

**STONERIDGE SPECIFIC
PLAN
FINAL ENVIRONMENTAL
IMPACT REPORT**

Prepared for:

*City of Roseville
Roseville, California*

Prepared by:

EIP Associates

March 2, 1998

**FINAL
ENVIRONMENTAL IMPACT REPORT
FOR THE
STONERIDGE SPECIFIC PLAN EIR**

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**City of Roseville
Roseville, California**

Prepared by:

**EIP Associates
Sacramento, California**

March 2, 1998

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1. INTRODUCTION

1. INTRODUCTION

This Final Environmental Impact Report (FEIR) for the Stoneridge Specific Plan responds to public comments received on the Draft EIR, which was circulated from December 3, 1997, to January 16, 1998.

Project Background

The Plan Area encompasses 1,089± acres located northeast of the traditional downtown area of the City of Roseville. Approximately 699± acres (64 percent) of the Plan Area are located within the previously adopted Northeast Roseville Specific Plan (NERSP) of the City of Roseville, while the remaining 390± acres (36 percent) of the Plan Area are located in the unincorporated area of Placer County, between the present Roseville City limit and Sierra College Boulevard to the east. The Stoneridge Specific Plan proposes development of a mixed-use, planned community with necessary infrastructure. Prominent uses proposed by the Specific Plan include 628.6 acres of residential development supporting 2,882 residential units, 35.7± acres of community commercial, and 10.9± acres of business-professional. The Proposed Project also includes supporting infrastructure and ancillary uses, including 66.3± acres of public parks, and 4.8 acres of private recreation, and 24.9± acres of public/quasi-public uses consisting of a fire station, church, school, and municipal water tank. Approximately 257.2± acres of the Plan Area are designated as Open Space, protecting significant oak and riparian woodland resources. The remainder of the Plan Area would be occupied by 60.6± acres of arterial streets.

The Draft EIR evaluated the potential environmental effects that could result from implementation of the Stoneridge Specific Plan. The FEIR has been prepared in conformance with the California Environmental Quality Act (CEQA), pursuant to Section 15132 of the CEQA Guidelines. The Draft EIR, completed in December 1997, is hereby incorporated into this FEIR by reference. This Final EIR describes substantive changes made to the Specific Plan and Draft EIR since release of the Draft EIR, primarily as a result of ongoing negotiations between the City and the Applicant, or from public comments received on the DEIR (see Chapter 2). This FEIR also presents substantive comments and recommendations received on the Draft EIR (see Chapters 3 and 4). It also provides responses to substantial environmental issues raised by those comments.

The FEIR includes both written and oral comments received during the 45-day public review period. The FEIR also includes a summary of verbal comments received during a public hearing held before the Roseville Planning Commission on December 17, 1997, and January 8, 1998, and at meetings of the City Transportation, Public Utilities and Parks and Recreation Commissions. A summary of these verbal comments is included in this document.

Contents of the Final EIR

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

These comments and responses, in conjunction with the Draft EIR and the text changes, constitute the FEIR, which will be considered for certification by the City of Roseville City Council. A copy of the Notice of Completion and availability of the Draft EIR is included in the FEIR 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 H of the Draft EIR.

The Final EIR is organized as follows:

Chapter 1 - Introduction

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

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

Chapter 4 - Public Hearing Comments and Responses: This section includes comments made at the Planning Commission, as well as the Transportation, Parks and Recreation and Public Utilities Commissions, with responses made to those comments from City staff. The minutes from the Planning Commission meetings have also been included with responses to comments made on the Draft EIR.

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

2. CHANGES TO THE SPECIFIC PLAN AND THE DRAFT EIR

2. CHANGES TO THE SPECIFIC PLAN AND THE DRAFT EIR

Introduction

During the public comment period, a number of comment letters and speakers at the public hearings provided additional information on the Draft EIR. This information identified specific minor inaccuracies in the Draft EIR text and/or figures, or provided updated information. The additional information provided in the comment letters and by speakers at public hearings is contained in Chapters 3 and 4, respectively, of this Final EIR. None of the information presented or the resulting revisions to the Draft EIR resulted in a change in the substantive conclusions of the Draft EIR (i.e., identification of new significant impacts).

This section describes changes to the Specific Plan and Draft EIR that have occurred as a result of refinements to the project since the Draft EIR was released, staff review and/or discussions with the applicants. Deleted text is struck through; new text is underlined. These changes are in addition to those described in Chapters 3 and 4. None of these changes alters the substantive conclusions of the Draft EIR.

Land Use Changes Between the Specific Plan and the Draft EIR

The Proposed Project described in the Draft EIR differs slightly from the Stoneridge Specific Plan that was released for public review on December 3, 1997. Each of the changes is described below, along with additional changes to the December 3 version of the Specific Plan.

The land uses identified in Table 3-1 of the Draft EIR differ slightly from those proposed in the Specific Plan. The changes include:

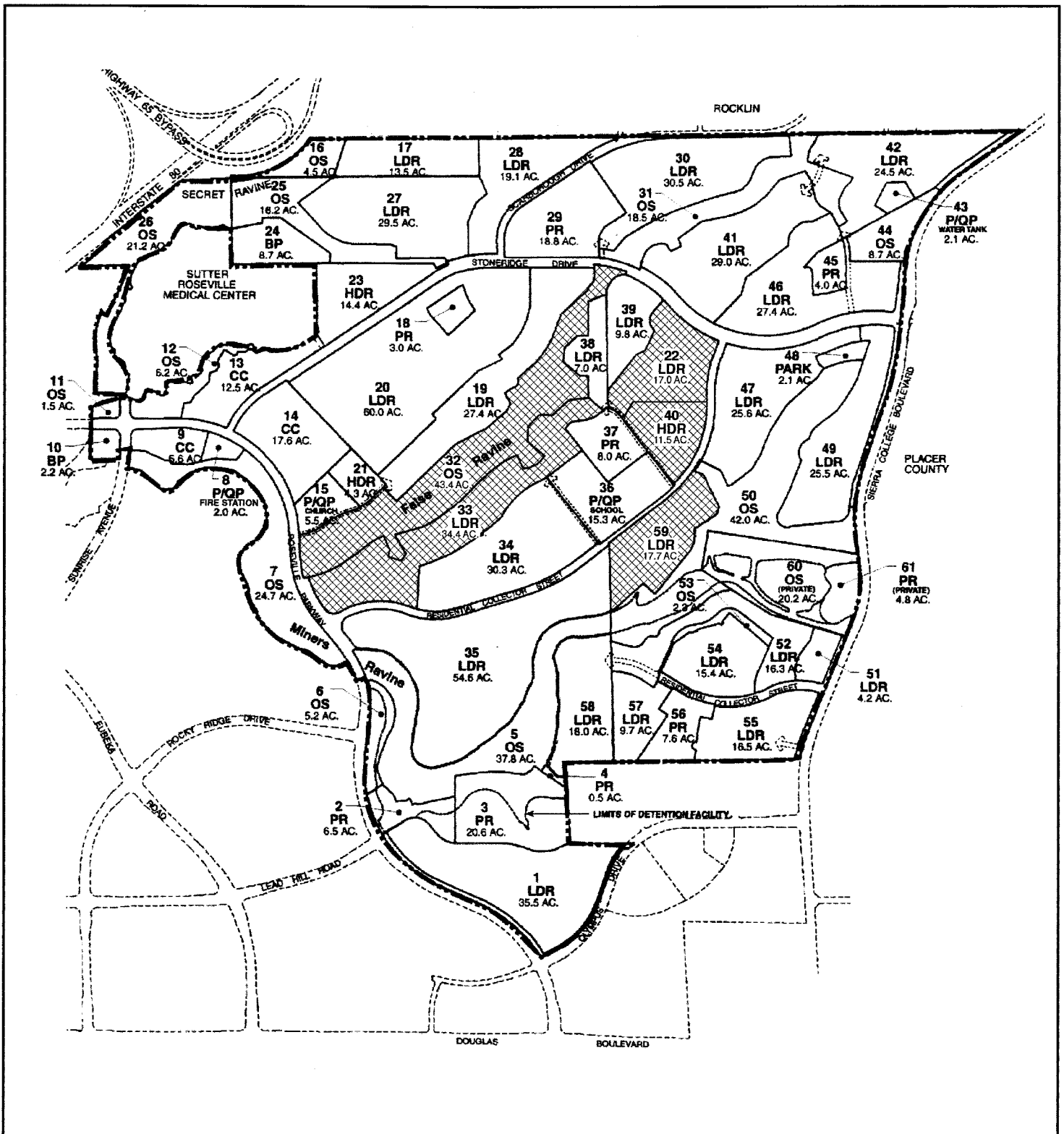
- ◆ Former Parcel 40 (28.5 acres of low density residential) is divided into 11.5 acres of high density residential and 17 acres of low density residential;
- ◆ Parcel 32 is reduced from 44.2 acres of Open Space to 43.4 acres of Open Space;
- ◆ Parcel 33 is increased from 33.6 acres of low density residential to 34.4 acres; and
- ◆ Parcel 59 is changed to low density residential rather than high density residential.

These changes are shown in Revised Table 3-3, which summarizes former and current land uses, and Revised Figure 3-4, which appear on the following pages. The former Figure 3-4 is shown as well, for comparison purposes. All of the appropriate figures, tables and text references in the Specific Plan have been revised to reflect these changes.

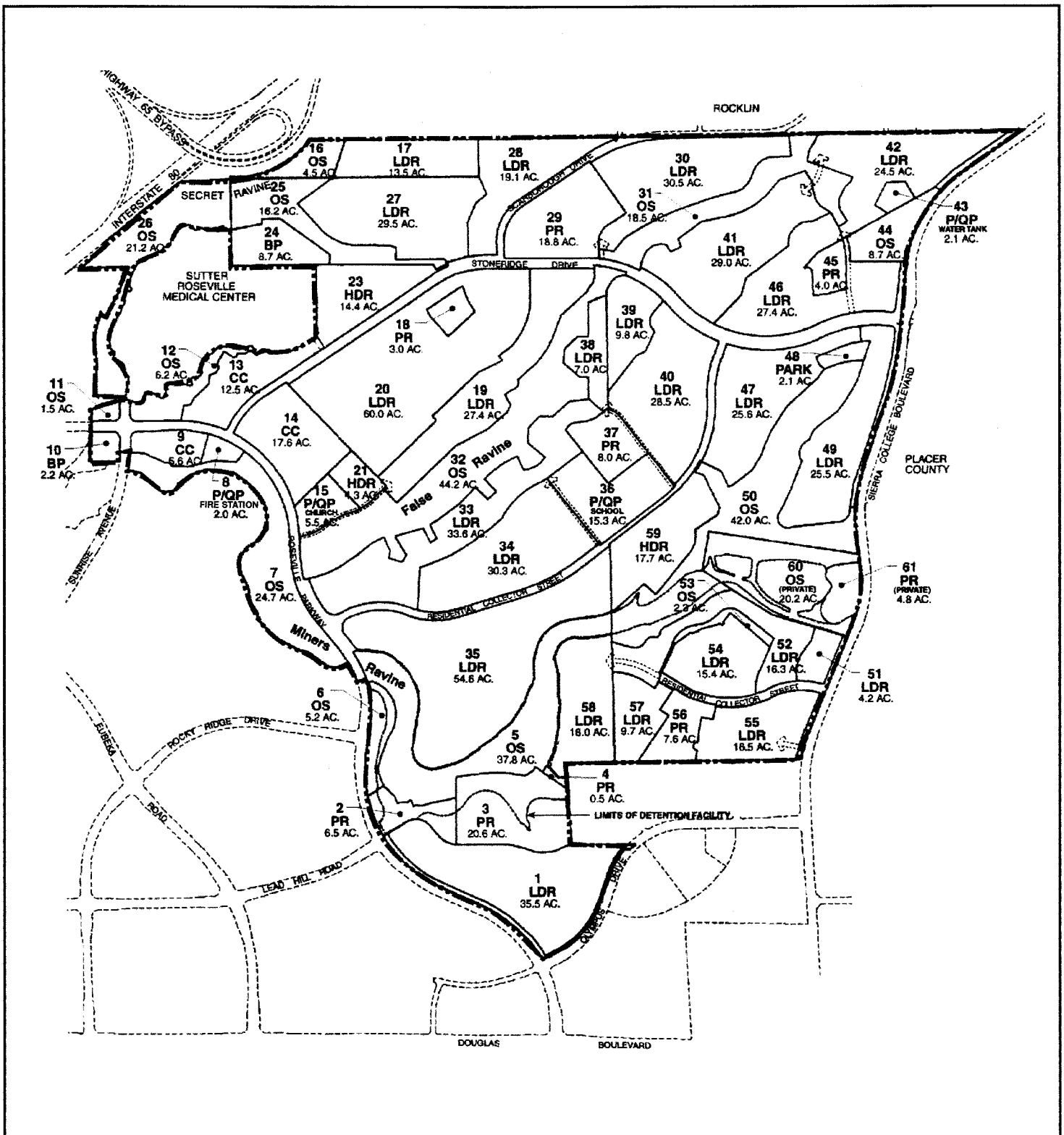
**REVISED
TABLE 3-3**

**STONERIDGE SPECIFIC PLAN
LAND USE MODIFICATIONS TO DRAFT EIR**

	Draft EIR			Current Proposal/Changes to Draft EIR		
Land Use	Acres	Units	% of Area	Acres	Units	% of Area
Low Density Residential	577.9	2,219	53%	584.9	2,219	54%
High Density Residential (R-1)	36.4	629	3%	30.2	629	3%
Subtotal Residential	614.3	2,848	58%	615.1	2,848	58%
Community Commercial (CC)	35.7		3%	35.7		3%
Business Professional (BP)	10.9		<1%	10.9		<1%
School K-6 (P/QP)	15.3		<1%	15.3		<1%
Park (P/R)	71.1		7%	71.1		7%
Open Space (OS)	228.5		21%	227.7		21%
Fire Station (P/QP)	2.0		<1%	2.0		<1%
Church (P/QP)	5.5		<1%	5.5		<1%
Water Tank (P/QP)	2.1		<1%	2.1		<1%
Street Right-of-ways	60.6		6%	60.6		6%
Urban Reserve						
Residential/EDUs	13.5	34	1%	13.5	34	1%
Open Space	24.7		2%	24.7		2%
Private Park	4.8		<1%	4.8		<1%
Total Stoneridge Specific Plan	1,089	2,882	100%	1,089	2,882	100%



BP CC LDR HDR OS P/QP PR Grid indicates parcels that have been modified North Arrow No Scale	BP Business Professional CC Community Commercial LDR Low Density Residential HDR High Density Residential OS Open Space P/QP Public/Quasi Public PR Parks and Recreation SOURCE: Spink Corporation, EIP Associates, February 1998.	EIP ASSOCIATES	REVISED Figure 3-4 Proposed Land Use Map
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No Scale	BP Business Professional CC Community Commercial LDR Low Density Residential HDR High Density Residential OS Open Space P/QP Public/Quasi Public PR Parks and Recreation SOURCE: Spink Corporation, EIP Associates, 1997. 97301-Land-Use-Alts	EIP ASSOCIATES	FORMER Figure 3-4 Proposed Land Use Map
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The primary result of the above changes is the placement of the high density residential development adjacent to the park and school site, with low density residential taking the place of high density residential adjacent to open space (Parcel 59). Children living in multifamily units would have direct access to the school site and park. In order to make the Specific Plan consistent with these changes, the final sentence of the first paragraph under Section B. High Density Residential (13.0 and higher du/acre) is revised as follows:

The HDR site located in the eastern portion of the Plan Area (Parcel 59 40) is envisioned ~~to take advantage of the location, recreation and views provided in the Miner's Ravine corridor and proximity located in close proximity to the elementary school site and adjacent park.~~

The revised land uses are compatible with each other and would not create any impacts beyond those described in the Draft EIR.

The revised land use plan provides for slightly different acreages of low and high density residential and open space uses. The number and type of dwelling units would not change, so there would be no effect on traffic, air quality, noise, or demand for public services and utilities.

The 0.8-acre reduction in designated open space represents less than one-third of one percent of all open space designated in the Specific Plan. This area consists of dense blue oak woodland. The 0.8 acres represents an additional loss of blue oak woodland, which is less than 1 percent of the blue oak woodland to be preserved. For these reasons, the change in designation would not affect the conclusions reached in the Draft EIR regarding open space, land use, biological resources, or other environmental issues.

Additional Changes to the Stoneridge Specific Plan

In addition to the land use changes described above, several modifications have been made to the Specific Plan since December 1997. Most of these modifications concern setbacks and location of rear property lines for Parcels 35 and 58. The changes to the Specific Plan are shown below.

2.4.1 Parcels 35 and 58 Setbacks

Item Number 2 of Section 4.2, Permitted Uses, is revised as follows:

2. The development standards for the Single Family Residential (R-1) zone district are modified from the zoning ordinance with this provision of the Development Standards (DS) overlay zone to require an 400-foot enlarged rear yard setback on dwellings which back onto open space within LDR Parcels 35 and 58 and to limit heights of buildings on a portion of LDR Parcel 46.

The following language is added under Intent under 2.4.1, Residential Land Use, A. Low Density Residential (1.0 to 6.9 du/acre):

LDB Parcels 35 and 58 are unusual in that the residential land use extends into the treed and sloped areas of Miner's Ravine. The treed and sloped portions of Miner's Ravine and the associated views are considered a significant resource, as such design standards have been developed for these parcels which are intended to reorganize and preserve these resources. In addition to the design standards, the City may apply conservation easements

or other mechanisms to ensure preservation of these resources as part of the tentative subdivision map review. At a minimum, a private tree preservation easement may be recorded over the area between the rear property line and the accessory structure setbacks. Should a private tree preservation easement be utilized, it shall not be the obligation of the City to enforce tree preservation in this area.

The following text is added after Table 2-4:

Table 2-5 specifies the development standards for lots which back onto the open space in Parcel 35. The development standard modifies the rear yard setback and provides prescriptive standards for rear yard fencing. All other development features shall conform to the standards of the R-1 Zone. Exhibit 2-2 depicts a typical cross section to define the primary and accessory structure relationship. Parcel 35 is separated into two areas A and B as illustrated in Exhibit 2-3. Areas A and B have different setbacks from the rear property line as noted in Table 2-5. All rear and side yard fencing within the accessory structure setback shall be open view fencing as delineated within the Stoneridge Design Guidelines.

In addition, two new exhibits (Exhibits 2-2 and 2-3) were added.

Table 2-5 is revised as shown:

TABLE 2-5		
Development Standards for Parcel 35:		
Development Feature	Lots which back on to open space Parcel 5	
	Area A	Area B
Setback-Rear	100-foot minimum	
Primary Structure	70'	120'
Accessory Structure ⁽¹⁾	50'	100'
<u>Note:</u> <u>1) Exceptions to the accessory structure setback may be approved subject to the approval of an Administrative Permit per section 19.74.010 of the Zoning Ordinance. All exceptions to the accessory structure setback shall be evaluated on the following criteria:</u> <u>: The accessory structure and any associated grading including cut and fill shall not create significant negative affect on any native oak tree and shall conform to the evaluation criteria identified under Article IV - Tree Preservation, Section 19.66.040.C of the Zoning Ordinance.</u> <u>: In no case shall the Administrative Permit reduce the accessory structure setback to less than 40' for Area "A" and 90' for Area "B" unless approved by the Planning Commission as provided for below.</u> <u>If the Planning Director determines that the request for exception is not consistent with the above criteria the exception shall be denied or may be referred or appealed to the Planning Commission. Any determination of consistency may, at the discretion of the Planning Director, be forwarded to the Planning Commission for review.</u>		

The following table and text are inserted after Table 2-5:

Table 2-6 specifies the development standards for lots which back or side onto the open space in Parcel 58. The development standard modifies the rear yard setback and provides prescriptive standards for rear yard fencing. All other development features shall conform to the standards of the R-1 Zone.

TABLE 2-6 Development Standards for Parcel 58:			
Development Feature	Lots which back or side⁽¹⁾ onto open space Parcel 5		
	Area A	Area B	Area C
Setback - Rear			
Primary Structure	55'	40'	30'
Accessory Structure	40'	25'	15'
Note: If lots side onto the open space, the sideyard setback shall be measured from the accessory structure setback.			

Table 2-6 of the prior specific plan becomes Table 2-7.

In addition to the above text, several cross sections and other figures are provided to illustrate the City's intent with regard to Parcels 35 and 58.

The above changes recognize differences in the nature of Parcels 35 and 58, and provide separate setbacks for accessory structures (15 to 100 feet back from the rear property line, depending on the area and parcel) and primary structures (30 to 120 feet). These setbacks apply only to lots adjacent to open space areas. The revisions also prescribe open-view fencing along rear and side property lines within the accessory structure setback, as specified in the Design Guidelines. These modifications would not change the EIR analysis, which assumed that development could occur anywhere in a private lot. This approach provides a conservative analysis of impacts. To the extent that standards for setbacks reduce the amount of construction near open space areas, and particularly in areas with substantial trees and vegetation, the impacts identified in the Draft EIR would be reduced in magnitude.

3.0 Affordable Housing

The allocation of affordable housing has been increased and redistributed as shown in Table 3-2 of the Specific Plan, revised as shown below:

**REVISED
TABLE 3-2
Affordable Housing Goal and Allocations**

Affordable Housing Goal			
Total Dwelling Units	2848 units*		
10% Affordable Goal	285 units		
Middle Income Goal	71 units	(25%)	
Low/Very Low Income Goal	214 units	(75%)	
Middle Income Purchase Allocation:		% of Project as Affordable	
	Total Units	Affordable Units	for Middle Income
Parcel 40 22 (LDR)	453 102	30 18	20% 17%
Parcel 46 (LDR)	150	24	16%
Parcel 47 (LDR)	133	17	13%
Parcel 54 (LDR)	80	12	15%
Total Middle Income Purchase Units:		71 Units	
Low Income Purchase Allocation:		% of Project as Affordable	
	Total Units	Affordable Units	for Low Income
Parcel 40 22 (LDR)	453 102	7 6	4% 6%
Parcel 46 (LDR)	150	7 8	4% 5%
Total Low Income Purchase Units:		14 Units	
Low Income Rental Allocation:		% of Project as Affordable	
	Total Units	Affordable Units	for Low Income
Parcel 21 (HDR-Senior Housing)	84	84	100%
Parcel 23 (HDR)	315	58 63	48% 20%
Parcel 59 40 (HDR)	230	58	25%
Total Low Income Rental Units:		200 205 Units	
Total Low and Middle Income			
Affordable Housing Unit Allocation:		285 290 Units	
Note: The above affordable housing calculations and allocations do not include the 34 LDR units assigned to Parcel 17. This parcel is zoned urban reserve and will not be granted residential zoning until the landowner enters into a development agreement with the City. At such time, the development agreement shall specify an affordable housing program which meets the City's 10% goal.			

In addition, the project proponents have requested that the following text be added to page 3.4 of the Specific Plan. Inclusion of this text is subject to approval of the City Council:

3.3.3 Alternate Affordable Housing Method

An alternative method of meeting a portion of the affordable housing goal for Stoneridge is to allow credit for affordable housing which is provided by a Stoneridge landowner which is located in other Plan Areas of Roseville and for the release of unused units in other Plan Areas to the City that can be developed for affordable housing in Roseville. Excess housing provided by a Stoneridge landowner in another Plan Area and marketed to qualifying buyers in the low and middle income categories and unused units in other Plan Areas released by a Stoneridge landowner that can be used to provide affordable housing may be credited towards that same landowner's affordable housing responsibility in Stoneridge. Additional details related to credit for excess affordable units and/or the release to the City of unused units are contained in the Stoneridge Specific Plan Development Agreements.

With the above change in the affordable unit allocation, the project would exceed the ten percent requirement for affordable housing. If the City Council approves the inclusion of the above language, it would provide an additional method for the project to comply with the City's General Plan requirement. Because the project would continue to meet the City standard, the Draft EIR conclusions regarding affordable housing would be unaltered.

4.2 Circulation

The following footnote is added to Table 4-1 of the Specific Plan, in the Stoneridge Drive ROW, under Median:

- (8) The intersection at Roseville Parkway will be expanded to 6 lanes to allow for an additional left turn lane.

This improvement was assumed in the traffic analysis, so the conclusions of the Draft EIR would remain unchanged.

6.10 Parks

In response to a request of the Planning Commission, the third sentence of the first paragraph on page 6.16 of the Specific Plan is revised to read:

Concept plans may be modified with the preparation of detailed construction drawings to include community gardens or other facilities which match the needs of nearby residents.

Community gardens would not create any new or more severe impacts than those described in the Draft EIR.

In response to a request of the Parks and Recreation Commission, the first sentence of the second paragraph on page 6.19 is revised to read:

Facilities in this park may include two lighted softball fields, a youth soccer field (possibly lighted), tennis courts, restroom/concession building, tot lot, parking lots, picnic and barbecue areas.

The Draft EIR analysis of lighting impacts assumed that play fields could be lighted. Therefore, the above revision would not alter the conclusions of the Draft EIR.

Design Guidelines

The following sentence is added to "Special Considerations", after the first sentence, on Exhibit A-7 in the Design Guidelines.

The existing slopebank may require stabilization or rework as required by a geotechnical report and as approved by the City.

This revision would provide additional protection against slope stability. Therefore, it would not result in any new or more severe impacts, and the conclusions of the Draft EIR would be unchanged.

The second sentence under "Landscape corridor" on Exhibit A-11 is corrected to read:

40' adjacent to Parcels 46 & ~~49~~ 59, 25' adjacent to Parcels 13 & ~~44~~ 23.

In order to address concerns expressed at the public hearing regarding the potential for deer to be injured on the points of open-view fences, the following changes have been made to the Design Guidelines:

The first bullet under **4.3 Open View Fences/Combination Fence** on page A.26 has been revised to read:

All residential lots adjacent to open space ~~may~~ shall use open view fencing ~~or combination fences~~ along the boundary with the open space parcels. Exhibit A-24.3 provides a conceptual design of open view fence to be consistent throughout the Plan Area. The open view fencing shall have a solid top rail and shall not have pickets which extend above the top rail. The pickets shall be spaced a maximum of 4 inches on center or as required by the current Uniform Building Code.

The following sentence has been added to the second bullet under **4.3 Open View Fences/Combination Fence**:

The combination fence shall have a solid top rail and shall not have pickets which extend above the top rail. The pickets shall be spaced a maximum of 4 inches on center or as required by the current Uniform Building Code.

Exhibit A-24, Fence Walls and Designs, has been revised to correspond to the above changes. These revisions would provide additional protection to wildlife in the Plan Area. They would not result in new impacts or increase the severity of impacts identified in the Draft EIR.

Other Changes to the Draft EIR

The following corrections and clarifications are hereby incorporated into the Draft EIR. These changes are in addition to those revisions identified in Chapters 3 and 4 of this Final EIR.

4.12 Public Services and Utilities

4.12.7 Electricity

The first sentence in the first paragraph on page 4.12-32 is revised to read:

The Specific Plan Area is within the service area of both the Roseville Electric Utility Department and Pacific ~~g~~Gas & Electric Company (PG&E).

The first and second sentences of the second paragraph on page 4.12-32 is revised to read:

In 1996, the electrical demand for the City was approximately ~~484~~ 182 megawatt (MW). By the year 2010, the City's electrical demand is expected to rise to ~~304~~ 367 MW, which will require additional entitlements of 180 MW to adequately supply the forecast demand in 2010.

The third sentence in the fourth paragraph on page 4.12-32 is revised to read:

Annual peak electrical demand for the City is approximately ~~445~~ 180 megawatts MW, with current energy use at approximately ~~593,856~~ 750,000 megawatt-hours (MWH).

The second and third sentences in the fifth paragraph on page 4.12-32 are revised to read:

WAPA currently provides approximately ~~50~~ 40 percent of the City's capacity requirements and ~~65~~ 30 percent of the City's energy needs. The WAPA is not expected to increase output and will make up a smaller percentage of the City's total power supply in the future (expected to be approximately 20 percent of capacity and ~~43~~ 20 percent of energy requirements by 2010).

The first bullet in paragraph six on page 4.12-32 is revised to read:

- 27.9 MW out of ~~240~~ MW total from the Calaveras hydroelectric project in Calaveras, Alpine and Tuolumne Counties;

The third bullet in paragraph six is revised to read:

- ~~2.67 MW out of 110 MW total~~ from Geothermal No. 1 located in the Geysers area of Northern California (the plant capacity ~~will gradually reduce~~ is reducing as stream field limitations occur);

The fourth bullet in paragraph six is revised to read:

- ~~3.6 MW out of 110 MW total~~ from Geothermal No.2, also located in the Geysers area (plant capacity ~~will gradually reduce~~ is reducing as stream field limitations occur);

The sixth bullet in paragraph six is revised to read:

- 20 MW from steam-injected combustion turbine in Lodi, and ~~18.27~~ 18.27 MW from Seattle City Light and 4.5 MW from a reserve sharing agreement; and

The second paragraph on page 4.12-33 is deleted and the following text is inserted:

~~The City is involved in several projects to increase its entitlement to resources over the next several years. However, the City must pay for surplus power entitlements whether or not they are used. A surplus of entitlements would increase the cost of power, which would be passed along to customers in the form of higher rates. Therefore, the City's power acquisition strategy is based on acquiring adequate entitlements to meet project needs. The City continually negotiates contracts for entitlements to additional power sources in two to three-year increments, based on projected demands. Additional power needed in excess of contracted entitlements is acquired through the purchase of short-term power.~~

The City is committed to meeting our customer's electricity needs at the best possible value. The City's strategy is to acquire electricity supplies on an ongoing basis to meet project needs.

The second sentence in the fourth paragraph on page 4.12-33 is revised to read:

City projections indicate that conservation and load management programs ~~will reduce~~ reduced power demands by approximately 2.5 MW in 1994.

3. WRITTEN COMMENTS AND RESPONSES

DEPARTMENT OF TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE - MS 41
 P.O. BOX 942874
 SACRAMENTO, CA 94274-0001
 TDD Telephone (916) 741-4509
 FAX (916) 323-7669
 Telephone (916) 324-6642

RECEIVED

JAN 14 1998



January 12, 1998

PLANNING DEPARTMENT

IPLA202
 03-PLA-80 P.M. 3.2
 Stoneridge Specific Plan
 DEIR
 SCH #97032058

Mr. Chris Robles
 City of Roseville
 Community Development Department
 316 Vernon Street, Room 104
 Roseville, CA 95678

Dear Mr. Robles:

We have reviewed the DEIR document and have the following comments:

GENERAL COMMENTS

- We disagree that the Stoneridge Specific Plan development will have "less than significant" impacts to State highway and interchange facilities. (Refer to Impact 4.9-6 in Table 2-1 on Page 2-8 in the Summary of Environmental Effects.) There will be increased traffic volumes from this project affecting State facilities and the DEIR traffic analysis is deficient in many areas. Therefore, we must re-examine the issue of significant impacts to State highway facilities after the additional information and corrections requested below are made.

1-1

- This traffic analysis has failed to address the following issues:

1.- No ramp analyses were provided in this traffic report. Please do a merge/diverge analysis during the AM and PM peak hours at the I-80/Douglas Boulevard, I-80/Atlantic Street/Eureka Road, I-80/Taylor Road, I-80/State Route 65, I-80/Sierra College Boulevard, and State Route 65/Harding Boulevard Interchanges. Merge/diverge analyses should be applied to freeway and ramp junctions and are important to find the impacts of traffic on the ramps expected from the Stonebridge development. Use the 1994 Highway Capacity Manual for this analysis.

1-2

2.- This traffic impact study has failed to analyze the basic scenarios. All analysis should be based on the following scenarios:

Existing conditions
 Existing plus project conditions
 Cumulative conditions (year 2020)
 Cumulative plus project conditions (year 2020)

1-3

3.- An LOS analysis should be done for freeways, ramps and ramp terminal intersections. All analyses should be based on AM and PM peak hour volumes. Data from the current version of the SAC-MET transportation forecasting model should be used in projecting future traffic levels.

