimated .66 mgd on average, and the peak-hour demand of 2.25 mgd. Other new development is expected to increase citywide demand substantially, as well. A Reclaimed Water Master Plan is being developed. Reclaimed water will supplement irrigation at some locations in the City, which will partially offset increased water demand. As shown on page 4.12-20 of the Draft EIR, the Roseville General Plan contains several policies intended to ensure that sufficient water supply is secured to meet planned growth. The General Plan also includes policies to address water needs during drought periods. Implementation of these policies will ensure that there is adequate water to serve the Proposed Project at buildout, so the project impact is considered less than significant.

The Draft EIR also recognized that a variety of factors control domestic water supply, and that the City cannot control every factor. Therefore, the cumulative demand for water was determined to be significant and unavoidable (see page 6-15 of the Draft EIR).

Comment T-6

The commentor stated that impacts on public services would be significant if existing residents had to pay fees to support development of the Proposed Project.

Response to Comment T-6

The Draft EIR fully analyzes the potential project demand for public services in Section 4.12. Impacts on public services and utilities were determined to be less than significant. The funding mechanisms for such services is not an environmental issue, and does not need to be included in an EIR under CEQA.