1-4

4.- Include AM and PM peak hour turning movements and lane configuration for intersections (existing and proposed) in this traffic report. If they are part of the technical appendix, then this technical appendix should be attached with the draft EIR for Caltrans' review. 1-5

5.- Mitigation measures should be identified where the project would have a significant impact. An impact is considered significant when the project causes the facility to deteriorate from the current LOS. If the LOS is already F, then a quantitative measure of increased queue lengths and delay should be used for measure of effectiveness. Possible mitigation measures to consider are increasing freeway, ramps and ramp intersection capacity, adding auxiliary lanes, High Occupancy Vehicle (HOV) lanes, ramp metering, implementing Traffic System Management (TSM) elements, upgrading signal controllers to type 270, interconnecting signals and signalizing non-signalized intersections. 1-6

SPECIFIC COMMENTS

Section 4.9 , Transportation and Circulation

- For cumulative impacts, the project should look at year 2020 impacts not 2010 unless this project will be built out by year 2010. (Refer to Page 4.9-1.) 1-7
- Regarding traffic volumes, from where were "peak hour" volumes obtained? (Refer to Page 4.9-6.) 1-8
- Why was the 1985 Highway Capacity Manual (HCM) used for calculation of non-signalized Level of Service (LOS) when a new version of the 1994 HCM is available? Please provide LOS measurements using the accepted 1994 methodology. (Refer to Page 4.9-6.) 1-9
- These "existing" LOS are for 1995 as per the foot note. "Existing" LOS should be for year 1997. (Refer to Table 4.9-4, Page 4.9-10.) 1-10
- Why does the table omit AM peak hour LOS measurements? An AM peak hour LOS analysis should be provided. (Refer to Table 4.9-4, Page 4.9-10.) 1-11
- The Douglas Boulevard and Sierra College Boulevard Interchange ramps at Interstate 80 should be included. (Refer to Table 4.9-4, Page 4.9-10.) In our response to the Notice of Preparation we asked that these two interchanges be included in the traffic analysis. (Refer to Appendix A, Department of Transportation letter of April 22, 1997.) 1-12
- Why were project traffic impacts analyzed only in the PM peak hour and not during the AM peak hour? AM peak hour traffic impacts should be analyzed also. (Refer to Page 4.9-29.) 1-13

Impact 4.9-6 on Pages 4.9-38 and 4.9-39

- Table 4.9-12 uses the 1985 Highway Capacity Manual for freeway LOS calculation. The 1985 HCM has been updated and is no longer accepted by Caltrans for analysis. Use the 1994 HCM for freeway LOS calculations. 1-14

- Table 4.9-12 compares only the future project scenario. A table comparing the existing conditions with project and without project should also be included in this draft EIR. 1-15
- Traffic volumes shown in Table 4.9-12 are not consistent from one freeway segment to the next adjacent segment. Please correct these inconsistencies. 1-16
- In Table 4.9-12 the increase in traffic volumes from 'no project' to with 'proposed project' are very low on Interstate 80 and seem unrealistic. For example, there is an increase of only 200 vehicles per day on I-80 west of Douglas Boulevard and the traffic is decreasing on I-80 east of State Route 65. Please provide our office with the trip generation and trip distribution supportive calculations for verification. 1-17
- In Table 4.9-12 there is a large change in project related traffic volumes on I-80 from east of Douglas Boulevard to west of Douglas Boulevard. East of Douglas Boulevard, the traffic increase is 800 vehicles and west of Douglas Boulevard the traffic increase is only 200 vehicles. These numbers indicate many vehicles getting off at the Douglas Boulevard ramps. Therefore, the Douglas Boulevard Interchange should be included in the traffic analysis. 1-18

Impact 4.9-7 on Pages 4.9-39 and 4.9-40

- Table 4.9-13 does not specify whether the measurements shown are AM or PM LOS. LOS analysis of these ramp intersections should be calculated for both AM and PM peak hour traffic. 1-19
 - The Douglas Boulevard ramp intersections should be included in the Table 4.9-13 analysis. 1-20
 - An existing peak hour traffic analysis was not calculated for the ramp intersections in Table 4.9-13. All impacted interchanges should be included in the existing LOS analysis. Additionally, please provide an existing condition analysis for both the AM and PM peak hour. 1-21
- Another table should be included in this section of the draft EIR addressing ramp intersections comparing existing conditions with project to existing conditions without project. 1-22

Figure 4.9-6, Page 4.9-23

- Please provide traffic modeling assumptions regarding trip distribution and destinations associated with Stoneridge developments showing supporting calculations, level of service analysis, traffic turning movement volumes, and ramp volumes at the Sierra College/I-80, Rocklin Road/I-80, Taylor Road/I-80, Cirby Way/Riverside/I-80, and Taylor Road/SR65 Interchanges. Caltrans would like to review all crossing location data where local arterial roadway widenings affecting State Interchange and bridge structures are planned. 1-23
- Any work within the State right of way will require an encroachment permit. For permit assistance, please contact Rich Jones at (916) 741-5374. 1-24

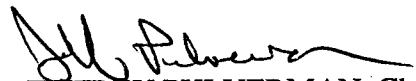
Interstate 80

- The northwestern corner of the Stoneridge Specific Plan area adjacent to Interstate 80 should allow setback areas for future widening of the freeway. The ultimate concept for the Interstate 80 freeway to address high growth in the Roseville-Rocklin area proposes an eight lane freeway plus auxiliary lanes plus High Occupancy Vehicle (HOV) lanes from the Placer County line to the vicinity of the Sierra College Interchange with urban freeway features to include emergency access shoulders, soundwalls and possible landscaped areas. An urban freeway configuration of this nature near the junction with State Route 65 would require approximately 280 feet of corridor width.

1-25

Please provide our office with the requested information and further responses prior to EIR certification . If you have any questions regarding these comments, please contact Ken Champion at (916) 324-6642.

Sincerely,


JEFFREY PULVERMAN, Chief
Office of Transportation
Planning - Metropolitan

c: John Greitzer, SACOG
Robert Watkins, Placer County Transportation Planning Agency

**COMMENT LETTER 1: Jeffrey Pulverman, Chief, Office of Transportation Planning,
Metropolitan, Caltrans District 3**

Response to Comment 1-1:

As discussed on page 4.9-39 of the Draft EIR, traffic forecasts prepared using the City of Roseville's travel demand model indicate that the Proposed Project would not significantly increase traffic volumes on State highways or cause any ramp intersections to operate at LOS "D" or worse conditions that would operate at LOS "C" or better conditions under the 2010 Market/No Project scenario. Therefore, it was concluded that the Proposed Project would not have a significant impact on State highways or interchanges. On January 29, 1998, the City of Roseville staff and the traffic engineering consultant for the EIR (DKS) had a telephone conversation with Caltrans District 3 staff to discuss Caltrans' comments on the Draft EIR. Additional telephone conversations between DKS and Caltrans staff were held on February 6, 1998 and February 13, 1998, to help answer questions related to the traffic analysis in the Draft EIR. Additional information related to the travel demand model's forecasts and the level of service calculations used in the traffic impact analysis for the Draft EIR was provided to Caltrans District 3 staff on February 2, 1998. This information is available to the public upon request from the City of Roseville Planning Department. Additional summary information on the Proposed Project's impacts on the State highway system is provided below in responses to the remaining comments from Caltrans.

Response to Comment 1-2:

The Draft EIR (Table 4.9-12) provides traffic volumes and level of service calculations for mainline segments of I-80 and SR 65 for the 2010 Market/No Project and 2010 Market/Proposed Project scenarios. Table 4.9-12 in the Draft EIR reflects 1) daily traffic volumes which were adjusted based on 1991 Caltrans traffic count data, and 2) level of service calculations based on the capacities from the EIR on the Placer County General Plan (1992/1993). The information in Table 1 replaces Table 4.9-12 in the Draft EIR. The traffic volume forecasts reflect unadjusted 2010 traffic volumes from Roseville's travel demand model and a level of service analysis based on the 1994 Highway Capacity Manual. Table 1 shows that I-80 would operate at LOS "E" or "F" conditions through Roseville under the 2010 Market/No Project scenario. Levels of service on I-80 and SR 65 would not change with 2010 Market/Proposed Project scenario.

Table 2 compares projected daily traffic volumes on key ramps to I-80 and SR 65 under the 2010 Market/No Project scenario and the 2010 Market/Proposed Project. An accurate merge/diverge analysis for those ramps would require existing peak hour traffic volumes for each freeway mainline segment and each ramp. Traffic counts on the freeway ramps and mainline are available only from Caltrans. Daily volumes are published by Caltrans for both the ramps and freeway mainline each year. Daily volume data from 1996 are currently available, while 1997 daily volume data will not be available until the summer of 1998. Caltrans has indicated that recent peak hour volume data for the freeway mainline and ramps in the Roseville area are not available.

Due to project congestion on the I-80 mainline (shown in Table 1), a merge/diverge analysis would likely show LOS "E" or "F" conditions at the ramp merge points to I-80 at Douglas Boulevard and Eureka Road during peak hours in the peak travel direction under the 2010 Market/No Project condition. As shown in Table 2, the Proposed Project would increase volumes on some ramps and decrease traffic on others. As discussed in the response to Comment 1-16, the Proposed Project would result in shifts in non-project related traffic due to the new Stoneridge Drive connection and redistribution of regional travel.

TABLE 1

**(Replaces Draft EIR Table 4.9-12)
AVERAGE DAILY TRAFFIC VOLUMES ON STATE HIGHWAYS
UNDER THE 2010 MARKET SCENARIO**

Facility	Segment	2010 Market/ No Project		2010 Market/ Proposed Project	
		ADT	LOS	ADT	LOS
I-80	Sac. County line to Riverside Ave	151,400	E	151,600	E
I-80	Riverside Avenue to Douglas Boulevard	127,800	F	127,900	F
I-80	Douglas Boulevard to Eureka Rd	117,000	E	117,900	E
I-80	Eureka Rd to Taylor Rd	126,900	F	127,500	F
I-80	Taylor Rd to SR 65	117,700	E	117,700	E
I-80	SR 65 to Rocklin Rd	115,200	E	114,400	E
I-80	Rocklin Rd to Sierra College Boulevard	102,100	E	101,600	E
I-80	Sierra College Boulevard to Horseshoe Bar	101,300	E	101,700	E
SR 65	I-80 to Harding Boulevard/Stanford Ranch	56,000	C	57,100	C
SR 65	Harding Boulevard to Pleasant Grove Boulevard	57,700	C	58,700	C

Levels of service (LOS) are based on *1994 Highway Capacity Manual*.

SOURCE: DKS Associates.

TABLE 2 AVERAGE DAILY TRAFFIC VOLUMES ON INTERCHANGE RAMPS UNDER THE 2010 MARKET SCENARIO				
Interchange	Ramp	2010 Market/ No Project	2010 Market/ Proposed Project	Change
I-80/Douglas Boulevard	Eastbound off to EB Douglas	12,800	13,000	+200
	Eastbound on	11,300	11,700	+400
	Westbound off	10,800	10,800	0
	Westbound on from WB Douglas	10,800	10,300	-500
I-80/Eureka Rd	Eastbound off	9,400	9,800	+400
	Eastbound on from WB Eureka	6,900	7,300	+400
	Westbound off to EB Eureka	5,800	6,400	+600
	Westbound on	8,200	9,200	+1,000
I-80/Taylor Rd	Eastbound off	6,900	7,200	+300
	Westbound on	9,500	9,800	+300
I-80/SR 65	Eastbound off	16,200	16,700	+500
	Eastbound on	15,100	15,100	0
	Westbound off	12,900	12,900	0
	Westbound on	15,200	15,600	+400
I-80/Sierra College Boulevard	Eastbound off	6,600	6,500	-100
	Eastbound on	8,500	9,000	+500
	Westbound off	10,000	10,500	+500
	Westbound on	7,700	7,600	-100
SR65/Harding Boulevard	Northbound off	9,100	9,000	-100
	Northbound on	9,100	9,100	0
	Southbound off	10,700	11,000	+300
	Southbound on	9,100	9,200	+100
SOURCE: DKS Associates, 1998.				

The City of Roseville's travel demand model projects daily and PM peak hour traffic volumes. The City does not have an AM peak hour model. Development of an AM peak hour model would require collection of extensive AM peak hour traffic counts throughout the City to "validate" the model (like the process used to validate the City's daily and PM peak hour models). As stated on page 4.9-6 of the Draft EIR, the PM peak hour is used in the analysis of the City's roadway system and its level of service policy, since it generally represents the highest hour for overall traffic volumes during the day. As shown on Table 4.9-13 the Proposed Project would not have any significant impacts at intersections with freeway ramps during the PM peak hour under the 2010 Market/Proposal scenario. The PM peak flow hour represents worse case conditions for Roseville's roadway system; AM peak traffic is generally less congested. An AM peak hour model would not provide substantial additional information on level of service issues in Roseville. There is no evidence that the Proposed Project would cause significant impacts during the AM peak hour at any of the intersections with the freeway ramps in the vicinity of the Proposed Project.

Response to Comment 1-3:

An Existing/Existing Plus Project traffic analysis was conducted and included in Appendix D of the Draft EIR. Table 3 compares projected daily traffic volumes and levels of service for freeway mainline segments under Existing and Existing Plus Project conditions. Table 4 compares traffic volumes on key ramps to I-80 and SR-65 for these scenarios. It shows that the Proposed Project would increase volumes in some ranges and decrease volumes on others.

A traffic impact analysis of cumulative conditions is documented on Section 5 of the Draft EIR. The cumulative scenario assumes full buildout of all the specific plans in Roseville, which is expected to occur after the year 2020. Thus, the cumulative conditions analyzed in the Draft EIR would generally represent greater traffic volumes on most of the roadways in Roseville than a 2020 development scenario.

Response to Comment 1-4:

As noted on page 4.9-12 of the Draft EIR, the evaluation of impacts under the 2010 Market/No Project and 2010 Market/Proposed Project scenarios used 2010 land use and trip generation estimates prepared by SACOG's SAC-MET travel demand forecasting model for areas outside Placer County. The land use assumptions within Placer County that were used in the travel forecasts are outlined on pages 4.9-20 and 4.9-21 of the Draft EIR. AM peak hour forecasts were not conducted as the PM peak hour generally represents the highest hour for overall traffic volumes during the day (please see also Response to Comment 1-2).

Response to Comment 1-5:

PM peak hour level of service calculations (including turning movement volumes and lane configurations) for Existing, Existing Plus Project, 2010 Market/No Project and 2010 Market/Proposed Project conditions have been provided to Caltrans District 3, and are available upon request from the City of Roseville Planning Department. An AM peak hour analysis was not conducted as the PM peak hour generally represents the highest hour for overall traffic volumes during the day (please see also Response to Comment 1-2).

Response to Comment 1-6:

As shown in Table 1, I-80 is anticipated to operate at LOS "E" or "F" conditions through Roseville under the 2010 Market/No Project scenario (due to growth throughout Placer County) and the Proposed Project would not result in significant increases to mainline traffic volumes on I-80 and SR-65. Calculations of queue length and delay on ramps and the mainline freeway would require peak hour traffic count data for these facilities (which are not available from Caltrans or any other source) and use of a traffic simulation model. Calculating queue length and delay under LOS "F" conditions is often not possible. Given the above discussion, the value and accuracy of this detailed level of analysis is questionable, particularly given the low projected increases in traffic volumes on State facilities resulting from the Proposed Project.

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

Response to Comment 1-7:

Market studies conducted for the Draft EIR indicate that all of the residential uses and nearly all of the non-residential uses in the Proposed Project would be developed by the year 2010. Full development of the Proposed Project was used to evaluate its impacts in 2010. Cumulative traffic conditions (documented in Section 6 of the Draft EIR) assumed full development of all of the specific plans in Roseville, which is anticipated to occur after the year 2020. Please also see Response to Comment 1-3.

Response to Comment 1-8:

Page 4.9-6 addresses existing traffic conditions. PM peak hour traffic counts by turning movement were collected by the City of Roseville for all the major intersections in the City in 1995 (peak hour count data on the I-80 and SR-65 freeway mainline and ramps were not available from Caltrans or any other source). Table 3 and 4 provide existing daily volumes (not peak) on State facilities.

Response to Comment 1-9:

Table 5 provides LOS calculations for unsignalized intersections using the 1994 Highway Capacity Manual. The resulting LOS is consistent with the analysis contained in the Draft EIR (1985 HCM), with the exception of the existing condition for Cavitt Stallman/Sierra College Boulevard which is shown as LOS E in the Draft EIR and LOS D in Table 5.

TABLE 3

**AVERAGE DAILY TRAFFIC VOLUMES ON STATE HIGHWAYS
UNDER EXISTING PLUS PROJECT SCENARIO**

Facility	Segment	Existing (1995) No Project		Existing (1995) Plus Proposed Project	
		ADT ¹	LOS	ADT ²	LOS
I-80	Sac. County line to Riverside Ave	127,000	D	128,500	D
I-80	Riverside Avenue to Douglas Boulevard	115,000	E	118,000	E
I-80	Douglas Boulevard to Eureka Rd	111,000	E	114,900	E
I-80	Eureka Rd to Taylor Rd	113,000	E	113,100	E
I-80	Taylor Rd to SR 65	96,000	D	96,200	D
I-80	SR 65 to Rocklin Rd	82,000	C	81,500	C
I-80	Rocklin Rd to Sierra College Boulevard	79,000	C	78,700	C
I-80	Sierra College Boulevard to Horseshoe Bar	77,000	C	77,800	C
SR 65	I-80 to Harding Boulevard/Stanford Ranch	30,000	B	30,700	B
SR 65	Harding Boulevard to Blue Oaks Boulevard	21,700	A	22,200	A

Levels of service (LOS) are based on 1994 *Highway Capacity Manual*.

1. SOURCE: Caltrans 1995 Traffic Volumes on California State Highways.

2. SOURCE: DKS Associates, 1997.

TABLE 4

**AVERAGE DAILY TRAFFIC VOLUMES ON INTERCHANGE RAMPS
UNDER THE EXISTING PLUS PROJECT SCENARIO**

Interchange	Ramp	Existing No Project¹	Existing Plus Project²	Change
I-80/Douglas Boulevard	Eastbound off to EB Douglas	10,900	10,300	-600
	Eastbound on	7,800	8,100	+300
	Westbound off	7,100	7,400	+300
	Westbound on from WB Douglas	10,500	10,100	-400
I-80/Eureka Rd	Eastbound off	7,300	9,500	+2,200
	Eastbound on from WB Eureka	7,400	7,900	+500
	Westbound off to EB Eureka	6,300	6,800	+500
	Westbound on	6,000	8,700	+2,700
I-80/Taylor Rd	Eastbound off	3,700	3,600	-100
	Westbound on	5,900	6,000	+100
I-80/SR 65	Eastbound off	10,400	10,700	+300
	Eastbound on	4,600	4,600	0
	Westbound off	2,600	2,600	0
	Westbound on	11,000	11,300	+300
I-80/Sierra College Boulevard	Eastbound off	2,500	2,400	-100
	Eastbound on	4,400	4,500	+100
	Westbound off	5,300	5,400	+100
	Westbound on	3,300	3,100	-200
SR65/Harding Boulevard	Northbound off	6,800	6,900	+100
	Northbound on	1,900	1,900	0
	Southbound off	2,000	2,000	0
	Southbound on	5,500	5,500	0

1. SOURCE: 1995 Ramp Volumes on the California State Freeway System, District 3.

2. SOURCE: DKS Associates, 1998.

TABLE 5 P.M. PEAK HOUR LEVEL OF SERVICE¹ AT UNSIGNALIZED INTERSECTIONS		
Scenario	Sierra College Boulevard/Cavitt-Stallman (1-way stop WB)	Barton Road/Eureka Road (4-way stop)
Existing	D	A
Existing Plus Project	F	B
2010 Market/No Project	F	(C) ²
2010 Market/Proposed Project	F	(C) ²
1. Levels of service based on 1994 <i>Highway Capacity Manual</i>. 2. Assumed signalized by 2010. SOURCE: DKS Associates, 1998.		

The future 2010 LOS "F" conditions of the Sierra College/Cavitt Stallman intersection could be mitigated by installation of a traffic signal. The current ROW for Sierra College Boulevard and the intersection with Cavitt Stallman are within the jurisdiction of Placer County. Placer County has decided not to pursue this mitigation measure due to signal spacing along Sierra College Boulevard and the desire to minimize delay along Sierra College.

The County has recently constructed a new extension of Cavitt-Stallman to Douglas Boulevard with a signalized intersection at Douglas Boulevard. The LOS "F" conditions results from a low volume stop-sign controlled left-turn movement from Cavitt-Stallman to southbound Sierra College Boulevard. If delays experienced by motorists making this left-turn movement become excessive, then the extension to Douglas Boulevard provides an alternative route with minimal delay.

Response to Comment 1-10:

The year 1995 was selected as the appropriate base year for the traffic analysis because both extensive traffic count data and detailed land use data was available for the entire City of Roseville. The combined 1995 count/land use data was needed to evaluate Existing and Existing Plus Project conditions (see Appendix D of the Draft EIR). In addition, traffic count data for 1997 is not available for State highways from Caltrans. Tables 3 and 4 shows 1995 daily traffic volumes on I-80 and SR-65.

Response to Comment 1-11:

Please see Response to Comment 1-2 above.

Response to Comment 1-12:

Table 4.9-4 summarizes existing levels of service at selected intersections in Roseville. The existing levels of service at the signalized intersections at the Douglas Boulevard and Sierra College Boulevard interchange ramps at I-80 are as follows:

- Douglas Boulevard/I-80 Westbound off-ramp - LOS B (V/C = 0.61)
- Sierra College Boulevard/I-80 Eastbound ramps - LOS C (V/C = 0.78)
- Sierra College Boulevard/I-80 Westbound ramps - LOS C (V/C = 0.71)

The Douglas Boulevard/I-80 Eastbound on-ramp is an uncontrolled intersection. The impacts of the Proposed Project on these ramp intersections is provided in Table 4.9-13 in the Draft EIR and in Response to Comment 1-20.

Response to Comment 1-13:

Please see also response to Comment 1-2.

Response to Comment 1-14:

As noted in the Draft EIR, the roadway capacities and level of service criteria for evaluation of State highways in Table 4.9-12 were based on the EIR for the Placer County General Plan. These LOS criteria were also used in the Placer County Congestion Management Program (CMP). The 1994 Highway Capacity Manual (HCM) uses hourly lane capacities for freeways that are 10 to 15 percent greater than those used in the 1985 HCM. Development of daily capacities on I-80 and SR-65 also require assumed peak hour/peak direction volume-to-ADT percentages, plus assumed truck percentages. The level of service analysis in Tables 1 and 3 reflect revised capacities based on the 1994 HCM and available count data on I-80.

Response to Comment 1-15:

Appendix D in the Draft EIR discusses the Existing Plus Proposed Project analysis. See also Response to Comment 1-3 above for traffic volumes on State facilities under the Existing Plus Proposed Project scenario.

Response to Comment 1-16:

The traffic volumes under 2010 conditions were based on Roseville's travel demand model. The model projects traffic volume increases and decreases stemming from changes in the roadway system. When comparing traffic volumes under the 2010 Market/No Project scenario to those under the 2010 Market/Proposed Project scenario, one must recognize the following:

- The Proposed Project includes an important new roadway link. Stoneridge Drive would provide a new connection between Sierra College Boulevard and Roseville Parkway. This new connection would shift some non-project traffic that would use the Douglas Boulevard interchange with I-80 to the Eureka Road interchange. This shift in non-project traffic could explain some perceived "inconsistencies".
- The travel demand model redistributes the origins and destinations of non-project travel in the region when a development like the Proposed Project is added to the 2010 No Project scenario (also see Response to Comment 1-17, below).

Thus, the changes in volumes between the 2010 Market/No Project and 2010 Market/Proposed Project in Table 4.9-12 are not inconsistent but rather relative of anticipated shifts and redistributions of travel.

Response to Comment 1-17:

The increases in traffic volumes on State highways due to the Proposed Project are relatively low due to the regional redistribution of travel that is forecasted by the City's travel demand model. A redistribution of travel would also be forecasted if SACOG's regional travel demand model was used to forecast the impacts of the Proposed Project. Due to this redistribution of travel, the increase in traffic volumes in Table 4.9-12 does not reflect the origins and destination of traffic from the Proposed Project. Table 6 shows the distribution of Proposed Project traffic on selected regional roadways under the 2010 Market/Proposed Project scenario. These volumes were derived by using the City's travel demand model to "assign" trips generated by the Proposed Project. Data from the travel model showing the origin/destination from the Proposed Project and the redistribution of regional travel were provided to Caltrans District 3 and are available upon request from the City of Roseville Planning Department.

Response to Comment 1-18:

Traffic volumes on I-80 will be affected by the new Stoneridge Drive Connection between Sierra College Boulevard and Roseville Parkway. This connection will shift some non-project related traffic from the Douglas Boulevard interchange to the Eureka Road interchange. In addition, travel demand model redistributes to origins and destinations of non-project travel (see Response to Comments 1-16 and 1-17). Thus, the changes in volumes on I-80 are not all related to traffic generated by the Proposed Project. Tables 2 and 4 show traffic volume forecasts on the ramps along I-80 with and without the Proposed Project including the Douglas Boulevard Intersection.

Response to Comment 1-19:

The LOS calculations in Table 4.9-13 are for the PM peak hour. LOS analysis for the AM peak hour was not conducted as the PM peak hour generally represents the highest hour for overall traffic volumes during the day (please see also Response to Comment 1-2).

Response to Comment 1-20:

The LOS calculations for the one signalized intersection at the Douglas Boulevard interchange (with the westbound off-ramp) are as follows:

- 2010 Market/No Project Scenario - LOS B (V/C = 0.62)
- 2010 Market/Proposed Project - LOS B (V/C = 0.66)

The Douglas Boulevard and I-80 Eastbound on-ramp is an uncontrolled intersection.

Response to Comment 1-21:

Table 4.9-4 provides existing PM peak hour levels of service at the I-80/Eureka Road interchange. Existing levels of service for the ramp intersections at the Douglas Boulevard and Sierra College interchanges are provided in Response to Comment 1-12. AM peak hour analysis was not conducted as the PM peak hour generally represents the highest hour for overall traffic volumes during the day (see also Response to Comment 1-2).

TABLE 6 DISTRIBUTION OF PROPOSED PROJECT TRAFFIC ON SELECTED REGIONAL ROADWAYS UNDER 2010 MARKET/PROPOSED PROJECT SCENARIO		
Facility	Segment	Daily Traffic Volume from Proposed Project
I-80	Riverside to Douglas Boulevard	4,500
	Douglas Boulevard to Eureka Rd	3,500
	Eureka Rd to SR 65	0
	SR 65 to Rocklin Rd	0
	Rocklin Rd to Sierra College Boulevard	0
	Sierra College Boulevard to Horseshoe Bar Rd	1,500
SR 65	I-80 to Harding Boulevard	0
	Harding Boulevard to Pleasant Grove Boulevard	2,400
Sunrise Boulevard	South of Douglas Boulevard	2,000
	South of Cirby Way	2,000
Sierra College Boulevard	South of Douglas Boulevard	2,100
	South of Roseville Parkway	2,100
	South of Rocklin Rd	3,700
	South of I-80	2,500
Douglas Boulevard	East of Sierra College Boulevard	2,300
SOURCE: DKS Associates.		

Response to Comment 1-22:

Please see Response to Comment 1-3.

Response to Comment 1-23:

Travel model results (including data on trip distribution of Proposed Project traffic) and level of service calculations were provided to Caltrans District 3 and are available from the City of Roseville Planning Department.

Response to Comment 1-24:

Comment noted. Permits will be requested for any work within the State right-of-way.

Response to Comment 1-25:

An open space setback ranging from approximately 400 feet to 900 feet from the existing State right-of-way is proposed in the northwest corner of the Plan Area.

DEPARTMENT OF FISH AND GAME

REGION 2

1701 NIMBUS ROAD, SUITE A

RANCHO CORDOVA, CALIFORNIA 95670

Telephone (916) 358-2900



RECEIVED

January 14, 1998

JAN 19 1998

PLANNING DEPARTMENT

Mr. Chris Robles
Roseville Planning Department
316 Vernon Street, #104
Roseville, California 95678

Dear Mr. Robles:

The Department of Fish and Game (DFG) has reviewed the Draft Environmental Impact Report (DEIR) for the Stoneridge Specific Plan (SCH #97032058). The proposed 1,089-acre mixed-use plan includes 699 acres from the previously adopted Northeast Roseville Specific Plan (NERSP) and 390 acres of unincorporated Placer County land. For those 699 acres within the NERSP, the project retains designated open space areas and proposes land uses for those areas previously designated as Urban Reserve. The project is located immediately west of Sierra College Boulevard and south of the Roseville/Rocklin Corporate Boundary in Placer County.

Significant watercourses within the project area include, Miners Ravine, False Ravine and Secret Ravine, which are tributaries to Dry Creek. The project area also supports seasonal wetlands and suitable nesting and foraging habitat for various raptor species noted in Table 4.5-4 of the DEIR. Other significant resources within the proposed project area include:

1. Mature riparian habitat associated with the above mentioned drainages.
2. Habitat for fall-run chinook salmon (*Oncorhynchus tshawytscha*) and steelhead trout (*Oncorhynchus mykiss*).
3. Habitat for the federally-listed California red-legged frogs (*Rana aurora draytonii*), which have been found in Secret Ravine.

2-1

4. Habitat for the federally- listed valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), expected to occur in the elderberry bushes within the riparian habitat along the watercourses.
5. Vernal pool habitat present includes the northern hardpan vernal pool, volcanic mudflow vernal pool types, which also provide habitat for the state-endangered plant Boggs lake hedge hyssop (*Gratiola heterosepala*).

2-1
cont.

Many of the resources are not directly affected by the proposed project but are affected by the instream detention dam on Miner's Ravine, described in the DEIR as part of the Dry Creek Watershed Flood Control Plan. Flooding of this watershed would have irreversible impacts on riparian habitat, anadromous fish, California red-legged frogs and Valley Elderberry Longhorn Beetles. These impacts cannot be mitigated to a level below significance. DFG is strongly opposed to an instream detention dam and has no record of having received a copy of the Dry Creek Watershed Flood Control Plan in 1992. In addition, placement of any structure within the channel that would tend to impede, or impede the passage of fish would be a violation of Fish and Game Code Section 5901.

2-2

DFG has additional concerns regarding mitigation measures for the Stoneridge Specific Plan, specifically:

1. **Mitigation Measure 4.5-1** -- To ensure no-net-loss of wetlands, mitigation ratios should exceed a ratio of 1:1. This would include seasonal and permanent habitats associated with wetlands, permanent and intermittent drainages and swales. This way, if a small percentage of wetlands fail to meet performance standards, an event that predictably occurs, the end result will still be no-net-loss.

2-3

Compensation ratios for vernal pools should be 2:1. In addition, although northern hardpan vernal pools have been re-created, northern volcanic mudflow vernal pools have not. This rare habitat is rapidly diminishing in Placer County and should be avoided.

2-4

2. **Mitigation Measure 4.5-3(a)** -- The words "when feasible" should either be clarified or eliminated. The tree removal period should end February 15 rather than March 15, to accommodate some owl species, which nest earlier than hawks. 2-5

3. **Mitigation Measure 4.5-3(b)** -- The survey period should begin February 15 rather than March 15, again to accommodate owls. We recommend the final sentence read: "The appropriate buffer shall be determined by the City in consultation with CDFG."

4. **Mitigation Measure 4.5-4** -- "No net loss" is not an acceptable mitigation standard in this case. It would appear that this project may be proposing to transplant the only remaining population of Bogg's Lake hedge hyssop in Roseville, which is also the only known population of this species that occurs on the Mehrton mudflow formation. (It is unclear from project maps whether the population adjacent to the Southern Pacific Reservoir will fall within the open space corridor along False Ravine or not. 2-6

The only other population known from Roseville also occurred on the Mehrton mudflow formation and was moved from the Roseville 150 project site to a different soil type on the Baseline/Brewer Road mitigation site. Initial monitoring results showed that the seeds that were transplanted did germinate but produced individual plants which were much larger than is typical for this species. Altering the species is not the aim of mitigation for impacts and the DFG did not regard this as successful. 2-7

In addition, although initially there were a lot of plants, more recent monitoring indicates that the transplanted population could be undergoing a decline. DFG Plant Ecologist Julie Horenstein spoke by telephone with Roseville 150 Project Manager Hal Freeman in mid-December and learned that only one of the four created vernal pools that had been seeded with this plant contained any individuals of this species and that the size of the population was relatively small. A wildfire the previous summer could account for some of the decline. 2-8

Mr. Chris Robles
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In short, it is too early to tell whether transplantation of this species can be done successfully. It would be inappropriate to approve transplantation as mitigation for this project. Any populations of this species found within the project area should be avoided, along with their watersheds..

2-8
cont.

The DEIR mentions Fish and Games Code Sections 1601-1607 (page 4.5-19) and states that "The limit of jurisdiction of CDFG is, subject to the judgment of the Department, up to the 100-year flood level." This statement is not accurate. The jurisdiction of the Department includes the banks that contain flows under all flow regimes. In certain areas under high flow regimes, DFG's authority may well exceed the limits of the 100-year flood level. It is recommended that the project design require setbacks from the floodplain that would allow the flood plain to function as it is was intended; that is, allow high flows to spread out to dissipate water velocity and water depths.

2-9

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 seq. The notification (with fee), and subsequent agreement, must be completed prior to initiating any such work. Notification to the DFG should be made after the project is approved by the Lead Agency. The 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.

2-10

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

2-11

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

2-12

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Thank you for the opportunity to review this project. If the DFG can be of any further assistance, please contact Ms. Edna Maita, Environmental Specialist III, at (916) 358-2921.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Zezulak", followed by a small flourish or mark.

Mr. David S. Zezulak
Environmental Specialist IV, Supervisor

cc: Ms. Edna Maita
Department of Fish and Game
Rancho Cordova, California

COMMENT LETTER 2: David S. Zezulak, California Department of Fish and Game

Response to Comment 2-1:

Comment noted. The comment describes the Proposed Project and the significant biological resources found in the Plan Area, as described in Chapter 4.5, Biological Resources, of the Draft EIR.

It should be noted that there is no record of red-legged frogs in Secret Ravine. Ms. Edna Malta, DFG Environmental Specialist III, was contacted to confirm the statement that the federally-listed California Red-Legged Frog has been found in Secret Ravine. Ms. Malta consulted with DFG herpetologist John Borde who said that there are no current or historical records of red-legged Frog occurrences in Secret Ravine. The mention of this occurrence, therefore, was an error and the species does not need to be considered for the Proposed Project.

Response to Comment 2-2:

The comment addresses the Dry Creek Watershed Flood Control Plan, which is a separate project from the Proposed Project under the jurisdiction of the Placer County Flood Control and Water Conservation District (page 3-8 of the Draft EIR). As stated on page 4.4-4 of the Draft EIR, the primary purpose of the Miner's Ravine Detention Basin is to detain flows from the upstream shed area of Placer County. The Detention Basin project is not needed to develop the Stoneridge Specific Plan. As stated on page 3-8, the Flood Control Detention Basin is discussed only at the programmatic level in the Draft EIR and a project specific environmental document would be required for the Flood Control Detention Basin.

Response to Comment 2-3:

The City General Plan requires no net loss of wetlands (as stated in Mitigation Measure 4.5-1 on page 4.5-27). Consistent with this policy, appropriate compensation ratios will be determined through consultation with the U.S. Fish and Wildlife Service and the USACOE through the Section 404 permit process. The compensation ratios may exceed 1:1 if necessary to ensure that no net loss of wetlands occurs.

Response to Comment 2-4:

Please see Response to Comment 2-3.

Response to Comment 2-5:

Mitigation measure 4.5-3 on page 4.5-28 of the Draft EIR is revised to read:

- (a) ~~When feasible, a~~ Tree removal shall occur between August 30 and ~~March 15~~ February 15 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the DFG, or
- (b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between ~~March 15~~ February 15 to August 30, all

trees within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests by a qualified biologist. If active raptor nests are found, and the site is within 350 feet of potential construction activity, a fence shall be erected around the tree at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the City. The City will consult with CDFG regarding the appropriate buffer distance. The buffer for Swainson's hawk, a listed species, shall be determined by the City in consultation with the CDFG.

Response to Comment 2-6:

Based on the land use map for the Proposed Project, the population of Bogg's Lake hedge hyssop could be affected by the project development, because it is in an area designated for residential development. The EIR fully disclosed that, even with the mitigation measure to remove the seed bank for use in created mitigation vernal pools, the impact from the Proposed Project would remain potentially significant and unavoidable because the viability of created pools is uncertain. The EIR further states that if a mitigation banking alternative is chosen for vernal pool mitigation, that the "harvested inoculum" mitigation measure would not apply. In order to clarify compliance with Section 1913(c) of the Fish and Game Code of California, which requires a landowner with listed plant species to notify the DFG 10 days in advance of a land use change, Mitigation Measure 4.5-4 is revised as shown below.

The third paragraph under **Mitigation Measure 4.5-4: Ensure no net loss of Bogg's Lake hedge hyssop** is revised to read:

If mitigation banking is approved through the Section 404 permit process as mitigation instead of vernal pool recreation, ~~this mitigation measure would not apply~~ the following mitigation measure shall be implemented:

The project proponent shall notify the Department of Fish and Game (DFG) at least 10 days prior to any alteration of the vernal pools containing the Bogg's Lake hedge hyssop and shall allow the DFG to salvage the plant material within 10 days of notification.

As noted above, even with this mitigation, the impact would be considered significant and unavoidable, because there is continuing disagreement among biologists as to the long-term viability of artificially created vernal pools.

Response to Comment 2-7:

Comment noted. Please see Response to Comment 2-6.

Response to Comment 2-8:

Comment noted. Please see Response to Comment 2-6.

Response to Comment 2-9:

To clarify the text, the second sentence in the fourth paragraph on page 4.5-19 of the Draft EIR is revised to read:

The limit of GDFG jurisdiction is, subject to the judgement of the Department, up to the 100-year flood level. The limit of DFG jurisdiction within the floodplain of a river, stream, or lake is subject to the judgement of the Department in defining a stream zone for a project requiring a Streambed Alteration Agreement pursuant to Section 1601 *et. seq.* of the Fish and Game Code of California.

The commentor is directed to page 4.4-8 of the Draft EIR for a discussion on the City's specific floodplain development regulations which prohibit any development in the 100-year future floodplain (includes the floodway and floodway fringe) unless it can be demonstrated that encroachment would be limited to only the floodway fringe and there would be no increase in off-site water elevation levels. The Specific Plan has designated areas within the 100-year floodplain as open space. Therefore, in the event of an increase in on-site water levels due to flooding, no developed portions of the Plan Area would be affected.

As shown on Figure 3-4, Proposed Land Use Map, the open space and park designations (both of which can be inundated) exceed the limits of the 100-year floodplain in order to accommodate the Miner's Ravine Detention Basin being considered by the Placer County Flood Control and Water Conservation District.

For the most part, as shown in Figure 4.4-5, the 100-year floodplain is fairly confined, in part because the drainages are located in steep ravines. Where the land is flatter, such as the southwest corner of the Plan Area, the floodplain is somewhat wider.

Response to Comment 2-10:

Comment noted. The project Applicant(s) will notify the Department of Fish and Game prior to initiating any work that requires a Streambed Alteration Agreement.

Response to Comment 2-11:

Comment noted. The project Applicant(s) will pay any required fees.

Response to Comment 2-12:

Comment noted.



PLACER COUNTY

AIR POLLUTION CONTROL DISTRICT

11464 B Avenue, Auburn, CA 95603 • (916) 889-7130 • FAX (916) 889-7107

Richard G. Johnson, Air Pollution Control Officer

January 18, 1998

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

Subject: Stoneridge Specific Plan and Draft EIR

Dear Mr Robles:

The Placer County Air Pollution Control District (District) has completed its review of the above referenced documents. The estimated fifty thousand average daily vehicle trips resulting from buildout of the Plan area will significantly affect Placer County's ability to attain and maintain State and Federal Ambient Air Quality Standards.

As identified in the air quality analysis of the Draft Environmental Impact Report (DEIR), this project's long-term emissions will "substantially exceed the thresholds for BACT." Best Available Control Technology (BACT) is a description of control strategies used historically by stationary sources of emissions to control pollutants with the best available emission control equipment. When indirect sources of emissions exceed the BACT significance thresholds, new developments in Placer County have implemented a number of mitigation measures to reduce their long-term emissions to the extent feasible. The DEIR did not identify any feasible measures to be implemented by future project's within the Plan area to reduce their long-term emissions. The District has outlined below (response #5) a number of feasible measures that could be implemented throughout the Plan area to reduce long-term air quality impacts to acceptable levels.

1. The DEIR on page 4.10-4 indicates that the Plan Area is "outside the Sacramento Urbanized Area." The District's review of the Sacramento Urbanized Area Map appears to show that the portion of the Plan area currently within the City of Roseville is also within the SUA. This would mean that at least part of the Plan area is within a Federal nonattainment area for carbon monoxide.

As the DEIR states, the California Air Resources Board has requested that the U.S. Environmental Protection Agency redesignate the Placer County portion of the SUA carbon monoxide nonattainment area as attainment. This reclassification has not become official.

3-1

3-2

3-3

3-4

The District is concerned that new development within this portion of Placer County will increase carbon monoxide concentrations that could threaten State and Federal Standards again. For this reason, the District requests that all feasible mitigation measures be implemented by projects within the Plan area to reduce their carbon monoxide emissions. Measures that help achieve this are listed in the District's response number 5 below.

3-4
cont.

2. The first paragraph on page 4.10-5 states that "The eastern-most portion of Placer County is in nonattainment for carbon monoxide." Shouldn't this be the "western-most" portion?

3-5

3. The second paragraph on page 4.10-6 references the District's participation in the preparation of a regional ozone attainment plan (1994) for the Sacramento Air Quality Maintenance Area. The text of this paragraph goes on to list the types of emission sources that would have to implement control measures in order for Placer County to attain the Federal ozone standard. The text makes it appear that only these emission sources need to implement control measures for the area to meet attainment of standards.

3-6

It should be noted that the Sacramento Area Regional Ozone Attainment Plan (November 15, 1994) contains control measures for other emission sources such as residential hot water heaters and off-road and on-road heavy-duty motor vehicles. The attainment plan also indicates that transportation control measures and land use measures will have to be developed and implemented for Placer County to meet Federal ozone standards.

4. In the middle of page 4.10-7, the DEIR states that "APCD Rules 301 through 325 prohibit open burning of wood and vegetative waste materials under most conditions." This statement is incorrect.

3-7

5. Impact 4.10-2 estimated long-term operational emissions resulting from wood combustion, gas and electricity use and motor vehicles. This analysis should have also included an estimate of emissions resulting from residential landscaping maintenance equipment such as gas powered lawn mowers and leaf blowers. Ozone precursor emissions from residential landscape maintenance equipment is significant and mitigation measures should be identified to reduce emissions from this source.

3-8

The DEIR did not identify any mitigation measures to reduce the long-term air quality impacts associated with buildout of the Plan area. As a "severe" nonattainment area, one of the mandated requirements of the California Clean Air Act is for the District to develop strategies to reduce emissions from indirect sources. The District has identified and developed strategies that can be implemented to effectively reduced air quality impacts from this type of development. The District needs the help of the cities within Placer County to implement these measures. It should be noted that the City of Roseville has been a leader in developing and implementing strategies to improve air quality through land use plans.

3-9

The proposed Plan provides a number of strategies that will serve to reduce vehicular emissions. The land use pattern, circulation patterns, bicycle / pedestrian paths, parks and recreation opportunities, open space and transit provisions will reduce auto dependence. However, due to the severity of the air quality impacts identified with buildout of the Plan area, additional project specific measures must be implemented for the Plan area to adequately mitigate its air quality impacts.

Listed below are measures identified by the District that are considered feasible for individual developments within the Plan area to implement. Most of these measures have been implemented by other developments in Placer County to reduce their long-term emissions. The District recommends that performance standards be established that require each new development to implement sufficient measures to reduce 40% of their project's long-term emissions. This could be made a condition of future development agreements between the City and landowners. Some of the strategies that could be used to meet the 40% requirement include:

- If natural gas is supplied to any developments within the Plan area, all hot water heaters shall meet District Rule 246 emission limitations.
- Electrical outlets shall be provided on the exterior of all residential units and commercial buildings to promote the use of electrical landscape equipment.
- Install electric vehicle charging circuits at commercial and business professional land uses and in single family residence garages.
- Prohibit installation of woodburning devices and fireplaces in multi-family land uses.
- Provide bus service for all school aged children within the Plan area.
- Mandatory household refuse collection service shall be required.
- Prohibit the use of gas powered landscaping maintenance equipment in single family residential land use developments. The developer could supply battery powered or electric landscape maintenance equipment with each new residence.
- The Class I bicycle/pedestrian paths proposed throughout the entire Plan area should be interconnected. A Class 1 bicycle / pedestrian path should be provided through Secret Ravine.
- Only EPA certified Phase II wood stoves and inserts should be permitted in single family residences. Open fireplaces without an EPA certified insert should not be allowed. The carbon monoxide and particulate emissions estimated on page 4.10-13 would be reduced by more than fifty percent by prohibiting open fireplaces. This would be a significant reduction pending implementation of new National Ambient Air Quality Standards for fine particulate (PM2.5) matter.
- Non-vehicular access should be provided for all residential land uses adjacent to planned commercial and business professional land uses.
- Participate in a woodstove buy-back program to reduce long-term emissions. This measure has been used by the Winchester Development in Meadow Vista and the Lahontan and Big Springs projects in eastern Placer County. It should also be noted that these projects are much smaller than the proposed Plan area.

- Contribute to the purchase of air monitoring equipment for the District to increase monitoring activities in the City.
- Include in development agreements that future developments do contribute their fair share to the update of the City of Roseville Master Transit and Bikeways Plan.
- Any other measures identified by the City of Roseville, the District and the applicant that meet the 40% emission reduction goal.
- Prohibit open outdoor burning throughout the Plan area.

↑ 3-9
cont.

The Goals, Policies and Implementation measures contained in the City of Roseville General Plan Air Quality Element support the implementation of the measures listed above. These measures will help the City of Roseville meet their Goal of "achieving and maintaining ambient air quality standards established by the EPA and the California Air Resources Board and minimizing public exposure to toxic or hazardous air pollutants and air pollutants that create a public nuisance through irritation to the senses."

If you have any questions or concerns please contact me at (916) 889-7130.

Sincerely,



David A. Vintze
Air Quality Specialist/Associate Planner

COMMENT LETTER 3: David A. Vintze, Placer County Air Pollution Control District

Response to Comment 3-1:

The commentor is correct. Peak day construction emissions would exceed the BACT threshold for NO_x by 116 pounds (lbs) per day, and ROC by 1.2 lbs per day, as stated on page 4.10-12 of the Draft EIR. Project construction would comply with City's dust control measures for the use of heavy equipment which would help to reduce the project's PM₁₀ emissions; however, the impact would remain a short-term significant and unavoidable impact. Project-related daily emissions from both stationary and mobile sources would also exceed the BACT thresholds as discussed on pages 4.10-12 and 13 and shown in Table 4.10-6 of the Draft EIR. Compliance with the City's TSM ordinance would contribute to a reduction in vehicle trips which would help to reduce future emissions.

Response to Comment 3-2:

As discussed in section 4.10, Air Quality of the Draft EIR, impacts on air quality associated with the Proposed Project would be mitigated through compliance with the City's TSM Ordinance and Grading Ordinance. Please see Response to Comment 3-10 for a discussion on the feasibility of including mitigation measures proposed by the Air Pollution Control District.

Response to Comment 3-3:

Comment noted. The sixth sentence in the first paragraph on page 4.10-4 of the Draft EIR is revised to read:

The Plan Area is located in the Sacramento Valley Air Basin portion of Placer County. ~~but outside~~ The portion of the Plan Area within the jurisdiction of the City of Roseville is located within the Sacramento Urbanized Area. The Placer County portion of the Plan Area is located outside the Sacramento Urbanized Area. Therefore, the portion of the Plan Area within the Sacramento Urbanized Area is also within a federal nonattainment area for carbon monoxide.

Response to Comment 3-4:

The State and federal standards for carbon monoxide are based on ambient concentrations, which are highest at intersections. As stated on pages 4.10-14 and D-4 (in Appendix D), the Proposed Project would not result in a violation of State and federal carbon monoxide standards under either existing plus project or cumulative conditions. Therefore, in accordance with CEQA Section 15126 (c) mitigation is not warranted for carbon monoxide impacts, and the Proposed Project would not be expected to hinder efforts to have Placer County redesignated as in attainment for carbon monoxide.

Response to Comment 3-5:

Comment noted. The second sentence in the first paragraph on page 4.10-5 of the Draft EIR is revised to read:

The ~~eastern~~ western most portion of Placer County is in nonattainment for carbon monoxide.

Response to Comment 3-6:

Comment noted. The first sentence in the second paragraph on page 4.10-6 of the Draft EIR is revised to read:

Placer County met these requirements by participating in preparation of the regional ozone attainment plan for the Sacramento Air ~~Quality Maintenance~~-Area Regional Ozone Attainment Plan (November 15, 1994).

The fourth sentence in the second paragraph on page 4.10-6 of the Draft EIR is revised to read:

Control measures to be implemented in Placer County to attain the federal ozone standard would address emission sources such as residential hot water heaters and off-road and on-road heavy-duty motor vehicles. In addition, the plan would regulate emissions from architectural coatings, adhesives, auto refinishing, wood products coating, fugitive hydrocarbons, semiconductor manufacturing, flatwood paneling, graphic arts, can coating and wood waste boilers.

Response to Comment 3-7:

Comment noted. The fourth paragraph on page 4.10-7 of the Draft EIR is revised to read:

APCD Rules 301 through 325 ~~prohibit open burning of wood and vegetative waste materials under most conditions.~~ provide specific direction on open burning requirements, per the Placer County APCD.

Response to Comment 3-8:

Comment noted. Using factors published in the CARB's Emission Inventory Procedure Manual, it is estimated that landscaping equipment would emit approximately 83 pounds per day of ROC, 2.2 pounds per day of No_x , 582 pounds of CO, 0.3 pounds of So_x and 1.6 pounds of PM_{10} . Landscape equipment emissions would range from one-tenth of one percent (for So_x) to 16 percent (for ROC) of total project emissions. A new paragraph is added under Impact 4.10-2 between the third and fourth paragraphs on page 4.10-14 of the Draft EIR. Impact 4.10-2 is revised to read:

Residential Landscaping Equipment. The use of gas-powered residential landscaping equipment (e.g., lawnmowers, leaf blowers) would also contribute to an increase in ozone precursor emissions which would increase long-term emissions. However, these emissions are not anticipated to significantly contribute to the project's overall project emissions.

The second to last sentence in the last paragraph under Impact 4.10-2 on page 4.10-14 of the Draft EIR is revised to read:

It is anticipated that with an increase in the availability of low pollution emission products (i.e., cars, lawn mowers, etc), development of the project does not preclude the homeowner from purchasing and using electric powered vehicles, lawnmowers and other low emission powered equipment. In addition, under the 1993 National Electric Code, outdoor electrical outlets are required on both the front and rear of all single-family residential structures. The provision of electric-charging circuits for electric vehicles is an option that can be provided by the developer. The use of these products in the future would help to improve

the region's air quality. However, it should be noted that the Plan Area's contribution to the degradation of the local air quality is considered a significant and unavoidable impact.

Response to Comment 3-9:

As stated on page 4.10-9 of the Draft EIR the City has adopted a Transportation Systems Management (TSM) Ordinance to address automobile trips, the most significant source of air emissions. The Specific Plan has several components that would also reduce reliance on automobiles, such as provisions for bus turnouts and bike paths. The Specific Plan is consistent with the goals and policies of the Air Quality Element in the City's General Plan.

The City's General Plan Air Quality Element was developed consistent with the policies and implementation measures of the PCAPCD. The Air Quality Element contains numerous provisions to reduce air quality emissions. The City has not adopted a specific numeric reduction (e.g., 40 percent) in future emissions as proposed in the comment. However, it should be noted that several of the measures requested in the comment would be implemented by the Proposed Project. Natural gas heaters must comply with District Rule 246, which requires all natural gas-fired water heaters to meet specific emissions requirements. The 1993 National Electric Code requires outdoor electrical outlets be provided on both the front and rear of all single-family residential structures. All homes would be required to comply with current regulations regarding fireplaces.

Bus service would be provided to students in the Plan Area in accordance with District policies. As discussed on page 4.12-30 of the Draft EIR, the City of Roseville would provide solid waste disposal services to residents in Plan Area. The Specific Plan provides for extensive bicycle facilities and access to public transportation to maximize the use of non-automobile transportation. Non-vehicular access would be provided between residential land uses adjacent to commercial and business-professional uses. The Specific Plan includes a total of approximately 4 miles of Class I bike paths through natural open space corridors. A Class I Bike Path is planned along Miner's and False Ravines. (A bike path is not provided in Secret Ravine in order to preserve the significant biological resources that exist in this area.) In addition, the Specific Plan includes Class II bike lanes on all arterial and collector roadways designed to accommodate bike traffic throughout the Plan Area and to interconnect with the City's bikeway system, consistent with the Bikeway Master Plan. As discussed on page 4.9-42 of the Draft EIR, the project applicant(s) would contribute their fair share to updating the City's Bikeway Master Plan. The Development Agreement would also require the project Applicant(s) to pay their fair share of updating the Master Transit Plan. Any outdoor burning activities are already regulated by the PCAPCD and permits would need to be obtained if any outdoor burning were to occur. These measures, along with the TSM Ordinance, would reduce project emissions. Nonetheless, as stated on page 4.10-12 of the Draft EIR, the impact on regional air quality would be significant and unavoidable.

The City of Roseville is supportive of regional efforts to reduce air emissions, as evidenced by the TSM Ordinance and Air Quality Element and is willing to work with the APCD to identify and implement additional emission-reduction strategies.

Under the Regulatory Setting on page 4.12-36 the text has been revised to read:

Placer County

The Placer County Air Pollution Control District (PCADCD) is responsible for ensuring that the County is in compliance with State and federal air quality standards. To achieve this

goal, the PCAPCD has adopted Rule 246, which requires all natural gas-fired water heaters meet specific emissions requirements.



**PLACER COUNTY
DEPARTMENT OF PUBLIC WORKS**

Jan Witter, Director
Tim Hackworth, Asst. Director
Wes Zicker, Deputy Director

January 15, 1998

RECEIVED

JAN 19 1998

PLANNING DEPARTMENT

Mr. Chris Robles
City of Roseville
Planning Department
316 Vernon Street, #104
Roseville, CA 95678

Subject: Stoneridge Specific Plan DEIR

Dear Mr. Robles:

The Transportation Division of the Public Works Department has reviewed the DEIR for the Stoneridge Specific Plan, and have the following comments.

Sierra College Boulevard Annexation

The DEIR is confusing with regard to the discussion of the annexation of Sierra College Boulevard. The text states, "*If Sierra College Boulevard is not annexed to the City, the County will improve and maintain it. County improvements would include curb, gutter and sidewalk.*" This statement leaves the impression that if the City does not annex Sierra College Boulevard, then it would be the County's responsibility and financial obligation to widen Sierra College Boulevard. It should be clear that regardless of whether the City annexes Sierra College Boulevard, the development of the Specific Plan will require the widening of Sierra College Boulevard to 4 lanes and would be the responsibility of the project to provide for the widening. 4-1

The County has concerns with the proposed signalized access with Sierra College Boulevard at the "residential collector" serving parcels 51-58. Any new signalized access with Sierra College Boulevard will significantly increase delay through the Sierra College Boulevard corridor and raises concerns with regard to safety associated with signalizing a high-speed, high-capacity facility (e.g., increases in rear-end accidents). The County would prefer to have this intersection stop-controlled on the side street and allow all movements except left-turns out of the area served by the "residential collector". 4-2

An additional connection should be made to serve parcels 51-58. As proposed, more than 300 houses will be served by a single access, essentially creating a cul-de-sac in excess of 2,000 feet. Consideration should be given to providing an additional access by extending the "residential collector" to Roseville Parkway. A potential alignment could avoid crossing Miner's Ravine by swinging to the south between the proposed detention basin and Olympus Heights Unit No. 3 and through Parcel 1. 4-3

Mr. Chris Robles
City of Roseville
January 15, 1998
Page 2

If the City does not annex Sierra College Blvd. in connection with the Specific Plan, an encroachment permit will be required by the County to connect to Sierra College Blvd. Any new access needs to be coordinated with the proposed developments on the east side of Sierra College Blvd. (Cavitt Ranch Estates and Bayside Covenant Church) to assure safe operations throughout the corridor.

4-4

Consideration of right of way requirements of widening Sierra College Boulevard, initially and ultimately, should also be discussed.

4-5

Thank you for the opportunity to review and comment on the DEIR. If you have any questions regarding these comments, please contact me at (530) 889-7581.

Sincerely,



William J. Moore, P.E.
Associate Engineer

WJM:jld

COMMENT LETTER 4: William J. Moore, Placer County Department of Public Works

Response to Comment 4-1:

The Proposed Project would include widening of Sierra College to four lanes with or without the annexation of Sierra College by the City of Roseville. The Specific Plan Development Agreements obligate the landowners to this improvement. If this roadway is annexed, the widening would be designed to City standards; if not, it would be designed to County standards.

Response to Comment 4-2:

Comment noted. Traffic volumes at the proposed intersection of the residential collector and Sierra College are anticipated to meet signal warrants. Signalization would increase delay somewhat for traffic on Sierra College. This delay could be minimized by coordinating traffic signals along Sierra College. Traffic safety concerns should not be significant due to the changing character of Sierra College Boulevard with several traffic signals on both sides of the proposed residential collector roadway (at Douglas Boulevard, Olympus Drive, the proposed Stoneridge Drive and at Scarborough Drive).

Response to Comment 4-3:

The Draft Specific Plan calls for a secondary connection to Sierra College Boulevard through Parcel 55. This connection would be limited to right turn movements on and off Sierra College Boulevard. An emergency access would also be provided via a bike trail connection (that could be used by emergency vehicles) between Parcel 58 and Parcel 3.

Response to Comment 4-4:

Comment noted. If Sierra College is not annexed, encroachment permits would be requested for any connection to Sierra College. The City of Roseville would coordinate with the County to ensure safe operations on Sierra College related to access from both sides of that roadway. This could involve aligning the entrance to the proposed church property on the east side of Sierra College Boulevard with the proposed residential collector roadway for Parcels 51-58 from the Proposed Project.

Response to Comment 4-5:

Comment noted. The Proposed Project includes adequate right-of-way to widen Sierra College to four lanes under City or County standards. Also, the Proposed Project includes landscape setbacks that would allow Sierra College to be widened to six lanes if required in the future.

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

IAN WITTER, Executive Director
DENNIS HUFF, District Engineer
CHRIS FERRARI, Development Coordinator
DANI RASSON, Secretary

January 16, 1998

Chris Robles, Senior Planner
Planning Department
316 Vernon Street, #104
Roseville, CA 95678

SUBJECT: Stoneridge Specific Plan DEIR

Dear Chris,

A preliminary drainage report for the Stoneridge Specific Plan dated August 28, 1996 was submitted to our office for review. Every attempt by our Department was made to identify the concerns about the report, but since this was a preliminary report, additional concerns may arise in the detailed drainage study submitted with the improvement plans. The preliminary study was submitted to conceptually show the proposed drainage layout. Comments by our office was forwarded to the consultant on October 2, 1996. Comments in the letter about the Miners Ravine regional detention structure should be disregarded. We feel the comments below should be addressed in the detailed drainage analysis with the project.

5-1

- 1) The input models indicate Snyders unit hydrograph was utilized to compare pre- and post developed flows for the proposed site. The results indicate there will be no impacts downstream at key locations within the watershed. The Stormwater Management Manual requires Kinematic-Wave, Muskingum-Cunge routing to be used for pre- and post-development comparisons for site specific projects. The JMM report dated April 1992 used Snyders unit hydrograph to estimate flows in the entire Dry Creek watershed on a regional basis.

5-2

- 2) The future drainage study watershed map shall clearly layout and coordinate with the routing diagram provided in the HEC-1 analysis. Catchpoints, overland and collector flow lengths and directions, and Q2, Q10, Q25, Q100 year flows for each tributary within the Stoneridge limits should be clearly located on the drainage shed map. Location of the regional control structure and floodplain should be included.

5-3

- 3) Is the Stoneridge development proposing any channel modifications or channel improvements within the project limits? Are there any plans of filling in the floodplain area?

5-4

- 4) The 10- and 2-year input models specified a time interval of 15 minutes. This parameter does not need to be specified since the program reads the value on the IT record. The 10- and 2-

5-5

Chris Robles
1/16/98
Subject: Stoneridge
Page 2

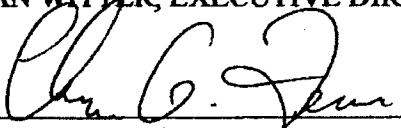
year input models should be consistent with the 100-year HEC-1 input models which specific elevation in feet and return period in years for each watershed.

5-5
cont.

These comments are based on the review of the preliminary drainage study. As more detailed analysis becomes available, additional comments may be needed. If you have any questions regarding any of my comments, please call me at (530) 889-7303.

5-6

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


Chris A. Ferrari, PE
Development Coordinator

cc: Dennis Huff

DH:CF:DR

c:\proj\letters\cn98-14.doc

COMMENT LETTER 5: Chris A. Ferrari, Placer County Flood Control and Water Conservation District

Response to Comment 5-1:

Comment noted. The commentor discusses the preliminary drainage report that was prepared by the Spink Corporation for the Proposed Project.

Response to Comment 5-2:

The comment addresses the refinements to the drainage study that will be prepared as more detail about project development becomes available. The analysis for the drainage study will be prepared in consultation with the Placer County Flood Control and Water Conservation District, and will incorporate key components identified by the District. The original hydrologic modeling employed for the Preliminary Drainage Study for the Proposed Project was based on the base models prepared for the *Dry Creek Watershed Plan Final Report* prepared by James M. Montgomery. HEC-1 models prepared for the *Final Report* were obtained from the Placer County Flood Control and Water Conservation District. The base models used the Snyder Unit Hydrograph to transform rainfall to runoff. Initial contact with the District indicated that the methodology employed for the Final Report was adequate for the Plan Area for estimation of potential downstream impacts of the project. Current County standards require the use of the Kinematic wave method for computing runoff. Future design and drainage study submittals will be based on the Kinematic Wave methodology.

Response to Comment 5-3:

Please see Response to Comment 5-2.

Response to Comment 5-4:

The Proposed Project does not propose any channel modifications or channel improvements to any of the stream courses that traverse the Plan Area. The natural waterways that run through Miner's, Secret, and False Ravines are designated Open Space. The Proposed Project does not include plans to fill any areas within the designated 100-year floodplain. The roadway crossings of the channels are all bridge structures and, therefore, should have little or no impact on the stream courses being crossed. A sewer line would be constructed in Miner's Ravine, but it would be outside the channel and below the surface, so it would not impede flows. As such, no impacts on flows or storage are anticipated.

Response to Comment 5-5:

Please see Response to Comment 5-2.

Response to Comment 5-6:

Comment noted.

Placer County Water Agency

Business Center: 144 Ferguson Rd. • Mail: P.O. Box 6570 • Auburn, California 95604
(916) 823-4850 800-464-0030 TDD (916) 823-4966



A Public Agency

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Ed Tiedemann, General Counsel

RECEIVED

DEC 22 1997

PLANNING DEPARTMENT December 17, 1997
File No. WA/Rocklin-Roseville

Chris Robles, Senior Planner
Roseville Planning Department
316 Vernon Street, #104
Roseville, CA 95678

SUBJECT: Draft Environmental Impact Report for the Stoneridge Specific Plan
SCH #97032058

Dear Mr. Robles:

This letter is written in response to your request dated December 3, 1997 wherein you solicited comments on the Draft Environmental Impact Report for the Stoneridge Specific Plan.

Section 4.12.2.1 The third paragraph indicates that PCWA manages reservoirs located on the American and Yuba Rivers. The Agency does not manage any reservoirs on the Yuba River. However, the Agency is supplied with water (125,000 acre-feet annually) from the Yuba-Bear River watershed via the PG&E's Drum Division canal system. 6-1

The Agency is currently working with the City of Roseville and the Developer to ascertain the best locations for pumping, storage and water system intertie facilities necessary to best serve the project area. Any lands to be served by the Agency that are outside of PCWA's Zone No. 1 boundary will be required to annex to PCWA's Zone No. 1 before service could be made. 6-2 6-3

In order to obtain service, the developer will have to enter into a pipeline extension or service order agreement with the Agency to provide any on site or off site pipelines or other facilities, if they are needed to supply water for domestic or fire protection purposes, and pay all fees and charges required by the Agency, including the Plant Expansion and Replacement Charges. 6-4

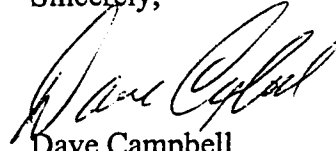
The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The purpose of this letter is to apprise you of the current status of water availability from the Agency's treated water system at the location specified above. The Agency makes commitments for service only upon execution of a pipeline extension or service order agreement and the payment of all fees and charges required by the Agency. 6-5

All water availability is subject to the limitations described above and the prior use by existing customers.

↑ 6-5
cont.

If you have any questions, please call me at the Engineering Department at (916) 823-4886.

Sincerely,



Dave Campbell
Engineering Technician

DPC:bb

COMMENT LETTER 6: Dave Campbell, Placer County Water Agency

Response to Comment 6-1:

Comment noted. The third sentence in the third paragraph on page 4.12-1 of the Draft EIR is revised to read:

PCWA manages reservoirs located on the American and Yuba Rivers. PCWA is supplied with 125,000 acre-feet per year of water from the Yuba-Bear River watershed via the PG&E Drum Diversion canal system.

Response to Comment 6-2:

Comment noted. PCWA is currently working with the project Applicant(s) and the City of Roseville to develop the pumping, storage, and water system interties to serve the Plan Area.

Response to Comment 6-3:

The comment confirms the analysis contained in the Draft EIR. Annexation to PCWA's Zone 1 service area is discussed on page 4.12-12 of the Draft EIR.

Response to Comment 6-4:

Comment noted. The Project Applicant(s) will work with PCWA to enter into a service order agreement to provide domestic water to the site and pay all required fees and charges required by PCWA.

Response to Comment 6-5:

Comment noted.

TRUSTEES

SHEILA ANDERSON
CAROL BROWN
DAN CLIFT
DONNA GARTON
DEVÉ TAYLOR

Eureka Union School District

5455 Eureka Road
Granite Bay, California 95746
Placer County
(916) 791-4939 • FAX: (916) 791-5527

Letter 7

RONALD L. FEIST, Ed.D.
District Superintendent

DAVID R. FREEMAN
Assistant Superintendent

BEVERLY WILKINSON
Business Manager

December 22, 1997

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DEC 24 1997

PLANNING DEPARTMENT

Ms. Patty Dunn
Planning Director
Planning Department
City of Roseville
316 Vernon Street, Suite 104
Roseville, CA 95678

RE: Stoneridge Project E.I.R.

Dear Ms. Dunn:

The E.I.R. on the Stoneridge Project and Specific Plan discusses schools in Section 4.12.9. The City of Roseville's General Plan Policy FC-3 states, "Financing for new school facilities will be identified and secured before new development is approved."

The purpose of this letter is to notify the City of Roseville that Policy FC-3 has not been met by the developer(s)/landowner(s) of Stoneridge Project. It is my understanding "financing for new school facilities will be identified and secured" means there will be a school mitigation agreement in place for the funding of the facilities. The public review via the Planning Commission meeting on December 18, 1997 has started, and there is no school mitigation agreement in place for the Eureka Union School District. In talking to Dr. Jim Roberts of the Roseville City School District, there is no agreement in place for his district either as of December 19, 1997.

The process to transfer some territory from Eureka Union to Roseville City School District has not moved forward at the Placer County level. It will be highly unlikely the territory transfer will take place before the developer(s) and the City of Roseville want to approve the Stoneridge Project. Both school districts need mitigation agreements which protect us regardless of the outcome of the transfer of some of the territory.

Eureka Union has moved ahead to increase the size of our new school being planned in Johnson Ranch as well as the size of Maidu School because of the one parcel portion of the Stoneridge Project we are expected to receive. If the transfer does not take place, we need to plan for a good portion of another school.

7-1

7-2

7-3

Ms. Patty Dunn
Page 2
December 22, 1997

Because we are planning to enlarge our school facilities, assurance of funding is required. As is Roseville City School District, the Eureka Union School District is expecting a full funding mitigation agreement to cover the cost of expanding facilities. The mitigation agreements for the two schools should be very similar because we both are trying to provide new facilities to accommodate the future students from Stoneridge.

7-3
cont.

I would greatly appreciate your guidance on helping me understand the timeline for the developer(s)/landowner(s) in putting together an agreement with Eureka Union School District. It is not good enough for Consultants Environmental to say in an E.I.R. that the school mitigation will take place. An agreement is the only way each school district will be mitigated properly. The new school in Johnson Ranch is now in the State Architects Office for final approval. We hope to start the bidding process in March, 1998. Through the agreement process, we need to know the funding we will have available from Stoneridge to be prepared to handle the 102 students from parcel #1, or more, if the land transfer does not take place.

7-4

Thank you for your continuous help in the planning process for schools. The City of Roseville does a great job of looking out for the interest of future students. It is greatly appreciated.

Sincerely,



Ronald L. Feist, Ed.D.
District Superintendent
EUREKA UNION SCHOOL DISTRICT

RLF:skb

cc: Eureka Union Board of Trustees
Dr. Jim Roberts, Superintendent, Roseville City School District

COMMENT LETTER 7: Ronald L. Feist, Eureka Union School District

Response to Comment 7-1:

As stated on page 4.12-47 of the Draft EIR, landowners are required to enter into agreements with affected school districts to fully mitigate impacts prior to approval of Specific Plan development agreements. Prior to Council action on the development agreements for the project, the project applicant(s) are responsible for meeting with the affected school districts and entering into a mitigation agreement that provides for adequate school services. The Eureka Union School District is scheduled to act on the Stoneridge mitigation agreement on March 17, 1998, which will precede City Council action on the Proposed Project. The City Council has the authority to approve the project along with the required permits and approvals listed on page 3-6 of the Draft EIR.

Response to Comment 7-2:

Please see Response to Comment 7-1. The transfer of land will be addressed in the mitigation agreements with the school districts. If a transfer agreement is not in place prior to project approval, the mitigation agreement and the Development Agreement will include provisions to ensure that school services are adequate with or without the transfer.

Response to Comment 7-3:

Comment noted. Please see Responses to Comments 7-1 and 7-2.

Response to Comment 7-4:

Please see Responses to Comments 7-1 and 7-2. As discussed on page 4.12-47 of the Draft EIR, the Proposed Project will comply with General Plan policies FC-2 and FC-3, which require that adequate school facilities are available prior to council action on the Development Agreement and financing for new school facilities identified and secured before new development is approved. Compliance with these policies will ensure that adequate financing is available for the school district to finance the construction of any new facilities.



Roseville Joint Union High School District

1750 CIRBY WAY, ROSEVILLE, CA 95661

Office: (916) 782-4707 ext. 2351 • FAX (916) 782-4030 • E-mail: djones@rjuhsd.k12.ca.us

DENNY JONES, Director
Facilities Development & Technology

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JAN 19 1998

January 15, 1998

PLANNING DEPARTMENT

Chris Robles, Senior Planner
City of Roseville Planning Department
316 Vernon Street, Suite 104
Roseville, CA 95678

**SUBJECT: STONERIDGE SPECIFIC PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT**

Dear Chris:

Thank you for the opportunity to review and comment on the proposed Stoneridge Specific Plan Draft Environmental Impact Report. The Draft EIR adequately addresses potential impacts on the District and mitigation measures.

The District is currently working with the project proponents on an agreement for the payment of school impact mitigation fees. At this point, I see no problem in having the agreement(s) in place prior to City Council approval of the Specific Plan and EIR.

8-1

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

Sincerely,

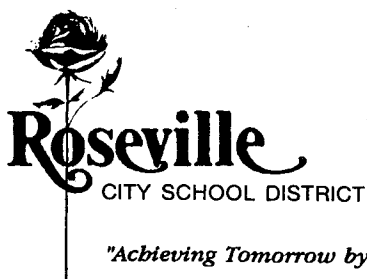
Denny Jones, Director
Facilities Development & Technology

cc: Rich Strickland

COMMENT LETTER 8: Denny Jones, Roseville Joint Union High School District

Response to Comment 8-1:

Comment noted. The mitigation agreement between the Roseville joint Union High School District and the project Applicant(s) is ready to be finalized.



JAMES P. ROBERTS, Ed. D.
SUPERINTENDENT

BOARD OF EDUCATION

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

January 7, 1998

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

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JAN 14 1998

PLANNING DEPARTMENT

RE: **STONERIDGE SPECIFIC PLAN**
GPA 97-04, SPA 97-03, RZ 97-06, AND DA 97-11

Dear Ms. Dunn:

Thank you for the opportunity of comment on the Stoneridge Specific Plan, located within and adjacent to the northeastern portion of the City of Roseville and within the Roseville City School District. The proposed project will have a significant impact on the ability of the school district to provide educational services.

9-1

The project, as proposed, would create 2,882 single-family units, 35.3 acres of commercial facilities, and 10.9 acres of business professional offices. Using the student yield per household that is typical for this district, we project that these new homes, when built and occupied, will add 1441 elementary students in Kindergarten through 8th grade. These new students will require new facilities. The average costs of providing school facilities in Placer County are as follows:

K-6	47%	\$12,739
7-8	23%	<u>\$18,032</u>
K-8	70%	\$14,061 per student

9-2

Based on these figures, it is estimated that the Roseville City School District will bear a cost of \$20,261,901 to build or purchase additional facilities to house K-8 students from this project.

In addition, the commercial and business/professional development anticipated in this plan will generate additional employment and population growth that will result in enrollment growth within the district. It is reasonable to expect that some of the people employed in the plan area will be among the new residents. The specific information available at this stage of the planning process is not sufficient to calculate with any accuracy the enrollment impact of this development.

9-3

The school district pursues available sources of construction financing, including State funds, to build school facilities, but these sources are not wholly adequate. The impacts of this project will require mitigation. The district has established programs to levy and collect development fees, as authorized by statute and local ordinance. These fees provide an essential local contribution to the cost of providing adequate schools.

9-4

On behalf of the Roseville City School District, we will request that approval of the Stoneridge Specific Plan be conditioned by requiring that the developers enter into appropriate agreements to mitigate the impacts on local schools.

9-4
cont.

Sincerely,



M. Woodrow Wilson
Planning Analyst

cc: Dr. James Roberts, Superintendent
Roseville City Schools

COMMENT LETTER 9: M. Woodrow Wilson, Roseville City School District

Response to Comment 9-1:

The comment summarizes project components and the projected number of school children that would result from the project. The projected number of students provided by the comment vary slightly from the Draft EIR, because some of the residences would be in Eureka Union School District, which uses generation rates that differ slightly from those of the Roseville City School District.

Response to Comment 9-2:

As discussed on page 4.12-47 of the Draft EIR, the Proposed Project will comply with General Plan policies FC-2 and FC-3, which require that adequate school facilities be available prior to project approval and financing for new school facilities be identified and secured before new development is approved. In addition, land owners are required to enter into agreements with the affected school districts to fully mitigate impacts prior to approval of Specific Plan development agreements. Compliance with these policies and the mitigation agreement between the project Applicant(s) and the school district will ensure that adequate financing is available for the school district to finance the construction of any new facilities. In response to the increased demand on the Roseville City School District, the Proposed Project designates a 15-acre site for an elementary school to accommodate students within the Plan Area as well as from neighboring developments. Please also see Response to Comment 7-2.

Response to Comment 9-3:

As discussed on page 4.2-9 of the Draft EIR, the Proposed Project includes 46.6 acres designated for commercial and business professional uses which would result in the creation of approximately 1,725 new jobs. A portion of these employees could reside within the Plan Area as well as within other areas of the city and county. As stated on page 4.12-43 of the Draft EIR, commercial development pays Sterling Fees to offset impacts on school districts. Impacts on the school districts associated with an increase in the number of residential units proposed in the Specific Plan have been analyzed in the Draft EIR in section 4.12, Public Services and Utilities.

Response to Comment 9-4:

Comment noted. Please see Responses to Comments 7-2 and 9-2.



San Juan Water District

P.O. Box 2157 • Granite Bay, California 95746 • 916.969.2279
9935 Auburn Folsom Road • Granite Bay, California 95746 • 916.791.0115
FAXES 916.791.0164 • 916.791.7361

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James R. English

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Glenn A. Miller
▲

December 12, 1997

Chris Robles
Senior Planner
Roseville Planning Department
316 Vernon Street, #104
Roseville, CA 95678

Subject: DEIR for the Stoneridge Specific Plan

Dear Mr. Robles:

Thank you for the opportunity to review the Draft Environmental Impact Report for the Stoneridge Specific Plan.

10-1

San Juan Water District does not have any comments on your Draft EIR.

Sincerely,

Shauna Lorange
Assistant General Manager

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DEC 15 1997

PLANNING DEPARTMENT

COMMENT LETTER 10: Shauna Lorange, San Juan Water District

Response to Comment 10-1:

Comment noted.

DRY CREEK CONSERVANCY

P. O. Box 1311 Roseville, CA 95678-8311 (916)771-2013

December 23, 1997

"Where do rivers start?"
in threads in hills and gather to here-
but the river is all of it everywhere,
all flowing at once,
all one place.

Gary Snyder

Chris Robles, Senior Planner
Roseville Planning Department
316 Vernon Street, #104
Roseville California 95678

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DEC 22 1997

Re: Stoneridge Specific Plan

PLANNING DEPARTMENT

Dear Mr. Robles,

I would like to make some comments at this point in the process, in particular summing up impressions from the first Planning Commission hearing. My remarks on changing the zoning of the entire specific plan to open space can be summed up as follows:

This is the last large piece of natural space in the City. It is particularly desirable because of two tributaries and associated ravines, high ridges, woodlands, and a diverse community of wildlife including deer, native clams, and anadromous fish such as Chinook Salmon and lampreys and wetlands including unique vernal pools. This area has been extensively used by the public for many years. There have been frequent calls to preserve it for the public.

11-1

The economic value of this property as public open space far exceeds its developed value in the long run. Fiscal analysis would probably show the development would be a net drain on the city's funds. A complete fiscal analysis should be done as part of the EIR or development approval process. I've included the National Park Service study *Economic Impacts of Protecting Rivers, Trails and Greenway Corridors* and the Streiner and Loomis study *Estimating the Benefits of Urban Stream Restoration Using the Hedonic Price Method* which can be used to calculate the value of the property as open space. These studies look at the value of open space from the standpoint of:

11-2

- real property values
- expenditures by residents
- commercial uses
- agency expenditures
- tourism
- effects of spending
- corporate relocation and retention
- public cost reduction

Please discuss the opens space alternative from a fiscal point of view.

STONERIDGE SPECIFIC PLAN

I have also enclosed a monograph from the Trust for Public Land entitled *Protecting the Source* which discusses the efforts of communities throughout the United States to protect water quality by setting aside land in the watershed. Please discuss the economic implications for the City of Roseville and the region of preserving this plan area as open space in order to protect water quality. 11-3

Regarding the discussion of lot sizes and fencing:

We support the comments of Sandy Harris. Putting roadways next to public space is the preferred alternative of most communities. It provides good public access and eliminates questions of homeowner security and homeowner impacts on natural areas of public space. Negative impacts of a roadway on habitat are more than offset by the removal of homeowner impacts. Law enforcement is enhanced by better access, public oversight and separation of private space from public. Homeowners are relieved from the burden of proper maintenance of natural areas and the City is relieved of the burden of policing natural space maintenance by homeowners. Please discuss this alternative. 11-4

In addition, any fencing in the specific plan should be safe for wildlife. Placer County is currently working on an ordinance to prohibit pointed fences on which deer may be impaled. There should be no pointed wrought iron fences in this area. Please discuss possible regulations to ensure this. 11-5

Measures should be taken to protect the anadromous fish spawning areas and migrating population. Please draft measures in conjunction with California Department of Fish and Game. 11-6

Pedestrian and bicycle traffic should be encouraged throughout the specific plan by maintaining connections through cul-de-sacs as has been done in other developments in Roseville. Please discuss how this can be accomplished. 11-7

It is the business of government to temper the activity of the market and to provide a rational allocation of community resources. In our opinion, the environmental review process for this project is lacking in several ways. First, although Dry Creek Conservancy is on the distribution list for the DEIR, we were not notified of three hearings which apparently took place before the PC hearing of December 18th. Also, the hearing process of December 18th was apparently based on extensive work by City staff and the proponents, but without public input. The commissioners seemed to assume that the applicants' design was the preferred alternative though there had been no public input to date. Their approach was to refine the details of the plan rather than question its overall suitability. This approach was very discouraging to members of the public who had attended to discuss the suitability of developing this property at this time. 11-8

STONERIDGE SPECIFIC PLAN

In addition, the Commissioners seemed to assume that the proponents already had some entitlements, though until the City's general plan is amended and the zoning for this property changed, it is our understanding that the proponents have no legal entitlements other than to request changes that would allow development of the property.

11-9

We request a series of public forums at which any residents of the area and throughout the watershed can make observations, suggestions, and general comments. Development of this area will have a major impact on the lives of many people who should be made aware of it and given the opportunity to comment on land use policy issues of how and when the area should be developed, rather than being confined to responding to the issues of CEQA requirements. Comments on a DEIR are limited to specific issues and often don't address issues of great significance to the community. Again, we believe that the best use of this property is as open space and that the City should take the lead in exploring this alternative with the public. Finding the best use for this property enhances the substantial and admirable investment in this area made by project proponents in the past and those anticipated in the future. Please discuss an alternative of **No Project/Open Space Zoning**.

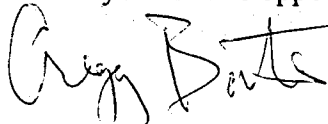
11-10

11-11

These comments are not exhaustive nor complete and Dry Creek Conservancy intends to provide additional comments through the commenting period.

11-12

Thank you for this opportunity to comment



Gregg Bates, President
Dry Creek Conservancy

The following attachments referenced in the letter, the National Park Service study *Economic Impacts of Protecting Rivers, Trails and Greenway Corridors*, Streiner and Loomis study *Estimating the Benefits of Urban Stream Restoration Using the Hedonic Price Method*, and the Trust for Public Land *Protecting the Source*, are available for review at the City of Roseville Planning Department.

COMMENT LETTER 11: Gregg Bates, Dry Creek Conservancy

Response to Comment 11-1:

The comment describes some of the resources that exist on the project site. The impacts of the Proposed Project on these resources are discussed in Chapter 4.5, Biological Resources, of the Draft EIR.

Response to Comment 11-2:

CEQA does not require a fiscal analysis as part of the environmental analysis of a project or its alternatives. However, the City has conducted an analysis separate from the EIR to ensure that resources will be available to fund City and other services demanded by the project and other cumulative development. The analysis used the current versions of FISCAPAC fiscal impact model developed for the City and County. The model estimates the project's costs and revenues to the City and County. The project Applicant(s) must enter into a Development Agreement which sets forth obligations and financing mechanisms for costs that will be incurred during development of the project.

For a discussion of an "Open Space" alternative, please see Response to Comment 11-11. Such an alternative would be similar to the No Project/No Development alternative analyzed in the Draft EIR, except that the Open Space Alternative would allow public access to the project site, while under the No Project Alternative, the project site would remain private property. While the City is not obligated to prepare a fiscal analysis of this alternative, the factors identified in *Economic Impacts of Protecting Rivers, Trails and Greenway Corridors* (which is available from the City of Roseville Planning Department) have been reviewed qualitatively. It should be noted that some of the examples used in *Economic Impacts*, such as a 50-foot wide open space corridor and residential developments with a portion set aside as open space, are similar to components of the Proposed Project. The Proposed Project would provide 252 acres (or 23 percent of the Plan Area) of open space, including several open space corridors (the three ravines). False and Miners Ravines are planned to have bicycle trails, and they will be accessible to the public. In addition, the Specific Plan is designed with residential development in proximity to open space areas, which could, as indicated in *Economic Impacts*, enhance property values. *Economic Impacts* also states that proximity to parks, which are also included in the Specific Plan, increases property values. With respect to "expenditures by residents," "commercial uses," "tourism" and "effects of spending," as described in *Economic Impacts*, the portion of the Plan Area that would be added to open space by the alternative is primarily grazing land, which does not contain the types of resources (e.g., lakes, navigable rivers) that are likely to support recreational commercial enterprises or attract tourists. With respect to "public cost reduction," the Proposed Project would not preclude the use of Miner's Ravine for flood control. Finally, the City would need to purchase the property in order to make it available as public open space. The Johnson Ranch portion of the project site was recently purchased for \$17 million, and the cost of the total project site would be in excess of this amount. The City does not have a fund for such purchases, so such an alternative would not be financially feasible at this time.

Response to Comment 11-3:

As discussed on pages 4.4-15 through 4.4-17 of the Draft EIR, the Proposed Project would have a less-than-significant impact on water quality, because of the erosion and runoff controls that are required by General Plan Policies OC-1 and OC-3, City Improvement Standards, the State General

Construction Activity Permit and the State General Municipal Stormwater Permit (when adopted by the State). Therefore, the EIR does not evaluate alternatives related to water quality, such as retaining the Plan Area in open space specifically to protect water quality.

The monograph from the Trust for Public Land, *Protecting the Source* (which is available from the City of Roseville Planning Department), focuses on those communities that use groundwater resources (underground aquifers) to supply their domestic water supply and the importance of protecting the aquifer recharge environment. As discussed in the Water Supply subsection of the Public Services and Utilities section of the Draft EIR, the City of Roseville receives the majority of its water from Folsom Reservoir with some water coming from the Placer County Water Agency. The water is conveyed to the Roseville Water Treatment Plant, treated and distributed to the City's water distribution system. Both the City and the Placer County Water Agency receive water from above ground surface water sources. Therefore, the Proposed Project would not directly offset ground water resources. With respect to the recharge suitability of the Plan Area, the Proposed Project's impact on groundwater recharge potential is discussed on page 4.4-14 in the Hydrology and Water Quality section of the EIR. As discussed on page 4.3-4 of the Draft EIR, a majority of the Plan Area is underlain by Mehrten formation. Mehrten is a relatively impermeable and weather-resistant material with its origins from volcanic events. Groundwater supply is partially dependent on recharge by percolation of rainwater through permeable surfaces. The soils that comprise a majority of the Plan Area are impermeable soils where infiltration is low, thereby limiting groundwater recharge potential. Consequently, the majority of the Plan Area would not be suitable for the type of project described in *Protecting the Source*.

The greatest potential for infiltration to occur is within Secret and Miner's Ravines where the underlying alluvial material allows groundwater recharge to occur. The Specific Plan proposes to designate Secret, Miner's and False Ravines as undeveloped open space, which would allow recharge to continue in these areas.

Please also see Response to Comment 11-11.

Response to Comment 11-4:

The comment provides reasons for having streets, rather than residences, adjacent to public open space areas. The reasons provided by the comment address design and other issues that are not related to significant environmental impacts of the project. Nonetheless, it should be noted that single-loaded streets adjacent to open space parcels are one of the features included in the Specific Plan Design Guidelines to allow access to and views of open space corridors (see page A.36 of the Design Guidelines, December 3, 1997).

Response to Comment 11-5:

At the January 8, 1998 Planning Commission meeting, the Planning Commission recommended that fences be designed to protect deer from injury. As stated in Chapter 2, the Design Guidelines for open fencing adjacent to open space areas require a solid top rail, which would prevent injury to wildlife.

Response to Comment 11-6:

As stated on pages 4.5-24 and 4.5-25 of the Draft EIR, the Proposed Project could disturb wildlife habitat, which would include, to some extent, fish habitat in the ravines. For the most part, the

Proposed Project would not have a direct, permanent significant impact on the streams. No development would be allowed within the 100-year floodplain, which includes the streams and a large portion of the ravines. There would be creek crossings in several locations, but these crossings would not block the stream channel. All work in stream channels must be permitted by the State Department of Fish and Game, which will require measures to protect instream habitat. Some water quality degradation could occur, particularly during construction, but, as discussed on pages 4.4-15 through 4.4-17 of the Draft EIR, these impacts would be less than significant because of the erosion and runoff controls that will be required of the Proposed Project. For a discussion of the Miner's Ravine Detention Basin, which is not part of the Proposed Project, please see Response to Comment 2-2.

Response to Comment 11-7:

As discussed on page 4.9-42 of the Draft EIR, the City's Bikeway Master Plan requires that Class II bike lanes (bikes separated from traffic by a solid white stripe) be included on Roseville Parkway and Sierra College Boulevard, outside the Plan Area. The Specific Plan provides a network of bicycle facilities to accommodate both pedestrians and bicyclists throughout the project site. The Specific Plan designates almost 4 miles of Class I bike lanes (designated for the exclusive use of bicycles and pedestrians off-street) within the Plan Area including along False and Miner's Ravines. In addition, the Specific Plan includes dedicated Class II bike lanes on all arterial and collector streets throughout the Plan Area. The Specific Design Guidelines Section 10.1 also provides for connections to trails from a combination of cul-de-sacs, u-shaped streets and single-loaded streets.

Response to Comment 11-8:

The Specific Plan is under consideration in response to an application by the landowners to develop the Plan Area. This application was considered by the City Council on April 14, 1996, and direction was provided to proceed with a Specific Plan. The portion of the Plan Area within the City limits is designated urban reserve, which under the General Plan anticipates future development. The portions of the Plan Area that were identified as open space in the General Plan have been retained as open space in the Specific Plan. The Specific Plan was prepared, as required by the City's General Plan Growth Management Component for development proposals in urban reserve areas.

There is no requirement under CEQA that the lead agency hold a separate public meeting on the Draft EIR to solicit public comments, but the City has held a variety of meetings and hearings to solicit input on the Proposed Project. In response to the application to develop the Plan Area, the City circulated a Notice of Preparation, which included a project description and an Initial Study of potential environmental impacts, for 30 days, from March 18 to April 17, 1997. The Draft EIR, which was circulated for public review from December 3, 1997 to January 16, 1998, analyzed the Specific Plan as the Proposed Project. The Notice of Completion circulated with the Draft EIR invited the public to comment on the Draft EIR either in writing or before the Planning Commission and City Council. In addition, the Proposed Project was presented as an informational item to the Granite Bay Municipal Advisory Council on December 3, 1997, and to the Olympus Pointe Roseville Coalition of Neighbors Association on December 19, 1997. The Proposed Project was heard at public meetings before the City's Public Utilities Commission on December 9, 1997, the Parks and Recreation Commission on December 11, 1997, and the Transportation Commission on December 16, 1997. The Planning Commission considered the Proposed Project and the Draft EIR at a public hearings on December 18 and January 8. Public testimony on the Proposed Project and the Draft EIR was taken at both of those hearings. The City placed 1/8-page advertisements

in the Press Tribune and sent notices to property owners for the December 18 hearing and televised the commission meetings. Additional hearings on the Proposed Project and the project development agreements were held before the Planning Commission on February 12 and 26, 1998. The City Council will hear public testimony on the EIR and the project at a hearing prior to final consideration of the project.

Response to Comment 11-9:

As discussed on pages 4.1-10 of the Draft EIR and in the staff report presented to the Planning Commission, the portion of the Plan Area within the jurisdiction of the city is currently designated Urban Reserve and Open Space. The Planning Commission was discussing components of the Proposed Project if it is approved by the City. The Commission did not assume that the Plan Area was currently entitled for development.

Response to Comment 11-10:

Prior to acting on the Specific Plan, the City Council will hear public comments on the project. In making their decision, the Council will consider comments and recommendations made by the Utilities Commission, Parks and Recreation Commission, Transportation Commission, and the Planning Commission, as well as public comments made on the Draft EIR and the project. Please see Response to Comment 11-8 for discussion of public review of the Proposed Project.

Response to Comment 11-11:

As discussed on page 6-1 of the Draft EIR, consistent with CEQA Guidelines Section 15126(d), the EIR analyzed a range of reasonable alternatives to the Proposed Project that could feasibly attain most of the objectives of the Proposed Project. In addition, as required by the Proposed Project, the EIR analyzes two No Project alternatives, No Development and No Action (in which the site would be developed under the existing zoning).

An Open Space Alternative would be similar to the No Project/No Development alternative, in which no development would occur within the Plan Area, except for planned paths in Miner's Ravine. The main difference would be that the project site would be accessible to the public if it were purchased by the City as open space, but would remain private property under the No Project Alternative. In either case, the impacts on biological, hydrological and other resources would be similar. As discussed on page 6-2 of the Draft EIR, the No Project/No Development Alternative would eliminate the significant and unavoidable impacts on biological resources, the visual character of the Plan Area, air quality, and short-term increases in noise due to construction. An Open Space alternative would also reduce and/or eliminate these impacts. However, such an alternative would meet only two of the project objectives--preservation of the ravines, other significant natural resources, view corridors and open space; and accommodation of the siting of a regional flood control detention facility. Most of the project objectives would not be met by an Open Space alternative, including provide a range of housing types and densities to meet City housing goals; accommodate project housing and employment growth in an area where appropriate infrastructure and services are planned or will be made available; and provide a housing supply near the employment centers in the northeast area of the City to reduce trip length for employees. Finally, an Open Space alternative would require the purchase of over 1,000 acres of the Plan Area, which would cost in excess of \$17 million (see Response to Comment 11-2). The City does not have a fund or financing mechanism for such a purchase, so the Open Space alternative is not considered financially feasible.

Please also see Response to Comment 11-2.

Response to Comment 11-12:

Comment noted.

January 12, 1998

RECEIVED

Chris Robles, Senior Planner
Roseville Planning Department
316 Vernon Street, #104
Roseville, California 95678

JAN 14 1998

PLANNING DEPARTMENT

DRY CREEK CONSERVANCY
P.O. BOX 1311
ROSEVILLE, CA 95678-8311

Dear Mr. Robles,

On behalf of the Dry Creek Conservancy, thank you for the opportunity to review the Draft Environmental Impact Report for the Stoneridge Specific Plan and make the following comments:

IMPACT 4.1-2: Consistency with City of Roseville General Plan

The proposed project is not in conformity with the objectives of the Open Space and Conservation Element of the Roseville General Plan as adopted November 18, 1992. In that document, the City recognizes the high value placed on open space by many of our citizens, and the need to conserve our limited open space land and natural resources. To that end, "It is the overall goal of the Open Space and Conservation Element to preserve a comprehensive interconnecting system of open space, encompassing preservation and enhancement of natural habitat and significant resource areas, for the use, appreciation and enjoyment of the community." General Plan, p. V-2.

12-1

Since the adoption of the current General Plan, the City's inventory of natural open space has drastically diminished. The Plan Area now represents the last large piece of natural space remaining in the City. It is especially significant as it contains the watershed of three tributaries of Dry Creek, a rugged topography ranging from deep ravines to high ridges, three varieties of oak woodlands and habitat for a wide diversity of animal and plant life, many species of which are listed as endangered, protected or of special concern by Federal and State conservation agencies.

12-2

A mixed use project which allocates only 21% of total acreage to open space (confined to otherwise unbuildable ravines) is inadequate to protect the ecosystem in a manner that takes into account the range and habitat and migratory patterns of fauna, the regeneration patterns of trees, etc.

IMPACT 4.4-1: Development of the Proposed Project could change the rate of stormwater runoff from the Plan Area

Completion of the proposed project would make feasible the construction of the proposed Miner's Ravine Detention Basin (MRDB). The MRDB could be growth inducing by serving as a mitigation for proposed projects contemplated upstream from the project and outside the City's jurisdiction, thus increasing the amount of runoff that the City must manage.

12-3

IMPACT 4.4-2: Development of the Proposed Project could change on-site or off-site flood elevations.

12-4

No development in the Plan Area is to be allowed in the 100-year floodplain. To what extent does increased runoff from the 65% of the Plan Area that is covered by impervious surfaces expand the existing floodplain? Has this been taken into consideration?

12-4
cont.

Dry Creek tributaries in the Plan Area support anadromous fish such as Chinook salmon and lampreys. Locations, routes and timing of fish spawning and migration should be identified and protective measures prescribed as approved by the California Department of Fish and Game.

12-5

IMPACT 4.4-5: Development of the Proposed Project could cause long-term degradation of water quality resulting from erosion and stormwater runoff.

12-6

If not required by existing City water quality regulations, a water quality monitoring program should be included as a mitigation.

IMPACTS 4.5-1 thru 4.5-4: WE AGREE WITH THE IMPACT ASSESSMENTS. From our standpoint, this is the crux of the DEIR.

12-7

IMPACT 4.11-2: The Proposed Project includes development of residences adjacent to major roadways, potentially exposing future residents to elevated noise levels. (Also Impact 4.12-4: Increased need for police services)

We support the alternative proposed by Sandy Harris of Granite Bay Community Association. Putting roadways next to open space is the preferred alternative in most communities. It provides good public access and eliminates questions of homeowner security and homeowner impacts on natural areas of public space. Negative impacts of a roadway on habitat are more than offset by the removal of homeowner impacts. Law enforcement is enhanced by better access, public oversight and separation of private space from public (ref. letter of Chief Simms dated 4-2-97 in response to NOP). Homeowners are relieved from the burden of proper maintenance of natural areas and the City is relieved of the burden of monitoring such maintenance. The City is spared, to a large degree, the expense of unsightly sound walls that impede viewsheds and impart the flavor of a medieval walled town.

12-8

6.0 PROJECT ALTERNATIVES

Four alternatives were evaluated: No Project/No action, No Annexation, County Zoning and Off-Site. In my nearly eight years of service on the Roseville Transportation Commission, I have had occasion to review numerous Draft EIRs. Never have I seen a project that has as many significant environmental impacts that cannot be adequately mitigated as those that characterize the Proposed Project. The No Project alternative is by far the environmentally superior alternative. However, this alternative assumes that the Plan Area will eventually be developed. We suggest a fifth alternative, that the Roseville General Plan and Granite Bay Community Plan be amended to reclassify the Plan Area as permanent open space. This would ensure against future development, which is obviously the environmentally superior alternative.

12-9



By a wide margin the Proposed Project (and its mirror option, the Off-Site Alternative) is the least preferred alternative, environmentally. Therefore any benefits stemming from the project that would support a City Council finding of overriding considerations should be clear and substantial.

12-10

A review of the the project objectives set forth in Section 3.4 of the Draft EIR and related correspondence between the City and interested parties suggests the following benefits:

1. The building out of an undeveloped corner of the City, including annexation to the eastern limits of its sphere of influence, in accordance with land use and community design guidelines set forth in the General Plan.

12-11

We believe that fiscal analysis would show the Proposed Plan to be a net drain on the City's funds. The economic value of this property as public open space far exceeds its developed value in the long run. This is borne out by studies by the National Park Service and by Streiner and Loomis, which focus on such factors as real property values, expenditures by residents, commercial users, agency expenditures, tourism and public cost reduction.

2. Correction of a projected jobs/housing imbalance.

Jobs/housing balance has been a trendy buzzword in community planning circles. The concept is useful but the measuring and future projection thereof is speculative at best. In 1992 the perception was that there was a surplus of housing. Subsequently part of the City's inventory of undeveloped industrial units was converted to residential, reflecting market projections showing slower than previously projected buildout of our industrially zoned areas. Today the perception has flip-flopped, but who can say with any degree of preciseness what the situation will be in 2010?

12-12

The equation is further complicated by an analysis of the relationship between the type of jobs that will be available and the affordability of available housing required. According to a December 1995 newspaper article, Elliott Homes intended to build only upscale homes in the Plan Area. Also they were hoping to be permitted to opt out of the 10% affordable housing requirement.

Jobs/housing balance is a very nebulous concept that is as elusive of attainment as it is of quantification, and caution must be exercised in assessing any amount of public benefit on the basis thereof.

3. Funding from Proposed Project proponents would expedite perfection of the City's circulation system, namely, extension of East Roseville Parkway from Rocky Ridge to Sunrise Avenue.

The phasing of the City's capital improvement plan must necessarily have a nexus between need and funding. The East Roseville Parkway extension is properly scheduled, based on a No Project scenario in the Plan Area. It is the traffic generated by the 7,300 increase in population resulting from the Projected Plan that requires acceleration of the road extension. Early extension of East Roseville Parkway does not per se benefit the

12-13



City to the extent that it should be considered an overriding consideration.

12-13
cont.

4. Funding from Proposed Project proponents would enable MRDB to be constructed two to three years earlier than would be the case in a No Project scenario.

The MRDB is not required to mitigate increased runoff due to projects in the city. The purpose of MRDB is to mitigate the flood danger from proposed projects upstream from Roseville. If MRDB is not constructed, proposed developments must be delayed while alternate mitigation is pursued. The expediting of developments outside the City of Roseville that may significantly impact its residents is certainly not a benefit.

12-14

Therefore we urge the City Council to reject Proposed Project as environmentally unacceptable with no offsetting benefits that would constitute overriding considerations for disregarding the findings of the Draft EIR.

12-15

Sincerely,



Alan Chun
Board Member



DRY CREEK CONSERVANCY

P.O. BOX 1311

ROSEVILLE, CA 95678-8311

COMMENT LETTER 12: Alan Chun, Dry Creek Conservancy

Response to Comment 12-1:

The Proposed Project would contribute to General Plan policies for open space by preserving the three ravines (Secret, Miner's, and False) as open space, which would provide a corridor for wildlife, preserve valuable habitat, and connect to a citywide system of open space. The areas set aside in Open Space are consistent with those identified on Figure V-1 of the General Plan Open Space and Conservation Element, and as further specified by Urban Reserve Policy 5d of the Growth Management Component (page II-55 of the Roseville General Plan).

Response to Comment 12-2:

As discussed on pages 4.5-21, the Proposed Project would result in the disturbance and/or loss of approximately 80 percent of the natural habitat in the Plan Area. The amount of habitat that would be affected differs by type. For example, 95 percent of the annual grassland habitat, but only 14 percent of oak riparian habitat would be affected, because the ravines would remain in open space (see Table 4.5-5 on page 4.5-21). As discussed on pages 4.5-23 and 4.5-24, 39 percent of the wetlands and Waters of the U.S. in the Plan Area would be affected by the Proposed Project. In addition to the wetland preservation areas and ravines, which would be protected as open space under the Proposed Project, there are several processes in place to minimize affects on biological habitat. These include the City's Tree Preservation chapter of the Zoning Ordinance, the Improvement Standards and the Grading Ordinance, the Streambed Alteration Agreement administered by the Department of Fish and Game, the Section 404 permit administered by the U.S. Army Corps of Engineers, and the General Construction Permit. In addition, the Draft EIR identifies specific mitigation measures to ensure that there is no *net* loss of wetlands, Bogg's Lake hedge hyssop or VELB habitat. Mitigation is also provided to protect raptor nests. The Draft EIR recognizes that, even with the permits, mitigation and other requirements, the impacts on natural habitat, including wetlands, wildlife, and special-status species, would remain significant and unavoidable.

Response to Comment 12-3:

The comment addresses the proposed construction of the Miner's Ravine Detention Basin, which is a project separate from the Proposed Project. Please see Response to Comment 2-2.

Response to Comment 12-4:

As discussed on page 4.4-11 of the Draft EIR, the Proposed Project would increase the amount of impervious surface in the Plan Area, which would increase the rate of surface runoff. Because runoff would occur at a faster rate, there would be a reduction in the amount of stormwater that would coincide with peak flows from upstream subwatersheds. Therefore, as shown in Table 4.4-1, peak flows at modeled locations in the City would be reduced under the Proposed Project.

Additional analysis, contained in Appendix B of this Final EIR, indicates that water surface elevations upstream from Douglas Road and Folsom Road, and downstream from Harding Boulevard, would be unaffected by the Proposed Project. This is again reflective of the peak flow rate on Miner's Ravine occurring sooner due to development, and being conveyed downstream prior to the arrival of upstream peak flows. Please see also Responses to Comments 5-2 and 5-4.

Response to Comment 12-5:

Development of the Proposed Project would not affect fish, fish migration or spawning habitat in the tributaries that traverse the Plan Area, because no development is proposed to encroach into these watercourses. The tributaries that traverse the Plan Area would be left in undisturbed open space so the project will not adversely affect fish or fish resources. Construction of road crossings and sewer lines would cause temporary disruptions of streams in the Plan Area. These projects would be subject to the mitigation measures identified in the Draft EIR, as well as Streambed Alteration Agreement requirements from the Department of Fish and Game. Please see also Response to Comment 11-6.

Response to Comment 12-6:

As discussed on page 4.4-9 of the Draft EIR, under State law any project that disturbs five acres or more must obtain a General Construction Activity Stormwater Permit designed to minimize the potential water quality impacts associated with development during construction. In addition, the project would comply with City policies that require the use of Best Management Practices (BMPs) to limit urban pollutants from entering waterways, erosion control and topsoil conservation measures to limit sediments from entering waterways, and ensure there is a buffer area between waterways and development to protect water quality.

As discussed under Impact 4.4-5 on page 4.4-16 of the Draft EIR, the long-term degradation of water quality results from urban development including runoff from residential and commercial uses (including roadways and parking lots), runoff from landscaping, illegal dumping, and non-stormwater connections to the drainage system. Project-generated contaminants could be present in stormwater runoff and could incrementally contribute to contaminants that could be present in Dry Creek or its tributaries in the Plan Area. As stated on page 4.4-17, it is unlikely that the project's contribution would result in a water quality violation because implementation of BMPs. In addition, compliance with General Plan policies OC-1 and OC-3 which require a system to control post-construction stormwater pollution. Per the BMP requirement, the project would incorporate both non-structural and structural measures to control water quality. Structural measures would include perimeter controls, diversion channels, sedimentation collection systems, and soil stabilization methods. These methods are designed to ensure that the Proposed Project would not contribute a long-term degradation of water quality. City inspectors will inspect the site periodically during construction to ensure compliance with BMPs, as well as after construction is completed to ensure that all the required water quality protection measures are in place and operational.

Response to Comment 12-7:

Comment noted. The comment expresses support of the impact analysis in the Hydrology and Water Quality section of the Draft EIR. No further response is necessary.

Response to Comment 12-8:

Please see Response to Comment 11-4.

Response to Comment 12-9:

Please see Responses to Comments 11-2 and 11-11.

Response to Comment 12-10:

Pursuant to Section 15091(a) of the CEQA Guidelines, the City will make written findings with respect to the environmental effects of the Proposed Project, including changes or alterations that have been required in, or incorporated into, the project to substantially lessen significant environmental effects; whether such changes or alterations are within the responsibility and jurisdiction of another public agency and not the City; specific economic, social or other considerations that make infeasible the mitigation measures or alternatives identified in the EIR. The findings will be supported by substantial evidence in the record [§15091(b)]. In addition, in accordance with CEQA Guidelines Section 15093(a) and (b), if the City approves the project, it will adopt a "Statement of Overriding Considerations" indicating the benefits of the project that outweigh the unavoidable adverse environmental effects, and state in writing the specific reason to support this action based on the EIR and/or other information in the record.

Response to Comment 12-11:

Please see Responses to Comments 11-2 and 11-11.

Response to Comment 12-12:

As stated on page 4.2-4 of the Draft EIR, the relationship of jobs and housing is complicated and difficult to accurately predict. However, the jobs/housing ratio is only one tool that provides information in the planning process. As discussed on page 4.2-3 of the Draft EIR, by buildout of the General Plan it is estimated that the number of jobs in the City will exceed the number of residences to house these employees. This estimate is based on a Market Absorption Study prepared for the City of Roseville in 1996 (see Response to Comment 13-15). As discussed on page 4.2-5 of the Draft EIR, the City also predicts that the current residential land use allocation will be exhausted by the year 2005. In order to meet this need the Proposed Project includes a mix of residential units to meet the City's affordable housing goal and allocates 290 units (10 percent) for affordable housing opportunities. This 10 percent requirement is consistent with the City's General Plan Housing Element.

Response to Comment 12-13:

The phasing of improvements in the City's Capital Improvement Program (CIP) is based on maintaining LOS "C" conditions at the major intersections throughout Roseville. Currently this extension is scheduled for implementation in 2004. The Proposed Project would accelerate the need for this improvement and thus, would be scheduled for implementation by the year 2001. Early extension of Roseville Parkway would shorten travel times for certain non-project related trips, and thus provide benefit to some residents and businesses in Roseville and Granite Bay before the scheduled completion of this extension under the CIP.

Response to Comment 12-14:

Please see Response to Comment 2-2.

Response to Comment 12-15:

Comment noted. The comment does not address the EIR analysis; no further response is required.



ENVIRONMENTAL COUNCIL OF SACRAMENTO

January 16, 1998

Mr. Chris Robles
City of Roseville
Planning Department
316 Vernon Street #104
Roseville, CA 95678

Comments on Stoneridge Specific Plan Environmental Impact Report
SCH No. 97032058

Dear Mr. Robles:

NOTICE OF COMPLETION

Project issues discussed in the document aren't clearly disclosed. Air Quality, Drainage, Soil Erosion, Water Quality, Water Supply, Wetland, Riparian and Wildlife should have been checked. Our concern is that all appropriate agencies may not have gotten a copy of the DEIR and appropriate notice.

13-1

INTRODUCTION

1-2 paragraph 2 states, "This EIR provides 'project level' analysis of community infrastructure and facilities such as arterial roads, water and sewer infrastructure, bike trails and parks. CEQA analysis beyond that represented in this EIR will not be required for implementation of these facilities." Yet in reading those sections of the document, we have found community infrastructure has not been fully evaluated. If this document is intended to provide that level of analysis, then issues relating to water, drainage, all sewer infrastructure and bridges need to be evaluated at the project level. If that is not the case, then it needs to be clarified in this section.

13-2

SUMMARY OF ENVIRONMENTAL EFFECTS

2.1 states the "County portion of the Plan Area is designated as Rural Estate by the Granite Bay Community Plan." 2.2 states, "Potential impacts that were found to be less than significant in the DEIR that not require project mitigation include the conversion of agricultural land, compatibility with adjacent land uses, consistency with the City's General Plan and LAFCO policies..." It is important to note that the County has adopted a plan (Granite Bay Community Plan). Dismissing the County's plan is not acceptable. The

13-3



AMERICAN LUNG ASSOCIATION OF SACRAMENTO, EMIGRANT TRAILS, CALIFORNIA NATIVE PLANT SOCIETY,
CALIFORNIANS FOR POPULATION STABILIZATION, LEAGUE OF WOMEN VOTERS, LIGHT RAIL & TRANSIT ADVOCATES, MODERN TRANSIT SOCIETY,
NATOMAS COMMUNITY ASSOCIATION, SACRAMENTO AUDUBON SOCIETY, SACRAMENTO GREENS, SACRAMENTO NATURAL FOODS COOP,
SACRAMENTO RIVER PRESERVATION TRUST, SACRAMENTO OLD CITY ASSOCIATION, SAVE THE AMERICAN RIVER ASSOCIATION, SIERRA CLUB,
ILLUSTRATIONS BY LYNN PRINCE 1997

909 12TH STREET, SACRAMENTO, CALIFORNIA 95814

County should be making that evaluation based on the County's objectives. The DEIR needs to evaluate compatibility with GBCP.

↑ 13-3
cont.

2.5 lists Potential areas of concern or unresolved issues. The issues outlined in the last two bullets could be closer to resolution with some project modifications.

13-4

2.6 UNAVOIDABLE ADVERSE EFFECTS identifies regional flooding as significant and unavoidable project impacts. The document should consider that, based on FEMA and OES policies, approval of a project that exacerbates flooding or promotes repetitive flooding could result in loss of Federal funding.

13-5

2.7, Unavoidable adverse effects of regional flooding and loss of natural habitat should contain a more complete discussion of the effects and possible avoidance of them.

13-6

PROJECT DESCRIPTION

Figure 3-3, Planning Area Map designates only the project's City of Roseville Portion/Urban Reserve and Placer County Portion. Please provide a map that shows existing land uses for the project area.

13-7

3.4 Project Objectives number 8) Preserve Miner's, False and adjacent Ravines and protect other significant natural resources, view corridors and open spaces. The DEIR should disclose that the proposed plan fails to adequately meet this objective and present a discussion of alternatives or modifications to the plan that would help meet the objective.

13-8

3.6 OTHER POSSIBLE PROJECTS WITHIN THE PLAN AREA states, "When, and if, the Miner's Ravine regional detention basin is proposed for construction, a project-specific environmental document would be required."

That document will need a reliable analysis of the short and long term effectiveness of detention basins for water quality and other uses. Other flood control and water quality alternatives need to be evaluated which provide water treatment during low flow periods and provide non-structural solutions to flooding. It is recommended that the City work with Dry Creek Conservancy and other local conservation groups to evaluate these issues, develop more alternatives and provide full disclosure of potential impacts.

13-9

3.7 description of the Stoneridge specific plan, Overview of the Land Use Plan states, "The Plan may expedite completion of East Roseville Parkway from Rocky Ridge Road to North Sunrise Boulevard including construction of a bridge across Miner's Ravine. Please elaborate on how the Plan will accomplish this. Where is the bridge?"

13-10

Table 3- on page 3-13. High density residential makes up 22% of dwelling units. The Proposed Land Use Map, Figure 3-4 shows only three locations for the HDR. One, the senior housing parcel, is small, but the other two parcel sizes of 14.4 and 17.7 acres would contain more than the recommended 200 dwelling units. "Attached" does not provide an adequately specific description of the housing type proposed on parcels 23 (315 units) and 59 (230 units). Are they multifamily, duplexes, townhouses? If we are to assume parcels 23 and 59 will be multifamily housing, a healthier development plan would contain more numerous, smaller high density acreages that are evenly distributed

13-11
↓

throughout the project area along likely transit corridors. More police and social problems are associated with high concentrations of multifamily housing. If parcels 23 and 59 are to be duplexes, then the plan does not contain sufficient multifamily housing to provide a healthy mix of housing.

13-11
cont.

LAND USE

4.1.1 INTRODUCTION and 4.1.2 ENVIRONMENTAL SETTING PAGE 4.1-1.

The DEIR needs to base the comparison of existing and proposed land uses on land use designations, procedures and regulations. A comparison of the proposed project with what exists for each segment of the Plan Area should be made. The comparison of the area in the County needs to be based on a comparison of the County General Plan and Granite Bay Community Plan as adopted and the proposed plans and policies that will guide the areas. There is a difference between "existing land uses" and land use designations. Please clarify. Please provide maps that show existing General Plan and Community Plan designations and zoning as well as the proposed. The DEIR discussion isn't consistent with CEQA requirements.

13-12

Page 4.1-9 last sentence of item b. states, "Development plans will be required as part of the LAFCO application for annexation." But there are no specific development plans provided, and they are not evaluated in this document even though LAFCO will use this document to make their decision. This document does not provide enough information for LAFCO to make a decision.

13-13

4.1.1 IMPACT ANALYSIS, Consistency with the General Plan Policies and LAFCO Policies. Page 4.1-9 last sentence states, "The potential for the proposed project to inhibit the County's ability to achieve the goals of the Granite Bay Community Plan is also considered because the Proposed Project would remove a portion of the Plan Area from the GBCP." Placer County General Plan Policies also need to be considered.

13-14

IMPACT 4.1-2 page 4.1-11 last paragraph of discussion is misleading and inaccurate. The EIR needs to evaluate the regional housing supply and if there is a need for additional housing in Roseville. The evaluation should consider concurrent specific plans and projects in the adjacent Rocklin, Granite Bay, rest of Placer County and adjacent Counties. Approval of this project may take away from current entitlements.

Over the last ten years Placer, El Dorado and Sacramento Counties have acted to create a significant oversupply of land designated for housing and other urban land uses. These actions have led to competition for desired shares of housing and commercial markets. Specific and Community Plans or portions of education, sewer, drainage and transportation infrastructure are, in many cases, being funded with assessment districts, general obligation bonds or similar financing mechanisms.

13-15

ECOS is generally concerned that there is not enough market demand to support already approved Specific Plans and major development projects, let alone those in the proposal stage. If market demand cannot support build out of already approved

developments as scheduled, it is quite possible that defaults could occur. Defaults could lead to developments without adequate sewer, water, drainage and transportation infrastructure construction and delayed or inadequate maintenance of proposed or existing facilities. Resultant lower bond ratings could cause Cities and Counties to pay more for money that they borrow. This problem would diminish local resources necessary to fund programs and maintain environmental quality. This issue needs to be evaluated, and related potential significant adverse environmental impacts quantified and disclosed.

13-15
cont.

IMPACT 4.1-3 discussion states, "The LAFCO guidelines also encourage the protection of agricultural resources and require the adequate provision of public services. As noted under Impact 4.1-1, the Plan Area does not contain significant agricultural resource, so development of the Plan Area would not conflict with the LAFCO agricultural guidelines." This conclusion is based on an erroneous representation of Cortese/Knox. Cortese/Knox includes agricultural productivity as well as soils in its guidelines for agricultural resources. Lands in the proposed project area have been shown to be productive through grazing.

13-16

GEOLOGY, SOILS AND SEISMICITY

IMPACT 4.3-1, second paragraph of discussion doesn't discuss the effect of grading on trees. Third paragraph of discussion does not talk about the bridges and their impact.

13-17

13-18

HYDROLOGY AND WATER QUALITY

100-Year Floodplain second paragraph mentions the 1987 Nolte study that resulted in the mapping of the floodplain. Studies being used to evaluate potential on-site and downstream drainage, flood control and related water quality issues need to be updated before the subject environmental review is certified as adequate and complete. 1995 and 1997 storms produced flood flows and velocities not previously anticipated in the Dry Creek Watershed. Joint Placer/Sacramento County/Roseville drainage studies were produced prior to recent floods. They cannot be considered adequate for use now that significant new data are available. We no longer know what 100 year or higher flood events will be for Dry Creek and its tributary streams.

13-19

There are large numbers of people and many structures that have been placed in harm's way as a result of previous land use decisions that were based on hydrologic data supported by an inadequate historic record. Approval of a project of this type could exacerbate health and safety impacts upon areas downstream from the project site. Site specific and cumulative impacts need to be disclosed.

13-20

Page 4.4-6, Dry Creek Watershed Drainage Mitigation Fee Program states, "The Dry Creek watershed drainage mitigation fee is being revised to include the development of urban reserve areas." How will these fees be revised? A fee that has not yet been approved cannot be relied upon. The paragraph ends, "Regional flood control projects

13-21

would be implemented when sufficient fees have been collected." The flood control projects should be planned before development is approved and implemented as needed in advance of or concurrent with the development.

13-21
cont.

Water Quality, State and Federal states in the last sentence, "However, since construction of the proposed project through buildout would cumulatively disturb more than five acres, under the revised permit each individual development project would be subject to permit requirements. What are the requirements of the revised permit referenced in this sentence? How will these projects meet them? Will there be cumulative water quality impacts insignificant for individual projects/permits but significant on a cumulative basis?

13-22

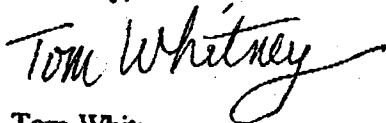
BIOLOGICAL RESOURCES

Cumulative loss of habitat on Dry Creek and its tributaries needs to be evaluated. A list of all development along the creeks and its tributaries (in both Counties) should be provided. The list should include both private and public initiated development projects. The number of acres of grassland, riparian, prime agriculture land (per Cortese Knox definition) and wetlands that have been precluded for urban uses should be discussed and impacts assessed.

13-23

Please provide this organization with copies of future planning and environmental documents, public hearing and community notices. Thank you.

Sincerely,



Tom Whitney
Chair

COMMENT LETTER 13: Tom Whitney, Environmental Council of Sacramento

Response to Comment 13-1:

The City complied with the State CEQA Guidelines for publicly noticing preparation of a Draft EIR. All responsible and trustee agencies with jurisdiction over the project received the NOP and the Draft EIR for their review and comment. Copies of the Notice of Preparation were delivered to the Office of Planning and Research (OPR) on March 17, 1997 (see Appendix A) for distribution to all responsible and trustee agencies for a 30 day review period. The lead agency (City of Roseville) also delivered copies of the NOP to all agencies and individuals listed in Appendix B (distribution list). Copies of the Draft EIR were also forwarded to OPR and to the agencies and individuals on the distribution list for a 45-day public review period. The City of Roseville issued a Notice of Availability for the public review of the Draft EIR on December 3, 1997. It is unclear what agency the commentor is referring to.

Response to Comment 13-2:

The City believes adequate information and analysis is provided for community infrastructure and facilities as evaluated in the Draft EIR. For the most part, infrastructure and facilities were considered in combination with other project development. For example, the reference to a 65 percent increase in impervious surface includes roadways as well as residential and other development. In some instances, impacts specific to infrastructure are identified. For example, on page 4.5-22, the Draft EIR states that roadways and sewer lines would have a direct impact on 10.1 acres of oak woodland. The Draft EIR identifies State and federal permits, City ordinances and policies, and mitigation measures that would apply to infrastructure, including bridges. For example, construction of bridges would require a Streambed Alteration Agreement from the Department of Fish and Game and would be subject to the City's Improvement Standards and Grading Ordinance. In addition, the City will review all Improvement Plans for consistency with the Specific Plan and EIR, and determine whether additional CEQA review is warranted.

Response to Comment 13-3:

As stated on page 4.1-15 of the Draft EIR, if the Plan Area is annexed to the City of Roseville, the Placer County General Plan and the Granite Bay Community Plan would no longer apply. Because annexation is necessary for development of the project as proposed, the Draft EIR analyzes the policies that would apply to the Plan Area after annexation (the City of Roseville General Plan). The Draft EIR does include a discussion of the Proposed Project effect on the general goals of the Granite Bay Community Plan and the Placer County General Plan, and concludes that the project would not inhibit the ability of Placer County to achieve the goals and policies of plans prepared for the remaining areas in the County. The Draft EIR also evaluates the compatibility of land uses proposed in the Specific Plan with those of adjacent areas, including the Granite Bay community. Copies of the Specific Plan, NOP and Draft EIR have been provided to Placer County for their review and comment. In addition, Roseville City staff provided an informational presentation on the Proposed Project to the Granite Bay Municipal Advisory Committee (MAC) during the Draft EIR 45-day review period.

Response to Comment 13-4:

The comment does not indicate what project modifications would further resolve the referenced concerns. The Draft EIR does analyze alternatives that would reduce the amount of habitat loss.

Response to Comment 13-5:

The Proposed Project would not violate FEMA or OES policies, as no development would be allowed in the 100-Year floodplain and there would not be a substantial contribution to offsite flooding.

Response to Comment 13-6:

A more detailed discussion on the significant and unavoidable effects of regional flooding and loss of natural habitat are discussed in the appropriate technical sections, Sections 4.4, Hydrology and Water Quality, and 4.5, Biological Resources. In addition, the cumulative affects of the project are discussed in Section 5.2, Cumulative Impact Analysis, and a detailed discussion of feasible alternatives to the Proposed Project can be found in Chapter 6.0, Project Alternatives.

Response to Comment 13-7:

The project site is currently undeveloped and is used sporadically for seasonal grazing activities. The commentor is referred to a discussion in the text on the existing land uses for the project site in the Project Description on page 3-1 under Section 3.2, Plan Area Characteristics, as well as the Land Use section under the Existing Land Use heading on page 4.1-1. A map is not necessary because there is only one use in the Plan Area at present. In addition, the commentor is referred to section 4.1, Land Use, and Figure 4.1-1 for existing and proposed uses adjacent to the Specific Plan Area.

Response to Comment 13-8:

The Specific Plan designates False, Miner's and Secret Ravine as undeveloped open space to preserve the most significant natural resources that exist in the Plan Area. As discussed on page 4.5-22 of the Draft EIR, implementation of the project would result in the conversion of approximately 832 acres of annual grasslands to urban uses. The Specific Plan designates a total of 252 acres of undeveloped Open Space which includes False, Miner's and Secret Ravines, preserving the most valuable streamside riparian environments, protecting corridors for wildlife migration, and maintaining view corridors. Of the 252 acres it is estimated that approximately 13 acres may be disturbed by the development of Class I bike trails through False and Miner's Ravines, road crossings, and the Miner's Ravine sewer line. As stated on page 4.5-22, the loss of annual grasslands would not be considered a significant loss due to the vast amount of grasslands that exist within the region. However, because the project would convert an undeveloped and predominately natural setting into an urban environment, this change and loss of habitat is considered a potentially significant and unavoidable consequence of project development.

Existing views of the project site from offsite will be partially obstructed due to construction of the Highlands Ranch subdivision to the north of the Plan Area within the City of Rocklin. Views of the Plan Area from southbound Sierra College Boulevard will be obstructed with development of the project. As discussed on page 4.7-16 of the Draft EIR, an 8-acre view corridor for southbound traffic on Sierra College Boulevard will be preserved and uninterrupted by development. However, because this viewshed is considered unique in the area, the partial loss is considered a potentially significant and unavoidable impact of the project.

A detailed discussion of alternatives to the Proposed Project that meet the objectives of the project is presented in Chapter 6.0, Project Alternatives. Several of the alternatives provide for reduced levels of development, which would directly address the issues raised in the comment.

Response to Comment 13-9:

The commentor is addressing the Miner's Ravine Regional Detention Basin project, which is a project separate from the Proposed Project. Please also see Responses to Comments 2-2 and 11-3.

Response to Comment 13-10:

East Roseville Parkway is proposed to be extended from Rocky Ridge Drive to Sunrise Boulevard under Roseville's current Capital Improvement Program. This extension will require a bridge across Miner's Ravine just north of Rocky Ridge Drive. The Proposed Project would accelerate the completion of this roadway extension from 2004 to 2001 by providing funding for this improvement before funding would be available from the CIP.

Response to Comment 13-11:

The Specific Plan designates a total of 629 High Density Residential (HDR) units on a total of 30.2 acres with a density of 13.0 and higher dwelling units per acre. The City's General Plan specifies that the primary use for lands designated HDR is multiple family dwellings in attached units. As stated in the Specific Plan, the type of dwelling units includes apartments and townhouses and independent living complexes for senior citizens. In addition, the Specific Plan allocates affordable rental units on each of the HDR parcels, including a 100 percent affordable senior complex on one of the parcels (parcel 21). The parcels designated HDR will be zoned Attached Housing (R-3). The permitted uses and development standards of this zone are specified in Sections 19.10.020 and 19.10.030 in the Zoning Ordinance. As indicated in the City's General Plan, the HDR designation yields a variety of design options. The actual design of the projects and the type of units will be determined through the City's design review process. It should be noted that development of any HDR parcel at less than the 13.0 dwelling units per acre threshold would require an amendment to the General and Specific Plans.

Response to Comment 13-12:

The Draft EIR evaluates the projects compatibility with adjacent development for both existing and planned land uses (see Impacts 4.1-5 and 4.1-6 on pages 4.1-14 and 4.1-15). The Draft EIR concludes that the Proposed Project would be compatible with existing and planned adjacent development. For a discussion of the Granite Bay Community Plan, please see Response to Comment 13-3.

Response to Comment 13-13:

The Specific Plan is the development plan for the Proposed Project, and will be considered by LAFCO as part of the annexation decision. As discussed on pages 4.1-11 and 4.1-12, the Proposed Project is consistent with LAFCO criteria for reorganization. In addition, changes to service providers which will require LAFCO action are discussed within section 4.12, Public Services and Utilities, of the EIR. City staff initiated early consultation with the Placer County

LAFCO on the scope of the EIR, and were provided copies of the NOP and Draft EIR for LAFCO review and comment.

Response to Comment 13-14:

Please see Response to Comment 13-3.

Response to Comment 13-15:

In February 1996, Keyser Marston Associates, Inc. prepared the *Market Absorption Study City of Roseville 1995-2020 for the Existing General Plan and the Comprehensive Land Use Element Update (CLUE)* for the City of Roseville (available for review at the Roseville Planning Department). The projections developed as part of the market study analyzed the capacity of the existing General Plan to accommodate projected market activity, including residential, commercial and industrial uses. 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 primary goal of the Study was to take a fresh look at the City's growth projections incorporating the major projects under construction in 1995 and those projects planned for development in the near future.

According to the Study, the City has experienced strong residential growth and this growth is anticipated to continue. In the past ten years the City has been adding over 1,000 residential units per year. Since 1982 residential development has represented 8 to 8.5 percent of the surrounding counties regional construction of residential units. Keyser Marston also evaluated the longer term potential of Roseville's housing market within the region as a whole, and given the overall volume of regional construction projected and the strength of the Roseville market they determined residential construction in Roseville would continue to be strong. According to the Study, the supply of residential land under the current General Plan will be built out between the year 2000 to 2005. With the addition of the Proposed Project and other recently approved specific plans in the City, residential land use is projected to be built out between 2005 and 2010. This supply is well within any reasonable long-range planning horizon, and would not exceed projected demand.

While a drop in market demand could, in theory, lead to a default in Assessment District or Mello-Roos bonds issued by the City to finance city infrastructure, such a default would not result in a lack of infrastructure to serve city residents. Even in the event of a default, bond proceeds are still available to construct planned infrastructure. In fact, the City typically has an obligation under its covenants with the bond holders to complete installation of such improvements using such bond proceeds. The only consequence of a default is that the entities or individuals who purchased the bonds might not be timely paid principal and/or interest owed to them.

Maintenance of infrastructure is funded (with the exception of landscaping) by user fees and general fund revenues. Therefore, the extent the infrastructure is used, user fees and taxes are generated to fund its maintenance.

Finally, while bond defaults could adversely impact the cost of City borrowings, the City would still be able to borrow as needed, and such hypothetically higher costs are not expected to be substantial given the City's historically excellent credit rating.

Response to Comment 13-16:

The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program classifies the different agricultural soil types related to their ability to sustain agricultural crops and rates agricultural land to determine the best combination of physical and chemical characteristics for the production of crops. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. As discussed on page 4.1-4 of the Draft EIR, the constraints posed by the underlying Mehrten formation have made the Plan Area soils unsuitable for crop production or for quality pasture land for livestock to graze. Because of this constraint, the Plan Area has never been used for agricultural production and only portions of the Plan Area have been used for seasonal grazing. The CDC defines grazing land as land that is not suitable for the production of crops. Such land, including the Plan Area, does not possess the soils necessary to support intensive agricultural activities. Therefore, the Plan Area is not considered a significant agricultural resource, and the Specific Plan would not conflict with LAFCO Guidelines.

Response to Comment 13-17:

The effect of the Proposed Project on trees is discussed in the Biological Resources section under Impact 4.5-1 on pages 4.5-21 and 4.5-22. The Plan Area contains approximately 352 acres of native oak and oak riparian woodland. A total of approximately 206 acres would be preserved in Open Space. Direct impacts on the oak woodland include the loss of or disturbance to approximately 156 acres due to the construction of roads, sewer lines and other development. This impact includes grading activities. As discussed in the Draft EIR, impacts on trees, whether from grading or other activities, would be subject to the City's Tree Preservation Chapter of the Zoning Ordinance.

Response to Comment 13-18:

Impact 4.3-1 on 4.3-14 specifically addresses bridges by identifying the roadways that would cross False and Miner's Ravines, and the amount of open space that would be affected.

Response to Comment 13-19:

The commentor is referred to the end of the paragraph on page 4.4-4 of the Draft EIR which states that the Nolte future floodplain includes only the western portion of the Plan Area; it does not include the portion within Placer County. Therefore, based on the drainage study prepared by the Spink Corporation in 1996 the new 100-year floodplain boundaries for the entire Plan Area are shown on Figure 4.4-2 on page 4.4-5. Spink complied with the requirements set forth by Placer County and the City of Roseville. Spink used the 2 year, 10 year, and 100 year flood events as a basis for the study. The hydrologic analyses prepared for the Proposed Project were based on design criteria formulated by the City of Roseville and Placer County. All design standards were adhered to with respect to drainage. The project will adhere to the standards or policies that are or may be adopted by the governing agencies at the time of project development.

Response to Comment 13-20:

The commentor is referred to the discussion under Impact 4.4-1 and 4.4-2 on pages 4.4-11 through 4.14-14 of the Hydrology and Water Quality section of the Draft EIR. In the *Preliminary Drainage Study, Stoneridge Specific Plan, Placer County, California* prepared by the Spink Corporation, the

baseline model presented in the Dry Creek Regional Flood Control Plan was modified to include development of the Plan Area plus a 10 percent increase in total rainfall amount. HEC-1 modeling was done to identify changes in peak stormwater runoff at three downstream locations on Dry Creek that historically experienced flooding. In addition, modeling was done at the confluence of Miner's Ravine and Antelope Creek near Harding Boulevard (shown on Figure 4.4-1). Based on the results of the modeling, even with development of the Plan Area, the rate of peak stormwater discharge is predicted to decrease at these areas. This is because development of the Plan Area causes the peak flow rate on Miner's Ravine to occur sooner, conveying flows downstream prior to the arrival of upstream peak flows from Antelope Creek. The model indicates that the peak flows at Dry Creek just upstream of the NEMDC could increase flows from 17,306 cubic feet per second (cfs) to 17,314 cfs, which is considered a minimal change. Please also see Response to Comment 12-4.

Response to Comment 13-21:

The City has been collecting fees under the Dry Creek Mitigation Fee Program to implement flood control projects identified in the Dry Creek Watershed Mitigation Plan. When a new project falls within the purview of the Fee Program the City determines what the project's fair-share contribution would be based on a series of factors. The fee is updated accordingly. The collection of fees is an appropriate and adequate mitigation when it is tied to a specific mitigation program. In this case, the fee would fund the Dry Creek Watershed Flood Control Plan, which has been adopted by the Placer County Flood Control and Water Conservation District. The fee and the program it funds are being revised to accommodate additional development in the City's urban reserve areas, to ensure that the contribution of flood flows from these areas is mitigated. As permitted by CEQA, the collection of fees is also used by the City of Roseville and other jurisdictions to mitigate other types of impacts. For example, projects typically pay fees toward roadway improvements necessitated by cumulative development, rather than building the portion of a roadway attributable to project traffic. Please also see Response to Comment 2-2.

Response to Comment 13-22:

As stated on page 4.4-9 of the Draft EIR, in 1997, the EPA proposed revisions to the General Construction Activity Permit (GCAP) to clarify that all construction activity, including small construction sites that are part of a larger area would be eligible for coverage under the GCAP. The State Water Resources Board has not yet developed a revised State GCAP per the EPA revisions; however, these revisions would not affect the Proposed Project because construction of the project through buildout would cumulatively disturb more than five acres, so the project would be required to comply with the permit. Compliance with permit requirements and City General Plan policies would render the project's long-term water quality impacts less than significant.

The cumulative water quality impacts associated with the Proposed Project are discussed on page 5-7 of the Draft EIR. Even with compliance with applicable state and local water quality requirements the cumulative water quality impacts would be significant, as the City cannot control events and impacts beyond its jurisdiction.

Response to Comment 13-23:

Cumulative impacts on biological resources are discussed on page 5-8 of the Draft EIR, which concludes that the cumulative loss of habitat would be significant and unavoidable. The cumulative conversion of agricultural land is addressed on page 5-4. Because the Plan Area does not include

Prime Farmland or other important farmland, its conversion is considered less than significant under cumulative conditions.



Placer Group Sierra Club

P.O. Box 7167
Auburn, CA 95604



RECEIVED

January 11, 1998

JAN 14 1998

Chris Robles, Senior Planner
Roseville Planning Department
316 Vernon St. #104
Roseville, CA 95678

PLANNING DEPARTMENT

Re: Stoneridge Specific Plan
Comments on Draft EIR

Dear Mr. Robles:

On behalf of the Placer Group Sierra Club, I would like to submit the following comments on the Draft EIR and the planning process thus far for the Stoneridge Specific Plan.

Value of this Land as Natural Habitat

The land at issue is one of unprecedented natural beauty with a multitude of habitats, including valley grasslands, riparian woodlands, wetlands, vernal pools, and heritage oak groves. This particular tract of land represents the only large acreage left in Roseville with such diverse habitats. Development in Roseville, and Placer County, in general, is resulting in the drastic loss of natural areas which not only are enjoyed by humans, but are of absolute necessity for the existence of wildlife.

Areas of natural beauty such as this impart an appreciation of the natural world, restore peace to the soul (which we all need in these hectic days), and even more importantly, provide a place for our wildlife to live. I have often visited this land and have found it to be abounding with birds, beautiful oak trees, bubbling creeks, and people who are happily enjoying fishing, birding, and strolling. It is in the interest of Roseville and Placer County to maintain this area as open space.

14-1

Economic Impacts/Values/Analysis

Rather than allow the development of Secret and Miners' Ravines in the proposed way, the Placer Group Sierra Club suggests that it would be of more economic value as open space. Preserving areas as open space allows residents to feel they are living in a beautiful place of which they are proud. Taking pride in one's community usually results in increased property values and general lack of degradation of the environment. This decreases the chances of Roseville becoming a "slum" where no one wants to live.

14-2

Will this project even "make" the city money? Has a complete fiscal analysis of it been done? Will this project actually drain

14-3

the city's resources? Will the city lose money on it? We request that you consider doing a fiscal analysis of the project which includes valuation of natural aesthetics. 14-3 cont.

Public Input Process Has Been Inadequate

We would like to briefly comment on the Planning Commission Meeting of 12/18/97. I had comments prepared on the basic suitability of the project to be discussed under Chapter 2, Land Use. I was dismayed that after nearly three hours, you never even brought up the other alternatives to the project. At one point I stood up to make my comments on land use, but was told I could not make any at that time unless they were on Parcel 33. I believe it would have been appropriate to have allowed my comments at any time during the 2.1 Land Use Section, since the publications which your Commission sent out, called "Specific Plan and EIR Discussion Items" (printed on blue paper) contained this issue on the very first page, under "Land Use Discussion Items: General Plan and Specific Plan Amendments". 14-4

Although I now have the opportunity to make comments in writing, this is not as effective as presenting comments in the public eye, for those who are viewing on television.

Rezoning of County Owned Parcels

The request to amend the General Plan and Specific Plan so that the unincorporated county portions no longer have zoning for rural estates with 20 acre minimum lot sizes is **UNACCEPTABLE**. The zoning which has been set up for this area must be enforced. This is a protection which residents have in this portion of the county for ensuring that the area in which they live not be developed. It is a breach of public trust to allow development in areas that are set up to be rural. We believe that under no circumstances should this be allowed to occur. 14-5

Biological Resources

Loss of Habitat

Of primary concern to the Placer Group Sierra Club is the projected 80% loss of natural habitat which will occur because of this project. Although some of these impacts can be reduced by preserving open space and natural areas, the DEIR points out that the results will be significant and unavoidable. 14-6

Wildlife Impacts/Need for Thorough Surveys

Loss of habitat is the number one reason for the decline of wildlife. This is the only large natural area left in Roseville, and we can expect to lose most of the wildlife that currently lives there. 14-7

Wildlife which "potentially" occurs in the area was identified through the use of aerial photographs, literature surveys, the CDFG Natural Diversity Database, and biological surveys from nearby 14-8

projects. Apparently some surveys of the project site have occurred as well. However, we believe it is imperative that updated thorough ground surveys of wildlife and habitats by a qualified biologist be completed. 33 special status species have been identified as potentially occurring on the site. We need to know if these species are actually there. An important example is the California red-legged frog, which may occur in on-site streams and has Federal Threatened and California Species of Special Concern statuses.

14-8
cont.

Please, please think of these animals. Where will they go if their habitat is destroyed? Other natural areas are already at their carrying capacities, and can support no new populations. The usual reply to this question of where will they go is, "we'll mitigate".

14-9

Mitigation Doesn't Work

Habitat mitigation has been prescribed for no net loss of wetlands, no net loss of Boggs Lake hedge hyssop, and no net loss of VELB habitat. In as many cases as possible, we would like to see on-site wetland construction and mitigation. If mitigation will occur off-site, where will the other location be? Probably not anywhere close to Roseville or even Placer County! The specific plan needs to reveal in more detail where and in what way mitigation will occur. We would like to see as much habitat maintained in Placer County as possible.

14-10

14-11

The monitoring of mitigation is another issue. The granting of a Section 404 Permit is the only monitoring and "standard of success" for wetland mitigation for the project. To obtain a Section 404 permit in no way addresses monitoring, and it surely does not indicate any success. Another flaw in the Specific Plan is that each individual owner must provide for mitigation, so no comprehensive mitigation plan will be enacted. We recommend that the Planning Commission require monitoring of the mitigation attempts for five years after the project begins and that a unified plan bringing together all property owners be considered.

14-12

14-13

We would like to stress, though, that mitigation often does not work. Wildlife (anything that's not a bird) usually can't find the new artificial area. How would the animal know where to go? How many cars will it have to risk its life in front of to run to the new area? Artificially created wetlands often lack real diversity, such as invertebrate species which are important links in the food chain. Artificially created vernal pools are often inviable as your DEIR points out in various sections.

14-14

In short, mitigation is no answer. And even if it were, the Specific Plan prescribes it in only a few cases.

Nesting Raptors

Foraging and potential nesting habitats for Swainson's hawks have been identified on the project site. Strict compliance with federal and state protocols for surveying, monitoring, and

14-15

mitigation must be enforced. Once more, we would like to point out that mitigation often does not make up for loss of habitat. Also, although developers may be careful not to go on with construction near raptor nests, after construction, development of the land around the nesting tree will probably keep the birds from returning in the future.

Anadromous Fish

The presence of anadromous fish, including lamprey, Chinook Salmon, and Steelhead Trout are known to the area. The Chinook Salmon has Federal Endangered and State Endangered status, while the Central Valley Steelhead fish is formally proposed for federal listing as endangered. The DEIR does not address in any way how the developers will protect these species and their habitat.

In a January 6, 1998 telephone discussion with John Nelson, an Assoc. Fishery Biologist for the California Dept. of Fish and Game, Mr. Nelson said that Secret Ravine is particularly "good rearing habitat and is worth maintaining." He is currently working with the Dry Creek Conservancy in a survey of the anadromous fish in the project area. A late-fall survey was performed in 1997, and approximately 100 fish were counted. Usually surveys reveal 10-20% of the actual number of fish present, which indicates that the actual population may be ten times the 100 that were actually counted.

Equally important, the Dry Creek Conservancy has observed the presence of redds, salmon "nests" in the creeks. Many fish have been observed downstream at Watt Avenue, and appear to be using Secret and Miner's Ravines for spawning beds. These spawning beds must be protected from the increased sedimentation which results in lower reproductive successes in salmon populations. The developers should be required to work with the Dept. of Fish and Game to protect these and other anadromous fish.

Oak Woodlands/Loss of Native Oaks and Other Plant Species

The plan says that removal of heritage oaks will be avoided and that tree removal permits will be obtained, with a minimum of 50% native oak trees to be replanted. A much higher percentage of native oaks needs to be replanted. Even though oaks will be replaced on an inch by inch basis, larger trees should be planted whenever possible. Even at that, planting 15-gallon sized nursery trees in no way equates with the habitat, aesthetic and environmental values which old oak trees provide.

Not just native oaks, but native plants should be planted whenever possible. In reviewing Table A-1 of the Specific Plan and Guidelines, "Recommended Plant List for Steep Slopes", we found an inadequate number of native species, particularly shrubs and groundcovers. Only 3 of the 22 shrub species listed are native, and only 2 of the 9 groundcover species listed are native. If native plants lose this "ground" (literally), the chances are small that they will ever be able to come back into the area, since

rarely can natives compete with exotics. Native plants enable native wildlife to inhabit an area. With the loss of native plants comes more loss of native wildlife which depend on them for foraging and cover. Exotics often have little if any benefit to wildlife. Also, the aesthetic value of an area is usually higher when the plants are naturally occurring to the area.

14-21
cont.

Fencing

The type of fencing allowed should be given careful consideration. Deer are impaled on pointed fences; these should be prohibited. Pointed wrought iron fences should be prohibited.

14-22

Hydrology and Water Quality

Flooding Impacts

This project would contribute to increased flow volumes in the Dry Creek Watershed, and if downstream drainage facilities are unable to handle this larger volume of water during peak flow periods, flooding may result in Sacramento and Sutter counties. Although the city of Roseville may attempt to mitigate this site's impact locally, a lack of a regional flood control plan could produce disastrous results. Everyone is always worried about floods. Why are we making them more inevitable? These impacts have been found to be significant and unavoidable.

14-23

Decreased Water Quality

This project, along with other urban developments in the area, will result in the significant and unavoidable loss of water quality. The soil disturbances which will occur from vegetation removal and excavation will lead to increased erosion. Stream sediment loads will increase. Water quality will decline. Decreased water quality has an adverse impact on fish and wildlife, and amplifies flood hazards from reduced channel capacity.

14-24

This project will increase water pollution from roadway runoff, wastewater treatment runoff, accidental spills, and fertilizer and pesticide runoff. Our environment and drinking water will be less safe as a result.

Air Quality

The proposed project falls within the Sacramento Valley Air Basin, one which is not meeting air pollution standards currently. This project will make our air even worse.

14-25

Roads

Placement of roads could be better designed by putting roads next to public space; this allows for increased homeowner security and less impact on public space by the homeowner. Homeowners would not have the responsibility of making sure natural areas are maintained properly.

14-26

Placer Group Sierra Club

Public Services

This project will result in the increased demand for public services and utilities. The increased demand for water is of particular importance, since we are already having problems meeting water demands.

14-27

Growth Inducing Impacts

The proposed plan will further facilitate more growth in northeast Roseville. L.A., here we come!

14-28

No Project Alternative

The Placer Group Sierra Club advocates that the Planning Commission adopt the No Project Alternative, since it is the environmentally superior alternative. The Draft EIR expounds on practically every page how horrible this project would be for the environment. However, if the project must "be", protect the environment! This is the Planning Commission's responsibility.

14-29

What Will We Leave Our Children?

If we allow this land to be developed, what will we be leaving our children? Nothing natural, that's for sure. When they grow up in Roseville, they may never have the chance to see the wildflowers of vernal pools, or never see a pond turtle. There may not even be any pond turtles left in Roseville. Do you think showing them pictures of these things will be good enough?

14-30

Requested Actions and Recommendations:

1. Please set up more public meetings to allow the public to make suggestions and comments. Don't be in a big hurry to push this project through. Let's make sure we do what's right for our environment and posterity.
2. Because of the invaluable natural assets of this land, we would like the Commission to consider zoning it as open space.
3. If the Commission decides to allow some development of this area, the western portion of the project should be redesigned on a much smaller scale so that much more habitat is preserved.
4. Under no circumstances should the Commission allow a change in the zoning of the 20 acre rural parcels in the unincorporated section.
5. It is imperative that a complete biological ground survey be made of the plan site. The Planning Commission and Developers should work with the Department of Fish and Game and other professional natural resource agencies in developing plans for protecting the wildlife of this area. A program needs to be set up for the protection of anadromous fish spawning areas and other endangered species.
6. Require the developers to plant a higher percentage of native trees and plants.
7. Work harder to preserve heritage oak trees.

14-31

14-32

14-33

14-34

14-35

14-36

14-37

Placer Group Sierra Club

8. Ensure that a comprehensive mitigation plan is created. The type of mitigation measure to be employed for no net loss of wetlands should be disclosed, as well as where the mitigation activity will occur. All mitigation should occur within Placer County. Mitigation responsibilities should not be divided up between individual owners, but should be approached in a unified manner. 14-38
9. Mitigation must be monitored for at least five years after inception of the project. 14-39
10. Do a complete fiscal analysis of the project. Is it really worth it? 14-40

Let's remember that the ball is in "our court"--we are the residents of this community and we can decide how we want our community to be. The Placer Group Sierra Club does not want to see this land developed at all. We would like you to make it open space. However, we recognize that portions of it are in an area that is designated as Urban Reserve, and therefore may be developed. But, if we are going to allow development, let's be smart about it, and make the developers do it in the most ecologically sound manner possible. To do less than that is not right. 14-41

Thank you for this opportunity to share our comments with you on the Stoneridge Specific Plan. We take our responsibility to protect the environment and right to public input seriously, as we hope you will take your responsibility to the citizens which you are acting on behalf of seriously. 14-42

Sincerely,

C. French-Tritel

Cathie French-Tritel
Co-Chair, Conservation
Placer Group Sierra Club

COMMENT LETTER 14: Cathie French-Tritel, Placer Group Sierra Club

Response to Comment 14-1:

Comment noted. The comment does not address the Draft EIR analysis; no further response is required.

Response to Comment 14-2:

The Specific Plan does designate Secret and Miner's Ravine as undeveloped open space.

Response to Comment 14-3:

The City does not require every project to make a net "profit," although the anticipated costs and revenue from development plans are evaluated during the approval process. A fiscal analysis for the Proposed Project has been prepared, as discussed in Response to Comment 11-2. The "valuation" of natural aesthetics is a subjective analysis and one that is not quantifiable. The commentor is referred to section 4.7, Aesthetics and Visual Resources, in the Draft EIR for a discussion on the visual environment of the Plan Area and the impacts associated with implementation of the Proposed Project.

Response to Comment 14-4:

When considering new development projects, it is the Planning Commission's practice to consider the components of the Proposed Project and the related EIR sections item-by-item (e.g., land use, circulation, natural resources). The public is invited to comment on the Proposed Project in general at the beginning of the hearing, and then on the each item as it is discussed. At the December 18 hearing of the Planning Commission, the presentation of the Specific Plan began with the Chair asking if there were general comments on the Specific Plan or Draft EIR. The Land Use Element of the Specific Plan and the Land Use analysis in the Draft EIR were then presented to the Commission. Unfortunately, there was not enough time to hear the remainder of the Specific Plan and the Draft EIR, so these items, including alternatives, were continued until the January 8, 1998, hearing. Public testimony on various components of the Specific Plan and Draft EIR was heard at the January 8 hearing. Summaries of both the December 18 and January 8 hearings are provided in Chapter 4 of this Final EIR.

Response to Comment 14-5:

The City is allowed, by law, to annex land if approved by LAFCO, and to designate and change zoning within the city limits. As discussed on pages 4.1-10 through 4.1-12 of the Draft EIR, the Proposed Project meets LAFCO criteria for annexation and would be consistent with the City's General Plan. As discussed on pages 4.1-14 and 4.1-15, the Proposed Project would not be incompatible with adjacent development, including more rural development to the east in Placer County.

The Draft EIR does consider an alternative that retains the existing zoning on the Placer County portion of the Plan Area (see pages 6-9 through 6-18 of the Draft EIR).

Response to Comment 14-6:

The commentor reiterates conclusions made in the Draft EIR. Implementation of the Proposed Project would result in the conversion of approximately 832 acres (77 percent) of natural habitat to urban uses. The Specific Plan also designates 252 acres as Open Space which includes areas of the Plan Area that contain the highest biological value. However, the substantial loss of natural habitat is considered a potentially significant and unavoidable result of project development and cannot be mitigated to a less-than-significant level, as stated on pages 4.5-21 and 4.5-22 of the Draft EIR. Please see also Response to Comment 12-2.

Response to Comment 14-7:

Comment noted. The Specific Plan proposes to designate False, Miner's and Secret Ravines as Open Space to preserve the area's most significant natural resources including streamside and riparian environments, wildlife migration corridors, and to minimize habitat fragmentation. Nonetheless, as discussed on pages 4.5-24 and 4.5-25 of the Draft EIR, the project impact on wildlife would be significant and unavoidable.

Response to Comment 14-8:

The commentor is referred to the Biological Reports in Appendix F of the Draft EIR prepared by Sugnet and Associates, a qualified biological consulting firm. Biological and wetland assessments were prepared for the entire Plan Area (see Appendix F). The biologists conducted field surveys as part of the assessments. The biological assessments that were prepared for the Plan Area are adequate for the purposes of CEQA (per CEQA § 15149). Additional surveys will be done as needed to satisfy permit requirements.

Response to Comment 14-9:

The commentor is referred to the Biological Resources Mitigation Measures beginning on page 4.5-27 of the Draft EIR. While mitigation is proposed to lessen the severity of the impacts on biological resources, including wildlife, the Draft EIR fully discloses that the impacts are still considered to be potentially significant and unavoidable.

Response to Comment 14-10:

Comment noted. Impacts on VELB habitat are discussed on page 4.5-27 of the Draft EIR. Mitigation Measure 4.5-5 requires no net loss of elderberry bushes (VELB habitat) through avoidance or replacement. Please see Response to Comment 2-7.

Response to Comment 14-11:

Mitigation Measure 4.5-1 requires the project proponent to secure the necessary Clean Water Act Section 404 permit for impacts on wetlands and to ensure a no net loss of wetlands. In addition, the City has a no net loss implementation policy to protect wetlands. Mitigation Measure 4.5-1 requires on-site avoidance and creation of wetlands and/or off-site creation and preservation. Permits have not been secured for the project, but would be required prior to project construction or filling of any wetlands within the Plan Area. The permit will stipulate the location and type of mitigation ultimately approved for the project. There is one approved wetland mitigation bank in

Placer County, the Wildlands Mitigation Bank, near Sheridan north of Roseville. This could be used should mitigation banking be approved as mitigation for the loss of wetlands.

Response to Comment 14-12:

Typically, the issuance of a Section 404 permit includes a very detailed monitoring program with specific success criteria for the type of wetland habitat being mitigated. Monitoring is usually required for a minimum of five years within which the site must achieve the success criteria for three continuous years before the Corps will accept the mitigation as acceptable. The details of the monitoring and success criteria for the mitigation will be developed during the permit process by the Corps. In addition, as part of the Draft EIR, a Mitigation Monitoring Program (MMP) will be prepared (see Appendix E) to monitor the project's compliance with mitigation measures proposed to reduce project impacts.

Response to Comment 14-13:

The Stoneridge Specific Plan area is controlled by two landowners who will be pursuing the necessary permitting for wetland impacts independently. Depending on the timing of development of the Proposed Project, the Corps may or may not require a consolidated effort as a single and complete project.

Response to Comment 14-14:

Please see Responses to Comments 2-7 and 14-9.

Response to Comment 14-15:

A Mitigation Monitoring Program (MMP) has been prepared (see Appendix E) for the project, per Section 21081.6 of the Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it [public agency] has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." As stated in the MMP, prior to construction activities the developer's biologist is required to prepare raptor nesting surveys to ensure that during construction raptors are not injured or disturbed. The City's Community Development Department in consultation with the California Department of Fish and Game is responsible for ensuring that these surveys have been completed and that the appropriate measures are taken if a nest is located. Please see also Responses to Comments 2-5 and 2-6.

Response to Comment 14-16:

The Draft EIR fully discloses that even with implementation of the construction protocol and raptor nesting survey mitigation measures, that the impacts will remain potentially significant and unavoidable. It is anticipated that preserving the nesting substrate (the trees) even within developed areas will lessen the degree of impact and potentially provide nesting habitat for individual raptors who are able to tolerate the human influence.

Response to Comment 14-17:

The fish present in the Plan Area are discussed on page 4.5-14 of the Draft EIR. The Central Valley Steelhead and the listed Chinook Salmon are the only fish reported to inhabit the waterways

in the Plan Area. A ruling on the status of the Central Valley Steelhead has been delayed until late-March 1998. During project construction, as discussed in the Hydrology and Water Quality section of the Draft EIR, the project would comply with required federal, State and local permitting requirements which would significantly reduce impacts on the waterways that traverse the project site. In addition, the Specific Plan proposes to designate False, Miner's and Secret Ravine in undeveloped Open Space which would protect the water quality in the waterways that traverse these ravines. Please see also Response to Comment 11-6.

Response to Comment 14-18:

Comment noted. Please see Responses to Comments 11-6 and 14-17.

Response to Comment 14-19:

Please see Responses to Comments 11-6 and 14-17.

Response to Comment 14-20:

As shown in Table 4.5-5 on page 4.5-21 of the Draft EIR, a majority of the oak woodland would be preserved as open space. Oak trees that are removed will be subject to the Tree Preservation Chapter of the City's Zoning Ordinance which requires inch for inch replacement of removed trees. In the short-term, the newly planted replacement trees will not provide the habitat value of the older, mature trees. However, in the long-term, as the replacement trees mature, the habitat value should be restored.

Response to Comment 14-21:

The plant list in Table A-1 applies only to slopes of 3:1 or greater. The listed plants were chosen for their ability to thrive on steep slopes in order to preclude erosion. For Open Space and transition areas in general, the Design Guidelines call for incorporation of native species.

Response to Comment 14-22:

Please see Response to Comment 11-5.

Response to Comment 14-23:

Comment noted. Please see Response to Comment 12-4.

Response to Comment 14-24:

Comment noted. Please see Response to Comment 12-6.

Response to Comment 14-25:

The comment reiterates the findings of the Draft EIR. The Project Area is located in the southern portion of the Sacramento Valley Air Basin. Table 4.10-3 on page 4.10-5 lists the attainment status of the Sacramento Valley Air Basin (SVAB). Under the federal standards, all of Placer County is designated as nonattainment with respect to federal standards and nonattainment with respect to

State ozone and PM₁₀. Implementation of the Proposed Project would create significant and unavoidable long-term emissions that would contribute to the degradation of local air quality.

Response to Comment 14-26:

See Response to Comment 11-4.

Response to Comment 14-27:

The comment reiterates the findings of the Draft EIR. Implementation of the Proposed Project would result in an increased demand for public services and utilities, as discussed in the Public Services and Utilities section of the Draft EIR. The project is estimated to generate an average day water demand of 2.8 million gallons per day (mgd). This increased demand is within the City's allotted water amount of 62,000 acre-feet per year. In addition, the Placer County Water Agency has adequate water supplies to meet this increased demand.

Response to Comment 14-28:

Comment noted. As discussed on page 5-20 of the Draft EIR, development of the Proposed Project would require expansion of existing infrastructure which, in some respects, would remove obstacles for growth in northeast Roseville. However, the Plan Area is surrounded by existing and planned development and major roadways, so the project is a logical extension of the City's urban development.

Response to Comment 14-29:

Comment noted. The comment does not address the Draft EIR analysis; no further response is required.

Response to Comment 14-30:

Comment noted. The Specific Plan designates approximately 252 acres in undisturbed open space which includes False, Miner's and Secret Ravines, which will provide corridors for wildlife mitigation.

Response to Comment 14-31:

Several additional hearings on the Proposed Project have been scheduled, including February 12 and 26, before the Planning Commission. The City Council will also hold a public hearing on the Proposed Project in March. Please see also Responses to Comments 11-8 and 11-10.

Response to Comment 14-32:

Comment noted. Please see Response to Comment 11-11.

Response to Comment 14-33:

Commented noted. Please see Response to Comment 11-11.

Response to Comment 14-34:

Please see Response to Comment 14-5.

Response to Comment 14-35:

Please see Responses to Comments 11-6 and 14-8.

Response to Comment 14-36:

Please see Responses to Comments 14-20 and 14-21.

Response to Comment 14-37:

Please see Response to Comment 14-20.

Response to Comment 14-38:

Please see Responses to Comments 2-7 and 14-15.

Response to Comment 14-39:

Please see Response to Comment 14-11.

Response to Comment 14-40:

Please see Response to Comment 14-13.

Response to Comment 14-41:

Please see Response to Comment 14-12.

Response to Comment 14-42:

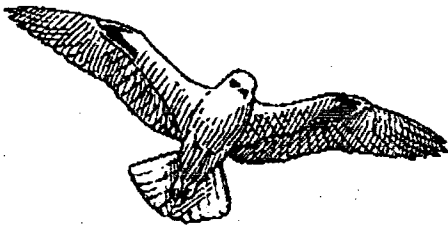
Please see Response to Comment 11-2.

Response to Comment 14-43:

Comment noted.

Response to Comment 14-44:

Comment noted.



Sacramento Audubon Society

Alta Tura, 4633 Q Street, Sacramento, CA 95819

January 18, 1998

Mr. Chris Robles
City of Roseville
Planning Department
316 Vernon Street # 104
Roseville CA 95678

Regarding: Stoneridge Specific Plan DEIR SCH No. 97032058
Sacramento Audubon Society Comments

Dear Mr. Robles,

The Sacramento Audubon Society has led field trips along Miner's Ravine. We appreciate this unique area for its aesthetic beauty and wildlife values and are concerned that the proposed plan could have serious impacts.

15-1

Pages 4.12-17 and 18 discuss the extension of sanitary sewer lines up Miner's and Secret Ravines. There is no discussion or evaluation of the direct impacts. We are concerned about construction impacts, impacts of any vegetation restrictions on the infrastructure easements, and impacts from or on the stream. Please provide full disclosure and evaluation.

15-2

It is our understanding that unique vernal pools exist along the ravine's ridges. Having reviewed the EIR, it is difficult to determine the location of the vernal pools in relation to the proposed project. Please provide more complete information on the location of the vernal pools, their watersheds and the vernal pool complex of which the pools are a part. A more meaningful analysis of the project's vernal pool impacts would discuss the pools along with their habitat. It is also our understanding from conversations with staff at the U.S. Army Corps of Engineers that there was a previous plan to set aside vernal pools on the site as a preserve. Could that plan be part of Placer County's General Plan or the Granite Bay Community Plan or Roseville's Urban Reserve/Parks/Open Space Plan? Please provide plans, scientific or resource evaluations prepared for any vernal pool preservation plan and discuss the project impacts.

15-3

15-4

We would suggest consideration of project modification that would include a vernal pool preserve. There is a good possibility that the pools and their watersheds could be avoided with little impact on the proposed development. We would appreciate an alternative that placed a road and bike trail along the ridge, set back from the vernal pool complexes. We have been informed that the pools, filled by rainfall only, are a rare community type that is

15-5

highly evolved. Often vernal pools are supported by large areas of grassland within their watershed. This does not appear to be the case here. So, there may be the opportunity to preserve the pools without needing to preserve extensive grasslands above them.

15-5
cont.

Many positive benefits could result from the above-suggested reconfiguration. Views into the ravine would be much more accessible to the public, which could help mitigate for other viewshed impacts of the project. Since the vernal pools are located on the hilltop, management would be minimal and vernal pool viability would be likely. The high cost of vernal pool creation would be avoided. If houses did not back up to the ravine there would be a lessened threat of wildfire to property. Wildfire protection would be enhanced by the vernal pool preserve and road serving as a firebreak. This could result in fewer restrictions on roof treatments and landscaping and lower fire insurance costs. Maintenance of the area for fire protection would be lessened. Property values for all project area homes, not just those backing onto the ravine, would be increased because all residents could enjoy the amenity of the ravine. Roseville would be able to showcase the resource and show a commitment to preservation of this unique and characteristic natural heritage.

15-6

We would be happy to discuss these ideas with the City and project proponent. The Dry Creek Conservancy would also be a helpful participant in devising a plan for the ravine ridges that would more broadly benefit the Roseville community.

15-7

Please provide us with any subsequent documents and notices on this project. Thank you for considering our comments.

Sincerely,



Alta Tura
Conservation Action Committee
Sacramento Audubon Society
Telephone, 454-4544

COMMENT LETTER 15: Alta Tura, Sacramento Audubon Society

Response to Comment 15-1:

Comment noted. The Draft EIR prepared for the Stoneridge Specific Plan has analyzed the environmental impacts that could result if the project is implemented.

Response to Comment 15-2:

Please see Response to Comment 13-2.

Response to Comment 15-3:

The commentor is referred to Figure 4.5-2 and Appendix F of the Draft EIR which provides more detailed information on the vernal pools and biological resources within the Stoneridge Specific Plan Area. Figure 4.5-2 shows the volcanic mudflow vernal pools as a series of small black dots along the ridge lines within the plan area. Table 4.5-6 shows the total amount of vernal pools and the amount that will be impacted by the Proposed Project (approximately 94 percent impacted).

Response to Comment 15-4:

The Proposed Project and Draft EIR are based on an amendment to the City of Roseville General Plan changing the number of dwelling units to the City's land use allocation and a request for an expansion of the City's sphere of influence and annexation of lands currently within the land use jurisdiction of Placer County. This will change any previously proposed land use or habitat preserves that may have been considered or designated for this area in the past. There are wetland mitigation sites in Miner's Ravine for both public and private projects. These mitigation sites would not be affected by the Proposed Project. There is also a vernal pool mitigation site on Parcel 44, which will be retained in undeveloped open space.

Response to Comment 15-5:

The project Applicant(s) are initially responsible for preparing a Wetland Mitigation Plan, required and approved under the City's General Plan and for the 404 permit. As shown in Table 4.5-6 of the Draft EIR, a majority of the existing wetlands are proposed to be preserved in open space areas. This includes a preserve area on Parcel 44 which contains a vernal pool mitigation site. However, only a small portion of vernal pools is within areas designated as Open Space, so most vernal pools would be subject to development. Impacts on vernal pools will require mitigation as discussed in the Draft EIR (see page 4.5-24).

Please also see Response to Comment 14-11.

Response to Comment 15-6:

Comment noted. As discussed on page 4.12-26 of the Draft EIR, structures located beyond the 4 minute response time of the Roseville Fire Department will be required to install fire retardant building materials. In addition, the project is required to prepare a Wildland Fire Plan which will specify measures to be taken for buildings to be constructed near open space areas. Please see also Responses to Comments 14-11 and 15-5.

Response to Comment 15-7:

Comment noted.

RECEIVED

December 26, 1997
5911 Reba Drive
Granite Bay, CA 95746

DEC 30 1997

PLANNING DEPARTMENT

Mr. Chris Robles, Senior Planner
Roseville Planning Department
316 Vernon Street, Suite 104
Roseville, CA 95678

Re: DEIR Stoneridge Specific Plan

Dear Chris:

Thank you for the opportunity to respond to the DEIR on the above project. I have followed development in Roseville through many specific plans and the General Plan. Since a significant portion of the area covered by Stoneridge lies within the Granite Bay Community Plan, I am interested in its development with regard to density and traffic impacts.

16-1

The General Plan adopted by Roseville designated this portion of Roseville as Urban Reserve. The proponent seeks an amendment to the 1992 General Plan to accommodate additional residential uses, the development of the urban reserve, and annexation of land from the Granite Bay Community Plan. As urban reserve, there is no zoning attached to the project area, yet the proponents submitted a "concept" with lots mapped out and the Planning Commission seemed to have difficulty "taking lots away" that fell within sensitive areas that staff had concerns about.

16-2

The portion of this proposal within the Granite Bay Community Plan is zoned one dwelling unit per 4.6 to 20 acres. The area contains viewsheds, oak woodlands, habitat, etc. and residential development should be compatible with the natural beauty of the area. The type of grading done north of Olympus Drive cut into the terrain in step fashion and eliminated much of the beauty of the area. The resulting housing tract has nothing to distinguish it from any other overdeveloped city.

16-3

Roseville has an opportunity to preserve this area of high visibility by sensitive development that will have long term benefits to the community as a whole. Perhaps the proposed density should be decreased to lessen the impacts.

16-4

Traffic is a concern to everyone in the south Placer area. Twenty years ago, I could drive to Roseville Square in about 6 minutes. Now with a 6 lane boulevard it takes a minimum of 20 minutes because of stop lights and heavy traffic. There are no plans to build another freeway to alleviate some of the congestion and the local roads are just about at maximum.

16-5

This project projects 43,000 ADA in an area where some of the heaviest traffic already exists. Douglas Boulevard is a quasi-beltway from 1-80 and I-50 and the completion of the bridge at Folsom is going to add more traffic impacts. (It is unclear whether this bridge impact was included in the traffic calculations).

↑ 16-5
cont.

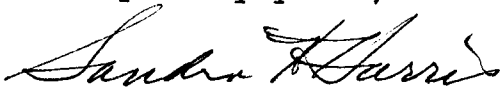
16-6

Sierra College is a major north/south connector and it also serves the project. Even though Roseville plans to improve existing streets, it is a vicious circle and none of the roads will be adequate at certain times of the day. Large projects in Lincoln and Rocklin are also going to add considerable traffic to Sierra College. The impacts to existing residents are not insignificant.

16-7

Thank you for your consideration.

Very truly yours,



Sandra H. Harris

COMMENT LETTER 16: Sandra H. Harris

Response to Comment 16-1:

Comment noted.

Response to Comment 16-2:

Please see Response to Comment 11-9.

Response to Comment 16-3:

Comment noted. As discussed on page 4.3-14 of the Draft EIR, approximately 762 acres or 70 percent of the Plan Area will be disturbed by grading activities. Cuts and fills would range from 1 to 10 feet in depth in most areas; however, along the segment of Roseville Parkway construction of the roadway could require a cut and fill of approximately 30 feet in height. The Specific Plan includes Design Guidelines which provide specifications for maximum slopes, landscaping and reseeded and techniques to ensure slope stability. In addition, project construction will comply with the City's Improvement Standards, the geotechnical evaluation, and the Grading Ordinance. The Specific Plan also designates 252 acres of open space to preserve valuable habitat areas from development. The open space areas are located primarily along the three major drainages that cross the project site (Miner's Ravine, False Ravine, and Secret Ravine).

Response to Comment 16-4:

Please see Responses to Comments 12-1, 13-8 and 14-17.

Response to Comment 16-5:

Comment noted. Please see section 4.9, Transportation and Circulation in the Draft EIR and Responses to Comments prepared for Letter 1, Department of Transportation for more information.

Response to Comment 16-6:

The traffic analysis was based on Roseville's travel demand model which covers the entire Sacramento metropolitan area. Travel forecasts for the 2010 Market/No Project and 2010 Market/Proposed Project scenarios included those regional roadway improvements contained in SACOG's Metropolitan Transportation Plan (MTP) which included the new bridge in Folsom across the American River.

Response to Comment 16-7:

Project-specific traffic impacts associated with the Proposed Project were analyzed in section 4.9, Transportation and Circulation, and cumulative traffic impacts were also discussed in section 5.0, Other CEQA Considerations, under Cumulative Impacts. All direct traffic impacts associated with the Proposed Project were determined to be less than significant; however, cumulative traffic impacts on the degradation of intersection operating conditions are considered significant and unavoidable with or without the project.

RECEIVED

JAN 6 1993

PLANNING DEPARTMENT

Attention Chris Robles
Roseville Planning
Re: Stoneridge EIR

The McIntyres, Apt 193
3 Somer Ridge Drive
Roseville, CA 95661
5 Jan 98

HI, recently this matter came to our attention when we returned from Phoenix and drove to Granite Bay Dec 3 for a GB MAC meeting.

Recently the project has been written up elsewhere: we reviewed the feature in our Rsvl C of C Insight newsletter for January.

Please accept these comments about Somerset Hills that has been here for about twelve years. Clearly this project was then and since has become an ever better place to live, a place where generations mix and where no stone walls, board fences or steel gates cut us off from our neighbors.

May I have you all come on out at your pleasure and do what planners and councilors used to do in the olden times, times when the paper stacks were less than ten high and we could meet the H C Elliotts if not face-to-face then through their projects. A Mel Ward house and a Bunnie Worthington house were sure to be and they were the very best houses/homes in town. We lived in a Worthington twostory for 21 years on Sharon Way.

Stoner

Dang, a hangup on Rockridge. How well do we know H C Elliott? Before we start counting and reading chapter and verse from the general plan, why not come here where Dorothy and I hang out at Somerset Hills? We'd love to have you see a veritable Urban forest, one that must exceed the loveliness of anything Goldilocks and Red Ridinghood got to walk through. Not only do we walk through trees and streams and phony fountains but we see them everywhere we look. Almost in our patio we have a grand oak, about forty or more inches diameter. We are members of RUFF and have invited Martha Riley to see where a developer achieved in a swoop what RUFF may do a ~~tree~~-at-a time through several decades.

No, there is nothing cheap here but everything is affordable, and what's best is the level of cleaning and trimming and maintenance. Nothing we lived in on Ridge Way for fifteen years comes close to comparing to this wonderful 120 apartments built, owned and managed by H C Elliott. We met the man about 26 years ago in Walnut Creek before his family quit there and moved up here to build neighborhoods.

I am intrigued by the pond that will hold a whole lot of acre feet when floods flow out of all those undense developments from above AubFol and above through so many other places where nothing but talk and penalties and jackedup houses and

Oh, by the way, the lack of anything even close to what H C Elliott has here in either GB or SS helped us leave a conventional ridge overlooking the Lake and leave Mel Webb after 23 months.

William & Dorothy

COMMENT LETTER 17: Myron and Dorothy McIntyre

Response to Comment 17-1:

Comment noted.

Response to Comment 17-2:

Comment noted.

Response to Comment 17-3:

Comment noted. The commentor is referring to the regional detention basin discussed in the Hydrology and Water Quality section of the Draft EIR. Please see Response to Comment 2-2.

Response to Comment 17-4:

Comment noted.

STEVEN D. NASH

Certified Public Accountant

9847 Wesbourne Way ♦ Granite Bay, CA 95746

Phone (916) 791-8921 ♦ FAX (916) 791-8925

December 16, 1997

Roseville Planning Department
316 Vernon Street #104
Roseville, CA 95661

Re: Stoneridge Specific Plan

Dear Planning department:

I am opposed to the proposed Stoneridge Specific Plan and urge that it be rejected. This conclusion is based on the following arguments:

18-1

1. RESPECT THE GENERAL PLAN - Stoneridge will require a general plan amendment. The general plan was designed to accommodate Roseville's growth through 2010. Reject this plan and ask the developers to come back then.

18-2

2. RESPECT THE RURAL CHARACTER OF GRANITE BAY - The Stoneridge plan will require annexing a large part of Granite Bay. The rural lifestyle sought by Granite Bay residents will be destroyed by annexation. Even the Roseville portion of Stoneridge, if adopted should be designed as a buffer between Suburbia and the country.

18-3

3. TOO MUCH TRAFFIC - The Stoneridge plan will generate too much traffic. I spent almost 5 minutes at the stoplight trying to turn left from west bound Douglas Blvd. to southbound Sierra College Blvd. today. Only two cars could turn on each green light. This project will add too much traffic.

18-4

4 RESIDENTIAL DEVELOPMENT DOES NOT PAY ITS WAY - The impact fees do not pay for enough of the true cost of development. Schools, roads, sewer, water, police, fire, etc. Each new house unfairly penalizes current property owners. Granting this plan amounts to an "unfair taking" of the property of current residents. I know that the developers will argue that denying their request would be an "unfair taking". However, Their land "urban reserve" is not developable until the city or county allows it. So, their argument is flawed. Make them pay their way. I'm tired of subsidizing them.

18-5

Please do the right thing and reject this plan.

Sincerely,



Steven D. Nash

RECEIVED

DEC 17 1997

PLANNING DEPARTMENT

COMMENT LETTER 18: Steven D. Nash

Response to Comment 18-1:

Comment noted.

Response to Comment 18-2:

Comment noted. The comment is correct. The portion of the Plan Area within the City boundaries has been designated Urban Reserve and Open Space under the Northeast Roseville Specific Plan. The Urban Reserve designation contemplates future development of the site, but only when growth management policies can be met, such as the availability of services, balance between employment and affordable housing, and sufficient revenue to meet public costs (see General Plan policies LH-1 through LH-8). Approval of the Proposed Project would require that the Roseville General Plan be amended to change the current land use from Urban Reserve and Open Space to low and high density residential, community commercial, business-professional, parks, open space and public, quasi-public uses, and to increase the City's dwelling unit allocation from 39,343 to 42,225 units (page 4.1-11 of the Draft EIR). The Draft EIR analyzes the effects of this development throughout Chapter 4. Please see also Response to Comment 13-15.

Response to Comment 18-3:

Please see Responses to Comments 13-3.

Response to Comment 18-4:

Comment noted. As discussed in the Transportation and Circulation section of the Draft EIR, the average daily trip generation (shown on Table 4.9-7) estimates a total of 42,165 trips per day would be generated by the project. The increase in vehicle trips generated by the Proposed Project would increase traffic volumes on most roadways that the Plan Area especially, Roseville Parkway, Eureka Road, and Sunrise Avenue. The commentor raises a concern about the level of traffic at the Sierra College Boulevard Douglas Boulevard intersection. The existing level of service (LOS) at the Sierra College Boulevard Douglas Boulevard intersection is D. A LOS D translates into a long traffic delay at the intersection. However, according to the traffic analysis in the EIR, in the year 2010 the LOS during peak hour at the Sierra College Boulevard and Douglas Boulevard intersection will remain at LOS D. The traffic analysis prepared for the EIR is based on a comparison to a "future baseline" condition based on buildout of the of the Proposed Project and other adjacent projects. Please see Method of Analysis on page 4.9-19 of the Draft EIR for a detailed description of the future conditions. All of the traffic impacts identified in the Draft EIR were reduced to a less-than-significant level through upgrading existing roadways. As detailed on Table 4.9-6, future roadway improvements include widening Sierra College Boulevard to six lanes from Douglas Boulevard to the County line.

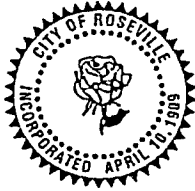
Response to Comment 18-5:

The City has prepared a fiscal analysis to ensure that the Proposed Project in combination with other cumulative development can fund the necessary services. During preparation of the Development Agreements the cost to construct project infrastructure (e.g. roads, sewer, water, etc.) and the financing mechanism to pay for this infrastructure is determined. Payment for these costs may come from direct developer financing, fees paid for by the developer, fees paid for by

the homeowners, or other financing mechanisms. In addition, each new residence will generate property taxes to the City's General Fund that are used to finance the provision of city services. An example of another financing mechanism is discussed on page 4.12-24 of the Draft EIR. In 1984, a Fire Service Construction Tax was approved that requires 0.5 percent of the value of all new development be collected as part of the building fee charged to the developer. These funds supplement the City's General Fund and are specifically intended to be used for capital improvements, such as new fire stations and equipment.

Please also see Response to Comment 11-2.

4. PUBLIC HEARING COMMENTS AND RESPONSES



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ATTACHMENT 1

STONERIDGE DRAFT ENVIRONMENTAL IMPACT REPORT PUBLIC UTILITIES COMMISSION MEETING NOTES Tuesday, December 9, 1997

SUBJECT: DRAFT EIR FOR SRSP: PUBLIC SERVICES AND UTILITIES IMPACTS

ATTENDEES

Commissioners Present : Daron Anderson, Dan McGrew, Bryan Gross, Fredrick Champion
Commissioners Absent: David Hess

Staff: Electric Utility Director, George Frasier
Assistant Electric Utility Director, Dave Dockham
Electric Resources Manager, Mike Brozo,
Environmental Utilities Director, Derrick Whithead
Senior Civil Engineer, Kelye McKinney
Principal Planner, Dan Dameron
Senior Planner, Chris Robles

NOTES BY: Chris Robles

At their meeting of December 9, 1997, the Public Utilities Commission reviewed the Stoneridge Specific Plan (SRSP) Draft Environmental Impact Report (EIR). Although no formal action was taken by the Public Utilities Commission, several comments were raised by the Commission. The following represents the Commission's comments on the Public Services and Utilities Sections of the Draft EIR. These comments will also be included in the Final EIR which will be forwarded to the City Council for review and consideration. Commissioners comments are identified in **bold**, while the response is provided in normal text.

Commissioner Gross :

- **Questioned the City's ability to restrict development as required by mitigation measure 4.12-1, which states the City' will "restrict development until water treatment capacity increases"?**

Response: Development is subject to a discretionary review through the design review and subdivision mapping process, development can be regulated through these processes which are currently in place. Prior to the Commission's action on a project, applications are reviewed by City Departments including Environmental Utilities. If upon review, Environmental Utilities determines that a project will exceed the treated water threshold, the project could be denied until such time as treated water is available to service the project.

Commissioner McGrew:

- **How will the water billing be done for areas served by Placer County Water Agency (PCWA) versus areas served by the City of Roseville?**

Response: All billing provisions have not been finalized, however, those customers located within the City which receive water service from PCWA will also likely be billed from PCWA conversely those customers within the City which receive City service will be billed from the City. Efforts will also be made to have the same service and billing within a neighborhood and avoid different billings and service from one side of a street to the other.

- **How will the PG&E service boundaries and City of Roseville Electric service boundaries be affected and decided?**

Response: The plan proposes to be served totally by the City of Roseville Electric, this will require the adjustment of the PG&E service boundary which currently covers the 390 acres of the plan which resides in unincorporated Placer County. The adjustment of service boundaries will be made as part of the Reorganization application submitted to the Local Area Formation Commission (LAFCO). LAFCO has the authority to approve the proposed changes in service boundaries.

Commissioner Gross and Chariman Anderson:

- **The EIR references several planned water facility improvements, what is the status of these improvements and are there any other improvements required by the plan?**

Response: Environmental Utilities Director, Derrick Whithead provided an overview of planned water facilities and indicated that the referenced projects are in various stages of environmental review or out for construction bids. No other improvements are required beyond those stated within the EIR and currently planned by the City.

Commissioner Gross

- **Questioned the significant and unavoidable cumulative water quality impacts**

Response: The cumulative water quality impacts are based on the regional contribution to water quality degradation. Because much of this development will occur outside of Roseville and be out of the City's control the cumulative effect of regional development will contribute to the degradation of water quality. It was clarified that the degradation of water quality was that of storm runoff and not potable water.

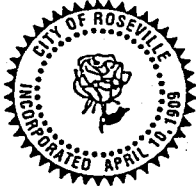
Chairman Anderson:

- **What is the likelihood that the City will need to restrict development to allow water treatment capacity to increase?**

Response: The probability that the City will need to restrict development is low, as City water improvement projects are scheduled and moving forward with no significant delays. In addition the water service projections provided within the EIR are based on buildout of the City's General Plan and the SRSP, considering the City's commercial and industrial land uses, buildout of the General plan may not occur before 2030. Given the time to buildout, ample time is available for the City to respond in changes in service needs.

- **Will the project result in an increase in fees or utility rates to other customers?**

Response: No significant changes in fees are anticipated as a result of the project. Major infrastructure to be constructed in the City is not put in via the rate structure, but rather via connection fees that each unit or project pays when a building permit is issued. The plan will pay its fair share of this contribution. There is a remote possibility that a bond issue could cause a rate increase, but that is not anticipated.



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ATTACHMENT 2

STONERIDGE DRAFT ENVIRONMENTAL IMPACT REPORT PARKS AND RECREATION COMMISSION MEETING NOTES Thursday December 11, 1997

SUBJECT: DRAFT EIR FOR SRSP: PARKS AND RECREATION IMPACTS

ATTENDEES

Commissioner Present: David Uribe, George Goto, Kathy McIntyre, Joe Tapia

Commissioners Absent: Ken Sahl

Commissioners Abstaining: Nick Alexander

STAFF: Mike Shellito, Paula Finley, Dan Dameron, Chris Robles

NOTES BY: Chris Robles

At their meeting of December 11, 1997, the Parks and Recreation Commission reviewed the Stoneridge Specific Plan (SRSP) Draft Environmental Impact Report (EIR). Although no formal action on the EIR was taken by the Parks and Recreation Commission, several comments were raised by the Commission. The following represents the Commission's comments on the Parks and Recreation portion of the Draft EIR. These comments will also be included in the Final EIR which will be forwarded to the City Council for review and consideration. Commissioners comments are identified in **bold**, while the response is provided in normal text.

Commissioner Alexander:

- **Commissioner Alexander stated that he had a conflict of interest with this item and excused himself from the proceedings.**

Commissioner Goto:

- **Questioned whether park parcel 37 is 8 acres or is it 8 acres including a portion of the school site?**

Response: Park parcel 37 is 8 acres and does not include any portions of the school site

- **Commissioner Goto: Will the plan provide a bike trail under Harding Boulevard? Will the bike trail within Secret Ravine connect to Rocklin?**

Response: No the project will not provide a bike trail connection under Harding Boulevard as this area is outside of the project area, however, the City through a separate project is pursuing a bike trail under Harding Boulevard. Currently, there is no trail system within Rocklin to connect with, however, the plan does extend a bike trail through Secret Ravine which will provide the opportunity to connect with future trails within Rocklin. Staff has discussed this and the False Ravine connection with representatives from the City of Rocklin.

Commissioner McIntyre:

- **How does this project amend the General Plan?**

Response: The City's General Plan growth management policies identify a residential unit allocation of 39,343 units. This project proposes a General Plan Amendment to increase the City's residential unit allocation by 2,882 residential units.

- **What opportunities will people have to comment on the project?**

Response: The project EIR was released along with a notice of availability on December 3, 1997. The EIR will be out for public comment for 45 days until January 16, 1998, during which time comments may be forwarded to the City. In addition, the City will be holding noticed and televised public hearings before the Planning Commission on December 18, 1997 and January 8, 1998.

- **How are entitlements figured, density, or number of units?**

Response: The residential entitlement for a parcel is based on the number of residential units allocated to the parcel. The density is merely the number of units allocated to the parcel divided by the gross acreage of the parcel.

- **Are the units low density like the NWRSP or will the lots be larger?**

Response: The lots will be similar to the NWRSP with the potential for some lots to be larger than provided by the NWRSP.

- **Where lighted fields anticipated in the EIR.**

Response: Yes park parcel 29 is proposed to have lighted fields and the project EIR discusses this in section 4.7.

- **Does the EIR address social impacts and can they be included in the EIR?**

Response: Social impacts may be considered or discussed as part of the project EIR, however, they are not considered as significant effects on the environment. Where a social impact creates a change in the physical environment the EIR shall analyze the physical changes.

- **Are the facilities going to be adequate for the population?**

Response: The SRSP park plan meets the minimum City's standards for active facilities for the number of residents within the plan area. These standards are included in City's Park & Recreation Master Plan. While the plan meets the City's facilities standards, the plan's unique character along the ravines and the heavily wooded nature of the open space should also be considered.

Commissioner Tapia

- **How far away is park parcels 2,3,4 from the existing park at Olympus Drive?**

Response: Park parcels 2,3 and 4 are approximately 500 feet to the west at the closest point. While the parks are close, the amount of usage at the existing park facilities points out the need for additional facilities in this area.

Commissioner Tapia

- **Is the soccer field on parcel 29 going to be lighted.**

Response: The plan calls for the lighted ball fields on this parcel, however, the specifics of which fields are to be lighted has not been determined and will be considered by the Commission during their review of the development plans for the park..

Commissioner McIntyre:

- **Does the EIR only addressed lighted baseball fields and does it need to address lighted soccer fields?**

Response: The EIR analyses lighted athletic fields on parcel 29 and does not differentiate between baseball and soccer fields. The Specific Plan document can be amended to clarify that the lighted fields could include both baseball and soccer facilities.

Commissioner Goto:

- **Will the private open space on parcel 53 be open to the public?**

Response: The private open space on parcel 53 may be open to the public but as a minimum it will be available to the residents within the subdivisions which surround parcel 53.

Commissioner McIntyre:

- **What will the landowners contribution to the Miner's Ravine bike trail reconstruction be?**

Response: The land owners will provide \$250,000 toward the reconstruction of this trail.

- **How will the 34 residential units on parcel 17 (Guntert) meet their park land dedication requirement?**

Response: The landowner may meet their obligation by dedication of parcel 16 an open space parcel or by payment of an in-lieu fee. The specifics of how this site will meet its obligation will be determined through a development agreement to be processed concurrently with the granting of urban zoning to the property.

Commissioner Goto:

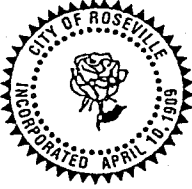
- **What is the process for annexing the County property?**

Response: The City must first review and approve a land use and facilities plan for the project area, certify an environmental document and then make an application for annexation to the Local Area Formation Commission (LAFCO). LAFCO is the approving authority for service and municipal boundary adjustments.

- **How will the detention facility impact the recreation facilities?**

Response: All of the park facilities within the plan area located above the inundation area created by the detention facility. In addition the bike trails within the ravines are located outside of the inundation area except for portions of the existing trail which will not be relocated. Impact to recreation facilities is expected to be minor.

The Commission unanimously recommended to approve the park plan in concept for the SRSP.



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**STONERIDGE DRAFT ENVIRONMENTAL IMPACT REPORT
TRANSPORTATION COMMISSION MEETING NOTES
Tuesday, December 16, 1997**

SUBJECT: DRAFT EIR FOR SRSP: TRANSPORTATION AND CIRCULATION IMPACTS

ATTENDEES

Commissioners Present: Alan Chun, Richard Hipkins, Kirk Smith, Jerry Alass

Commissioners absent: Kirpal Singh

STAFF: Dan Dameron, Rob Jensen, Chris Robles

NOTES BY: Chris Robles

At their meeting of December 16, 1997, the Transportation Commission reviewed the Stoneridge Specific Plan (SRSP) Draft Environmental Impact Report (EIR). Although no formal action was taken by the Transportation Commission, several comments were raised by the Commission. The following represents the Commission's comments on the Transportation and Circulation Sections of the Draft EIR. These comments will also be included in the Final EIR which will be forwarded to the City Council for review and consideration. Commissioners comments are identified in **bold**, while the response is provided in normal text.

Commissioner Smith:

- **Will transit facilities be provided for within the plan?**

Response: Yes bus turnouts and other transit facilities will be provided in accordance with City standards.

Commissioner Chun:

- **How will the bike trail be affected by the Miner's Ravine Detention Basin?**

Response: The bike trail is located outside of the inundation area of the detention basin except for a small portion of the existing trail system. In addition, no additional bridge crossings area required to accommodate the new trail. Impacts to the bike trail due to the detention facility are considered minor.

Commissioner Hipkins:

- **Will the bike tails be accessible for emergency vehicles?**

Response: Yes the bike trails are designed to accommodate emergency vehicles, in addition parcel 8 the fire station site will have direct accessibility to the bike tail.

- **What is the accident rate Sierra College Boulevard**

Response: We do not have that information for the Commission. Sierra College is within Placer County, and staff will check with the County to see if that information is available to be included in the Final EIR.

- **How will it be determined whether Sierra College Boulevard is located within the City or within the County?**

Response: The determination on who will own and maintain Sierra College will be determined by the Local Agency Formation Commission by there action on the Annexation.

- **When would Sierra College be improved?**

Response: The timing of the improvement of Sierra College is not determined. The project is separated in to phases which require the major infrastructure to be installed prior to development preceding within that phase.

Commissioner Aplash:

- **The separation between traffic signals at Sunrise Avenue and Roseville Parkway and Stoneridge Drive and Roseville Parkway have been reduced less than the City standard. Does the reduced distance between signals require the reduction in any stacking or transition lanes?**

Response: No

- **Will the bike trail tie into the existing City trail?**

Response: Yes the plan will continue the existing Miner's Ravine Trail and will also connect the False Ravine trail to the existing trail.

- **Will Bike trail connections be provided to Rocklin?**

Response: Yes opportunities for trail connections will be provided within False Ravine and Secret Ravines.

- **Will a bike crossing be provided at Stoneridge Drive which connects Miner's and False Ravine Bike Trails?**

Response: Bike trail connections will be made via on street trails on Stoneridge and the local residential street. Controlled crossings will be provided at the intersection of Stoneridge Drive and Sierra College.

- **Isn't the northeast portion of the plan area steep and what accommodations will be made for bicyclists?**

Response: Yes this portion of the plan is steep, bike trails adjacent to the streets will follow street grades and efforts will be made to make off street trail grades as gentle as possible.

- **What is the planned number of traffic lanes for Sierra College Boulevard? It is my understanding that Rocklin may be planning for 6 lanes, do we have sufficient right-of-way to for up to six lanes.**

Response: The City's General Plan calls for 4 traffic lanes along the project segment of Sierra College Boulevard in 2010, however, the landscape corridors provide sufficient right-of way which would allow for widening to 6 traffic lanes.

- **The EIR provides for two options to mitigate the impacts to Roseville Parkway and Sunrise Avenue, when will we decide which alternative to chose?**

Response: Both mitigation measures will require inclusion in the City's Capital Improvement Program, as such the costs of each measure will be considered with it's benefit. In addition the determination for which improvement to be chosen will be made when it is determined the improvements are needed. By retaining both options, greater flexibility is afforded to the City.

- **The Transportation Commission directed that their comments be forwarded to the Council, with particular emphasis on ensuring that the opportunity is reserved should Sierra College Blvd. need to go to 6-lanes post 2010.**

Transportation Commission Meeting, December 16, 1997

At the December 16, 1997, Transportation Commission meeting, Commissioner Hipkins asked for the accident rate on Sierra College Boulevard. In 1995, there were 15 accidents on Sierra College Boulevard between Douglas Boulevard and the City of Rocklin. In 1996, there were 9 accidents on this same segment of Sierra College Boulevard. In 1997, there were 12 accidents.

CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
December 18, 1997
MINUTES

Planning Commissioners Present: Patricia Efseaff, Ted Gaines, Dan Goodhall, Kevin Joy, Earl Rush, Betty Sanchez

Planning Commissioners Absent: Audrey Huisking (excused)

Staff Present: Patty Dunn, Planning Director
Dan Dameron, Principal Planner
Chris Robles, Senior Planner
Rich Glenn, Deputy City Attorney
Susan Viley, Recording Secretary

ORAL COMMUNICATIONS None.

NEW BUSINESS

ITEM III-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, SPECIFIC PLAN, REZONE, DEVELOPMENT AGREEMENTS, AND EIR FOR THE STONERIDGE SPECIFIC PLAN, File #'s GPA 97-04; SPA 97-03; RZ 97-06; AND DA 97-11: The applicant requests Planning Commission approval of a General Plan Amendment, amendment to the Northeast Roseville Specific Plan, adoption of the Stoneridge Specific Plan, Rezone and Development Agreements. The requested entitlements are for the purpose of creating a specific plan for the development of properties located within and adjacent to the northeastern portion of the City of Roseville. The specific plan covers approximately 1,089 acres, approximately 699 acres of which are located within the Northeast Roseville Specific Plan with the remaining 390 acres located within un-incorporated Placer County. The Placer County portion of the plan area is proposed for annexation to the City of Roseville. The Stoneridge Specific Plan proposes the development of a mixed-use planned community. Land uses proposed by the plan include 627.8 acres of residential development supporting 2,882 residential units, 35.3 acres of Community Commercial, 10.9 acres of Business Professional, 25.3 acres of Public/Quasi Public (includes: 15.3 acre public elementary school; 2 acre fire station; 2.1 acre water tank; and 5.5 acre church), 71.1 acres of park; 258 acres of open space; and 60.6 acres of street right of way and residential landscape corridor. The proposed Specific Plan addresses aspects of land use, affordable housing, circulation, resource management, public facilities and services, infrastructure and land use sequencing, implementation, and design characteristics. The proposed project includes amendments to the Roseville General Plan to include the currently unincorporated area, and increase the City's residential unit allocation by 2,882 units from 39,434 to 42,225.

PROJECT OVERVIEW AND GENERAL COMMENTS:

Chris Robles, Senior Planner presented an overview of the project, land use plan and staff report, then responded to questions from the Commission. He stated that the staff presentation of each Plan/EIR Section will be followed by commission and public comments. All Planning Commission recommendations will be forwarded to the City Council and all EIR comments will be responded to in the Final EIR. The applicant handed out additional material to the Commission regarding Parcels 33, 35, and 58.

A letter from Steven Nash, 9847 Wesbourne Way, Granite Bay, was received in opposition to the proposed Stoneridge project, and was distributed to the Commission.

PC1-1

Chair Rush opened the public hearing and invited comments from the audience and/or applicant(s).

Ted Eliopoulos, of Actium Development Corporation, 2999 Douglas Blvd., Roseville, addressed the Commission and responded to questions. He wanted to take this opportunity to thank staff for their professionalism and help during the processing of this project. He introduced Russ Davis of Elliott Homes and Nick Alexander of The Alexander Company who are co-applicants on the project.

PC1-2

Russ Davis, Elliott Homes, 2390 E. Bidwell, Folsom, addressed the Commission and pointed out the amenities that this project will provide:

PC1-3

- Executive housing;
- Extension of Roseville Parkway to Sunrise with widening of 6 lanes including 2 bridges;
- Four mile bike trail;

- Four lane Stoneridge Drive;
- Miners Ravine Flood Detention Dam;
- Seven parks and 200 acres of open space;
- Two school campuses, K-3 and 4-6; and
- Vernal pool preserve.

Guy Gibson, representing the Chamber of Commerce, 103 Bermuda Court, Roseville, addressed the Commission and stated that the Chamber of Commerce endorses this project for the following reasons:

- Provides key transportation connections;
- Allows more roadways with less cost to the City;
- Allows for an efficient link to essential water way;
- Allows for water storage;
- Improves Placer County flood management;
- Balances housing ratio; and
- Provides 46 acres of commercial and business professional land use.

Steve Sicoulas, representing the Greek Orthodox Roseville Mission, 8141 Eastern Lakes, Granite Bay, addressed the Commission and stated that the project church site will be the new home to the Roseville Greek Orthodox Church and that the adjoining site to the church is planned for senior housing. The Roseville Mission is very supportive of having this senior housing so close to the church site.

Greg Bates, representing the Dry Creek Conservancy, 4121 Bryce Court, W. Placer Dry Creek area, addressed the Commission and encouraged them to save this area as a natural space. He made the following points:

- This area of natural beauty is the last of the best of Roseville;
- Change zoning from urban reserve to open space;
- Open space is far more valuable than an urban area to the community and to future generations; and
- This area should be the central park of Roseville - find a way to preserve it.

Chair Rush temporarily closed the public hearing.

Section 2.1: LAND USE

Mr. Robles indicated that the land use discussion will cover Section 2 of the Specific Plan and Section 4.1 of the EIR. The presentation will focus on outstanding issues relating to lotting on Parcels 33, 35, and 58.

Mr. Robles presented the issues related to Parcel 33. There was discussion on the following:

- The need for larger residential lots;
- Parcel size vs open space in critical areas;
- Indicated lot lines are confusing;
- Revise language in design guidelines to allow for determination of land use boundary at tentative map stage; and
- The need for more information to make open space boundary determinations.

Chair Rush opened the public hearing to allow Mr. Eliopoulos to address the Commission regarding Parcel 33. Mr. Eliopoulos stated his willingness to wait until the tentative map stage to discuss and determine the open space boundaries.

Chair Rush temporarily closed the public hearing. The Commission came to the consensus for Parcel 33 to keep the area requested by the applicant as open space and change two areas which were designated open space to residential land use, increasing the size of Low Density Residential Parcel 33 and reducing the size of Open Space Parcel 32.

Mr. Robles presented the issues related to Parcel 35. There was discussion on the following:

- Type and length of fencing down the ravine slope;
- Alternatives available to ensure tree preservation;
- Lack of tree protection inside residentially fenced property; and
- Wrought iron fencing material within the ravines; and
- size of lots and encroachment into Miners Ravine.

Chair Rush called for a brief recess at 8:35 pm. The meeting reconvened at 8:50 pm.

Chair Rush opened the public hearing. Mr. Eliopoulos addressed the Commission regarding Parcel 35 by discussing the photos simulating fencing at the 40 foot and 100 foot measurements of the slope and the following:

PC1-3
cont.

PC1-4

PC1-5

PC1-6

PC1-7

PC1-8

- Agrees with the location of the tree slope boundary;
- The 200 foot lots to allow for executive upscale housing is very important;
- Total wrought iron fencing is possible;
- 25 acres of this project is contiguous to park and bike trails; and
- Supports easement to preserve trees.

PC1-8
cont.

Sandy Harris, 5911 Reba Drive, Granite Bay, addressed the Commission stating that she would recommend that a scenic road be placed along the ridgeline, instead of residential lots, to preserve the beauty of this site and allow everyone to enjoy it.

PC1-9

Chair Rush temporarily closed the public hearing and there was additional discussion regarding:

- Concerns of the fence into the ravines;
- Preserving the character of the ravine;
- Primary and secondary setback limits for structures; and
- More flexibility in zoning standards needed in this instance.

The Commission came to the consensus for Parcel 35 that fencing and property lines extending down the ravine slopes is acceptable. The Commission also indicated a desire to have increased rear yard setbacks for primary and secondary structures.

Mr. Robles presented the issues related to Parcel 58. There was discussion on the following:

- Parcel size vs open space in critical areas;
- Revise language in design guidelines to allow for determination of land use boundary at tentative map stage;
- The need for more information to make open space boundary determinations.
- Lack of tree protection inside residentially fenced property;
- Type and length of fencing down the ravine slope; and
- Alternatives available to ensure tree preservation.

Chair Rush opened the public hearing.

PC1-10

Mr. Eliopoulos stated that he would follow the Commission's direction regarding the fence line locations.

Robin Talty, 3290 Europa - Warmington Oaks, Roseville, addressed the Commission stating her concerns about drainage onto her property from the slope located at the rear of her home.

PC1-11

Valerie Abbott, 3298 Europa, Roseville, addressed the Commission with concerns about preserving the existing tree canopy. She feels these existing trees provide important ecological benefits to this area.

PC1-12

Mr. Eliopoulos stated that he is sensitive to the concerns of these neighbors.

PC1-13

Chair Rush closed the public hearing.

Chair Rush re-opened the public hearing at the request of Russ Davis. Mr. Davis stated that he received a suggestion from Commissioner Goodhall regarding the location of the school sites and surrounding residential designations. The suggestion to move HDR from Parcel 59 to Parcel 40 to better accommodate school children was acceptable to the applicant. The LDR designation in Parcel 40 would be moved to Parcel 59 which would allow for larger single family lots and the HDR designation on Parcel 59 would be moved to Parcel 40 on less acreage increasing the multi-family density. Mr. Dameron stated that staff would need to research the density and water-sewer issues related to this density exchange.

PC1-14

There being no further comments, Chair Rush continued this item to the meeting of January 8, 1998.

REPORTS/COMMENTS/COMMISSION/STAFF - None

ADJOURNMENT

Chair Rush asked the Commission for a motion to adjourn the meeting.

MOTION

Commissioner Goodhall made the motion, which was seconded by Commissioner Joy, to adjourn to the meeting of January 8, 1998. The motion passed unanimously at 9:54 pm.

COMMENT LETTER PC1: Planning Commission Meeting, December 18, 1997

Response to Comment PC1-1:

Please see Letter 18 for Responses to Comments prepared for the letter submitted by Steven Nash.

Response to Comment PC1-2:

Comment noted.

Response to Comment PC1-3:

Comment noted. The comment identifies the specific project amenities included in the Specific Plan.

Response to Comment PC1-4:

Comment noted. The comment expresses support for the Proposed Project.

Response to Comment PC1-5:

Comment noted. The comment expresses support for the Proposed Project.

Response to Comment PC1-6:

Comment noted. Please see Responses to Comments 11-2 and 11-11.

Response to Comment PC1-7:

Comment noted.

Response to Comment PC1-8:

Comment noted. The commentor is stating their agreement with the proposed location of the tree slope boundary, supports easement to preserve trees on individual lots, and restates that 25 acres of the Specific Plan is contiguous to park and bike trails. Please see also Response to Comment 11-5.

Response to Comment PC1-9:

Comment noted. The comment expresses a desire to see a road along the top of the ridgeline. Please see also Response to Comment 11-4.

Response to Comment PC1-10:

Comment noted.

Response to Comment PC1-11:

Comment noted. Development of the property referenced by the commentor (Parcel 58) will be subject to the City's Improvement Standards which prohibit cross lot drainage. Please see also Responses to Comments 12-4 and 5-2 through 5-5 for more information on the results of the hydrologic modeling that was done for the Plan Area.

Response to Comment PC1-12:

Comment noted. Some of the trees referenced by the comment are on properties designated LDR (Parcels 57 and 58) for single family residential development. For the purpose of the EIR, it has been assumed that these trees would be removed as a worst case scenario. Efforts will be made during subdivision design to preserve trees. Any activity within the protected zone of any native oaks, or the proposed removal of any trees, is subject to the provisions of the City's tree ordinance. Please also see Responses to Comments 12-2, 13-8, 13-17, and 14-20.

Response to Comment PC1-13:

Comment noted.

Response to Comment PC1-14:

As discussed in Chapter 2 of this Final EIR, the suggested modifications have been made to the Specific Plan. The land use change does not create any impacts beyond those described in the Draft EIR.

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
January 8, 1998
MINUTES**

Planning Commissioners Present: Earl Rush, Dan Goodhall, Patricia Efseaff, Ted Gaines, Audrey Huisking,
Kevin Joy, Betty Sanchez

Planning Commissioners Absent: None

Staff Present: Patty Dunn, Planning Director
Dan Dameron, Principal Planner
Chris Robles, Senior Planner
Rob Jensen, Senior Engineer
Virginia Eldred, Recording Secretary
Rich Glenn, Deputy City Attorney

ORAL COMMUNICATIONS None.

OLD BUSINESS - continued from the meeting of December 18, 1997

III-A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, SPECIFIC PLAN, REZONE, DEVELOPMENT AGREEMENTS, AND EIR FOR THE STONERIDGE SPECIFIC PLAN, FILE #'S GPA 97-04; SPA 97-03; RZ 97-06; AND DA 97-11: The applicant requested Planning Commission approval of a General Plan Amendment, amendment to the Northeast Roseville Specific Plan, adoption of the Stoneridge Specific Plan, Rezone and Development Agreements. The requested entitlements are for the purpose of creating a specific plan for the development of properties located within and adjacent to the northeastern portion of the City of Roseville. The specific plan covers approximately 1,089 acres, approximately 699 acres of which are located within the North East Roseville Specific Plan with the remaining 390 acres located within un-incorporated Placer County. The Placer County portion of the plan area is proposed for annexation to the City of Roseville. The Stoneridge Specific Plan proposes the development of a mixed-use planned community. Land uses proposed by the plan include 627.8 acres of residential development supporting 2,882 residential units, 35.3 acres of Community Commercial, 10.9 acres of Business Professional, 25.3 acres of Public/Quasi Public (includes: 15.3 acre public elementary school; 2 acre fire station; 2.1 acre water tank; and 5.5 acre church), 71.1 acres of park; 258 acres of open space; and 60.6 acres of street right of way and residential landscape corridor. The proposed Specific Plan addresses aspects of land use, affordable housing, circulation, resource management, public facilities and services, infrastructure and land use sequencing, implementation, and design characteristics. The proposed project includes amendments to the Roseville General Plan to include the currently unincorporated area, and increase the City's residential unit allocation by 2,882 units from 39,434 to 42,225.

Chris Robles, Senior Planner presented a brief overview of the Land Use and related EIR sections of the Stoneridge Specific Plans material covered at the last meeting.

Chair Rush opened the public hearing and invited comments from the audience and/or applicant(s).

Residents, Steve Nash, 9847 Wesbourne, Roseville, and Sandy Harris, 5911 Reba Dr., Granite Bay addressed the Commission to express the following concerns:

- Expansion of maximum units allowed in the General Plan;
- Traffic problems on Douglas Blvd.;
- Impact on surrounding areas;
- Grading;
- Addition of 43,000 daily vehicle trips;
- Impact on Sierra College/Douglas intersection; and
- Cumulative impacts of Rocklin and Loomis projects.

Greg Bates, representing the Dry Creek Conservancy, 4121 Bryce Ct, West Placer Dry Creek area, addressed the Commission to express the following concerns:

- Lack of interest in maintaining open space;
- Irrevocable changes resulting from population growth in City;
- Diversity of plant life within area;

PC2-1

PC2-2

- Request to consider single loaded streets;
- Concern for wildlife in area;
- Watershed brochure distributed to Commission; and
- Letter to Commission requesting consideration of fencing designs to protect wildlife.

Chair Rush closed the public hearing on the overview of the Specific Plan.

SECTION 2.2 - AFFORDABLE HOUSING

Senior Planner, Chris Robles, presented the staff report for Specific Plan Document Section 3 - Housing Element and EIR Section 4.2 - Population, Employment and Housing and responded to questions. He stated that Elliott Homes is proposing an alternative method of meeting the Affordable Housing obligation and language will be forwarded to the Commission with the Project Development Agreements.

Chair Rush opened the public hearing and invited comments from the audience and/or applicant(s).

Hearing none, Chair Rush closed the public hearing on Section 3 - Housing Element and EIR Section 4.2 - Population, Employment and Housing.

SECTION 2.3 - CIRCULATION

Senior Planner, Chris Robles, presented the staff report on Section 4 of the Stoneridge Specific Plan - Circulation and EIR Section 4.9 - Transportation and Circulation and responded to questions from the Commission regarding:

- Bikeway system; and
- Access to parcels 13 and 14.

Rob Jensen, Senior Engineer, presented information on level of service determinations based on volume of traffic and critical movements through intersections.

There was discussion on following:

- Level of Service (LOS) based on volume of traffic and critical movements through intersections;
- Level C is considered the threshold for acceptable LOS;
- Consideration of impacts due to changes in traffic patterns;
- 2010 market scenario and specific plan buildout analysis evaluating levels of service with and without the project;
- Increase in traffic in some areas may decrease in other areas;
- Critical movements and their impacts on traffic circulation;
- Possible linkup of bike trail with Rocklin at False Ravine and Secret Ravine; and
- Lack of initial bus routes.

Chair Rush opened the public hearing and invited comments from the audience and/or applicant(s).

There being no further comments, Chair Rush closed the public hearing on Section 4 of the Stoneridge Specific Plan - Circulation.

SECTION 2.4 - RESOURCE MANAGEMENT

Mr. Robles, presented the staff report on Section 5 - Resources Management Element and EIR Sections 4.3 - Geology, Soils, and Seismicity; 4.5 - Biological Resources; 4.7 - Aesthetics and Visual Quality; 4.6 - Cultural Resources and responded to questions from the Commission regarding:

- Compliance with Endangered Species Act;
- Designated open space areas;
- 60% preservation of heavily wooded ravine slopes;
- Establishment of viewshed and preserve in parcel 44; and
- View scape along Sierra College Blvd. traveling southbound.

Chair Rush opened the public hearing and invited comments from the audience and/or applicant(s).

Hearing no further comments, Chair Rush closed the public hearing on Specific Plan Document Section 5 - Resources Management Element and EIR Sections 4.3 - geology, soils, and Seismicity; 4.5 - Biological Resources; 4.7 - Aesthetics and Visual Quality; 4.6 - Cultural Resources.

The Commission expressed appreciation of the efforts of staff and the developer to maintain the view corridor.

SECTION 2.5 - PUBLIC FACILITIES AND SERVICES

SECTION 2.6 - LAND USE AND INFRASTRUCTURE SEQUENCING

SECTION 2.7 - IMPLEMENTATION

Mr. Robles, presented the staff report on Section 6 - Public Facilities and Services Element; Section 7 - Land Use and Infrastructure Phasing; Section 8 - Implementation; and EIR Sections 4.12 - Public Services and Utilities; 4.4 - Hydrology and Water Quality; and responded to questions from the Commission regarding:

- Storm drainage to conform to City standards without requirement of additional detention methods;
- Regional flood detention facility provided within plan to mitigate upstream flows within watershed;
- Details of financing to be provided in development agreement;
- Project to be developed in 5 phases with Parcels 1 and 10 in first phase;
- Possibility of establishment of public garden areas within park designs;
- Location of sewer line within ravine with bike trail running on top;
- Effects of 100 year flood event on sewer system portions located within flood plain; and
- Sealing of manholes to protect from seeping and bubbling.

Chair Rush opened the public hearing and invited comments from the audience and/or applicant(s).

Gilbert Duran, Susan Circle, Roseville, Curtis Nixon, 5817 Appaloosa Place, Rocklin and Lance Evan, 1310 Jamestown Way, Roseville addressed the Commission to express the following:

- Location of school sites on flat areas on top of ravine;
- Boundary line adjustment between Rocklin and Roseville School districts;
- Eureka district area will remain with Eureka school district;
- Intermediate students will go to EICH with no additional intermediate school planned;
- Concern with loss of views and construction of walls;
- Use of post and cable fencing protecting vernal pools to minimize interference with views;
- Development of 2 story houses will not disturb view within view corridor;
- Increase of residential unit allocation in General Plan amendment to result in population growth to approximately 100,000 to 105,000 and;
- Public comment to be accepted on EIR until January 16 with public hearings to follow at the City Council.

PC2-3

Chair Rush closed the public hearing on Section 6 - Public Facilities and Services Element; Section 7 - Land Use and Infrastructure Phasing; Section 8 - Implementation; and EIR Sections 4.12 - Public Services and Utilities; 4.4 - Hydrology and Water Quality.

SECTION 2.8 - MISCELLANEOUS EIR SECTIONS

Mr. Robles presented the staff report on the Draft EIR Sections 4.8 - Hazardous Materials & Public Safety; 4.10 - Air Quality; 4.11 - Noise; 5.0 - Other CEQA Considerations; Sections 6.0 Project Alternatives and responded to questions regarding the following:

- Air quality; and
- Clarification of step grading.

Chair Rush opened the public hearing and invited comments from the audience and/or applicant(s).

Gil Duran returned to the podium to ask questions regarding the progress of repairs to the Miners Ravine Trail. Staff responded that the developers will be providing approximately 50% of the \$500,000 cost of repairs and repairs are anticipated to be completed within approximately 1-2 years.

PC2-4

Chair Rush closed the public hearing on Sections 4.8 - Hazardous Materials & Public safety; 4.10 - Air Quality; 4.11 - Noise; 5.0 - Other CEQA Considerations; Sections 6.0 Project Alternatives.

SECTION 3.1 - DESIGN GUIDELINES

Mr. Robles presented the staff report on the Design Guidelines Section of the Stoneridge Specific Plan and responded to questions regarding the following:

- Fencing designs to protect wildlife and children;

- Efforts to ensure wrought iron fencing will meet swimming pools security specifications;
- Fencing design consistency to establish 6 foot high black wrought iron fencing; and
- Change of wood fence to masonry fence on parcel 44.

Chair Rush opened the public hearing and invited comments from the audience and/or applicant(s).

Sandy Harris, 5911 Reba Dr., Granite Bay returned to request that night lighting be motion sensitive instead of time regulated to minimize negative impacts on surrounding areas.

PC2-5

Chair Rush closed the public hearing on the Design Guidelines Section of the Stoneridge Specific Plan.

There was additional discussion on the following:

- Staff anticipation to present development agreement at meeting of February 26th;
- Initial negotiations completed on November 28 with funding agreement not received from developers until tonight;
- Logistics and length of comment review period;
- Request by Commission to work as expeditiously as possible to complete process by February 12th; and
- Volume of agenda already scheduled for February 12th meeting.

The applicant, Ted Eliopoulos, of Actium Development Corporation who is also representing Elliott Homes and The Alexander Company, 2999 Douglas Blvd., Roseville, addressed the Commission to request the item be continued to a special meeting on January 29th.

Chair Rush polled the Commission to determine a consensus for the date of the next meeting.

The vote was as follows:

February 26th - Efseaff, Huisking, Sanchez
February 12th - Goodhall, Gaines, Joy, Rush

- Consensus of Commission to continue item to meeting of February 12th, anticipating that it may have to be continued to February 26th.

REPORTS FROM PLANNER

Planning Director, Patty Dunn addressed the Commission to discuss the following:

- Planners Institute to be held March 5, 6, 7 in Long Beach with responses required by January 16th; and
- UC Davis class to be held same weekend.

ADJOURNMENT

Chair Rush asked the Commission for a motion to adjourn the meeting.

MOTION

Commissioner Goodhall made the motion, which was seconded by Commissioner Gaines to adjourn the meeting to the meeting of January 22nd, 1998 and to continue the Stoneridge Specific Plan to the meeting of February 12th, 1998.

The meeting adjourned at 8:35 PM.

COMMENT LETTER PC2: Planning Commission Meeting, January 8, 1998

Response to Comment PC2-1:

Comment noted. Please see responses to Letters 1 and 4 for more information on specific transportation impacts and Letter 16 responses to Sandy Harris and Letter 18 for responses prepared for comments received in writing from Steve Nash. Please see also Response to Comment 16-3 for a discussion of grading impacts and Response to Comment 13-6 for cumulative impacts. In addition, please refer to Chapter 3.0, Project Description, for information on the number of units allowed under the General Plan, and Sections 4.3, Geology, Soils and Seismicity, and 4.9, Transportation and Circulation, for more information on grading and traffic impacts.

Response to Comment PC2-2:

Comments noted. Please see Responses to Comments 11-2 on the feasibility of maintaining the site for open space, 11-4 for single-loaded streets, 11-5 for open-view fences, and 11-6 and 12-2 for impacts on wildlife.

Response to Comment PC2-3:

Comments noted. Please see pages 4.12-39 through 4.12-47 of the Draft EIR for a discussion on school districts that will serve the Plan Area and Responses to Comments to Letters 7 and 9 from the school districts. Please see also Responses to Comments 11-8 for additional public hearings to be held during the City Council meetings and 13-8 for a discussion on views.

Response to Comment PC2-4:

The comment addresses repairs to the existing Miner's Ravine Trail. As indicated, the project proponents will be providing 50 percent of the \$500,000 cost of repairs and repairs are anticipated to be complete within approximately 1-2 years.

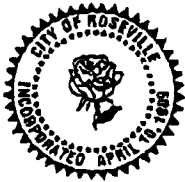
Response to Comment PC2-5:

Comment noted. Please see page 4.7-15 of the Draft EIR for a discussion on lighting. The Specific Plan proposes to use "cut-off" fixtures, as required by the City's Community Design Guidelines, to prevent light from spilling over into areas outside of the Plan Area.

APPENDICES

APPENDIX A

NOTICE OF COMPLETION



PLANNING
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

316 VERNON STREET, SUITE 104 • ROSEVILLE, CA 95678 • PHONE (916) 774-5276

NOTICE OF COMPLETION

December 3, 1997

DRAFT ENVIRONMENTAL IMPACT REPORT

FOR THE

STONERIDGE SPECIFIC PLAN

SCH# 97032058

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

Project Name: Stoneridge Specific Plan

Name of Proponents:

Urban Reserve Investors and
Johnson Ranch Investors
2999 Douglas Boulevard, Suite 125
Roseville, Ca. 95661

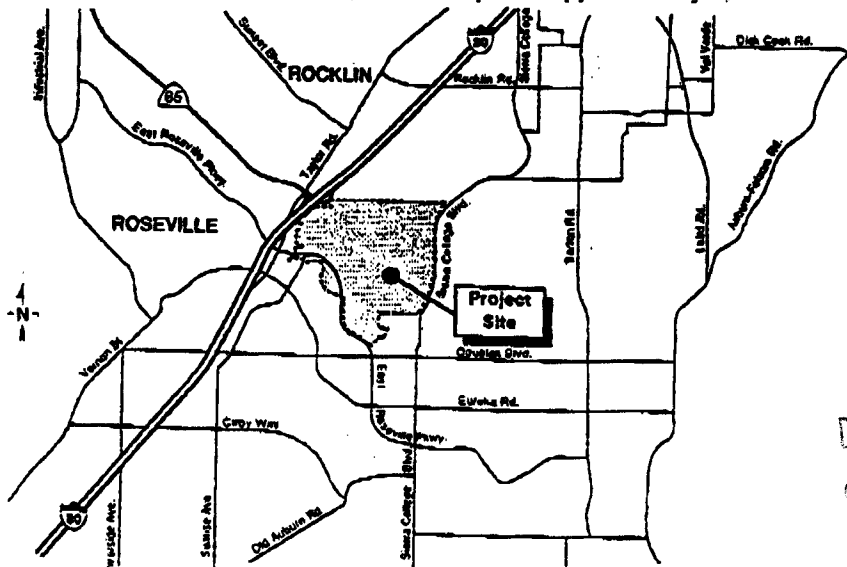
Elliott Homes, Inc.
2390 East Bidwell Street
Folsom, CA 95630

The Alexander Company
1408 Adamson Court
Roseville, Ca. 95661

AKT Development Corporation
7700 College Town Drive
Sacramento, CA 95826

Project Location:

The plan area is located within and adjacent to the northeastern boundaries of the City of Roseville, and encompasses approximately 1,089 acres.



FILED
DEC 3 1997
CITY OF ROSEVILLE

Lead Agency:

City of Roseville: Contact:

Chris Robles, Senior Planner
Roseville Planning Department
316 Vernon Street, # 104
Roseville, CA 95678

**Summary Description
of Project:**

The proposed project is a specific plan for the development of properties located within and adjacent to the northeastern portion of the City of Roseville. The specific plan covers approximately 1,089 acres, approximately 699 acres of which are located within the City of Roseville with the remaining 390 acres located within un-incorporated Placer County. The Placer County portion of the plan area is proposed for annexation to the City of Roseville. The Stoneridge Specific Plan proposes the development of a mixed-use planned community. Land uses proposed by the plan include 630.6 acres of residential development supporting 2,882 residential units, 35.7 acres of Community Commercial, 10.9 acres of Business Professional, 24.9 acres of Public/Quasi Public (includes: 15.3 acre public elementary school; 2 acre fire station; 2.1 acre water tank; and 5.5 acre church), 71.1 acres of park; 225.7 acres of open space; and 60.6 acres of street right of way and residential landscape corridor. The proposed Specific Plan addresses aspects of land use, affordable housing, circulation, resource management, public facilities and services, infrastructure and land use sequencing, implementation, and design characteristics.

The Draft EIR analyzes the environmental impacts of the Specific Plan as well as other actions and documents associated with the proposed plan. These include a General Plan Amendment, Adoption of a the Specific Plan and Design Guidelines, Rezone, Development Agreement and Large Lot Subdivision Map. The Draft EIR also analyses the environmental impacts of a Sphere Expansion, Annexation, Prezone, and Reorganization of approximately 390 acres of un-incorporated Placer County lands to the City of Roseville.

Document Availability:

Copies of the Draft EIR are available for review at the Roseville Planning Department, at the above address. In addition, copies of the Draft EIR may be reviewed at the Roseville City Library (225 Taylor Street, Roseville CA) and the Maidu Branch Library (1530 Maidu Drive, Roseville CA).

Copies of the Specific Plan and other related documents are available for review at the Roseville Planning Department.

Public Review Period:

All written comments and oral testimony received during the review period will be addressed in the Final EIR. All comments must be submitted in writing to the Roseville Planning Department no later than 5:00 p.m. January 16, 1998.

The Specific Plan Draft EIR and other related documents require public hearings and approval by the City of Roseville Planning Commission and City Council. The Planning Commission will begin hearings on December 18, 1997. Please call the Planning Department to confirm additional public hearing dates.

For further information regarding the Draft EIR, Specific Plan, related documents or hearing schedule, please contact the Roseville Planning Department at (916) 774-5276.

APPENDIX B

HYDRAULIC IMPACTS OF THE STONERIDGE PROJECT

TECHNICAL MEMORANDUM

RECEIVED

JAN 1 1998

DATE: December 31, 1997

TO: Garth Gaylord, City of Roseville

PLANNING DEPARTMENTFROM: The *Spink* Corporation Water Resources Department

SUBJECT: Hydraulic Impacts of Stoneridge Development

The potential impacts of construction of the proposed Stoneridge development on downstream water surface elevations was investigated and the results are presented in this Technical Memorandum. The analyses performed assumed that the proposed Miners Ravine detention basin is not constructed. The 100-year storm event was analyzed for the current studies and is summarized herein.

The flow rates analyzed for the analyses summarized herein were taken from the *Preliminary Drainage study, Stoneridge Specific Plan, Placer County, California*, dated August 28, 1996, prepared by The Spink Corporation. Presented in Appendix E of the Study were peak runoff flow rates at specific locations within the Miners Ravine and Dry Creek watersheds. The flow rates at HEC-1 Identifier DCC1 (Folsom road) were analyzed for the current studies. Presented in Table 1 are the peak 100-year runoff flow rates analyzed for the hydraulic impact study.

TABLE 1
FLOW RATE SUMMARY

Development Scenario	Peak 100-Year Flow Rate (cfs)
Existing (No Stoneridge Development)	12,165
with Stoneridge Development	12,058

The reduction in flow rate for post-development conditions results from the combination of storm centering, location of the project, and hydrograph timing issues. The peak flow rate on Miners Ravine occurs sooner due to the development, and is conveyed downstream prior to the arrival of upstream peak flows from Antelope Creek.

The current HEC-2 hydraulic model for Dry Creek was obtained from the Placer County Flood Control and Water Conservation District for determination of potential hydraulic impacts associated with the Stoneridge development. The HEC-2 model for Dry Creek is very complex with numerous flow splits and diversions. In order to simplify the analyses performed for the current study, the model was truncated to a smaller model which has Douglas Road as the downstream terminus and Harding Boulevard as the upstream terminus. All flow changes within this reach were removed. Therefore, the model may only be useful in determining relative changes in water surface elevation based on differing flow rates analyzed. This relativistic approach was taken for the current study.

The flow rates presented in Table 1 above were inserted into the truncated model and the water surface profiles for both were computed. Presented in Table 2 are the relative changes in water surface elevations at select locations within the truncated reach analyzed.

TABLE 2
RELATIVE CHANGE IN WATER SURFACE ELEVATIONS AT SELECTED
LOCATIONS BETWEEN EXISTING AND POST-DEVELOPMENT CONDITIONS

Location	HEC-2 Cross-Section Identifier	Relative Change in Water Surface Elevation (Ft)
Upstream Douglas Road	341	-0.01
Upstream Folsom Road	381	-0.06
Downstream Harding Blvd	410	-0.05

The negative sign in the third column of Table 2 indicates that reductions in relative computed water surface elevations are realized as a result of construction of the Stoneridge development. While it is possible to compute differences of 0.01 foot through use of the HEC-2 program, doing so attributes a level of accuracy to the results which is beyond the accuracy of the input data. In essence, the data utilized as input to the program cannot be verified to the degree of accuracy indicated in the results. Therefore, as engineers for the project proponents, we would like to state that the proposed Stoneridge development has no impact, negative or beneficial, to relative water surface elevations between Harding Boulevard and Douglas Road for the flow rates analyzed. Attached to this technical Memorandum is the HEC-2 input and output indicating the relative differences in water surface elevations through the reach studied. *

* The HEC-2 analysis is not included in this appendix, but is available upon request from the City of Roseville Planning Department.