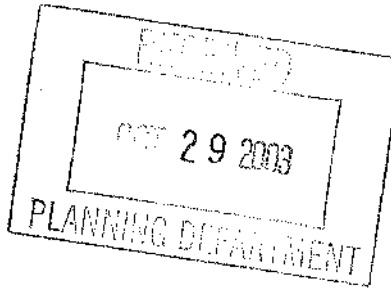


October 29, 2003

Kathy Pease
City of Roseville Planning Department
311 Vernon Street
Roseville, CA 95678



RE: Comments on the West Roseville Specific Plan (WRSP)
and SOI Amendment DEIR

Dear Ms. Pease:

Thank you for the opportunity to comment on this project. As a bit of background on my comments and knowledge of the project area, I wanted to let you know that during 1993-94, I conducted biological surveys of portions of the current project area when I worked as an independent consulting biologist for Environmental Science Associates (ESA) as we conducted biological surveys on alternative sites for the then proposed Pleasant Grove Wastewater Treatment Plant. Also, since 1988, I have worked throughout Roseville and western Placer County conducting biological studies identical to those performed for this project area while employed at several different consulting firms. My comments accordingly will focus largely on the biology section of the DEIR.

Comment 1) On DEIR page 4.7-1, which is the introductory page to the biology chapter, a long list of project specific biological studies conducted during the past number of years is provided and stated to be the basis for the biology chapter, including the impact assessments and mitigation assumptions. In review of this list, I noted the absence of the 1994 ESA reports as well as the report I prepared for ESA. In those reports, the occurrences of two rare plants, legenere and dwarf downingia, and one rare amphibian, western spadefoot, were documented for the Fiddymment Ranch property. The legenere and much of the dwarf downingia occurred in a chain of pools just east of the airstrip on the Fiddymment Ranch. Western spadefoot occurred in a number of scour pools in an intermittent drainage north of Philip Road, about midway between Fiddymment Road and the first north bend of Philip Road.

While the 2000 studies and report prepared by Miriam Green Associates (MGA) documented occurrence of dwarf downingia for the site, her report did not observe legenere or western spadefoot. Being that site conditions at the Fiddymment Ranch are basically unchanged from conditions present in 1993-94, I suspect that populations of those two species are still extant. I do realize the difficulty in conducting rare species surveys, and it appeared that MGA had a qualified team to conduct those surveys. However, I still must conclude that the species are still present. Further, based on the proposed land use plan, it appears that the legenere and western spadefoot populations will be destroyed by the project. The legenere pool appears to be filled, and the intermittent drainage that supports the western spadefoot will end up carrying urban runoff and will become a perennial drainage that supports emergent and riparian species

28-1

28-2

(as has happened to most drainages in the Roseville area), and thus will become unsuitable as habitat for the spadefoot, eliminating this rare species from the site.

28-2

Comment 2) The last sentence on DEIR page 4.7-38 states: "Although focused special-status plant surveys were conducted during the bloom period for these species, none of these special-status plant species were observed in the WRSP and thus no impacts to these absent species would be expected to occur." Based on my previous observations, *legenere* is present, and thus impacts to it will occur because the pool in which it occurs will be filled. Thus the DEIR makes a wrong conclusion regarding this impact. Although a generalized vernal pool mitigation plan is proposed for project-related impacts to vernal pools (MM 4.7-1), a specific mitigation measure that deals specifically with *legenere* is required. Preferably, the pool with the *legenere*, as well as those nearby pools containing dwarf *downingia*, plus nearby surrounding pools would be avoided and preserved in a minimum 50- to 100-acre vernal pool preserve. If onsite preservation cannot be provided, then a species-specific mitigation and monitoring plan must be provided. The monitoring should cover a minimum 10-year initial plant establishment-monitoring period, and be followed by a long-term monitoring plan that documents the long-term plant survival at the chosen mitigation site. The plan should provide details on preserve site suitability, plant establishment methods, monitoring methods, preserve land management, a contingency plan if the re-establishment is found to be failing, and how long-term management will be financed, among other details.

28-3

Comment 3) Beginning on page 4.7-40, loss or degradation of western spadefoot habitat is discussed. Habitat for the spadefoot is described as "vernal pools, seasonal wetlands, and adjacent grassland habitat." While spadefoots do breed in vernal pools and seasonal wetlands, many of these wetlands in the Roseville area are too shallow to support larval spadefoot development, often drying before larvae, if present, can metamorphose. Knowing this, I specifically sampled deep, turbid, scour pools within intermittent drainages on the Fiddymont Ranch site, which is where I discovered the population. Being that spadefoots are known from the site, the DEIR must deal specifically with mitigation for the likely impacts that will result to the intermittent drainage from the introduction of urban runoff, as previously described. Rather than relocating spadefoots to an unknown location with unknown habitat suitability as MM 4-7.4 supposes, my suggestion is that the area that contains the spadefoot be spared from development. My rationale is that the species is already exceedingly rare locally and regionally, and due to the loss of most other areas of spadefoot habitat in the Roseville area, cumulative impacts will result in the local extinction of the species. Local extinction is Not Acceptable. At some point, local land use decisions need to take into account the preservation of species at risk. Western spadefoots are at risk in Roseville, western Placer County, and the entire Sacramento vicinity. This species can be preserved if we avoid the impact and preserve large blocks of unfragmented grassland/vernal pool landscape. Implementation of MMs 4-7.1 and 4-7.4 will not reduce the impact to a less than significant level.

28-4

You are probably aware of the proposed federal listing of the various California Tiger Salamander (CTS) populations. You also are aware of the implications that the federal-threatened vernal pool fairy shrimp has on projects. The western spadefoot is much more rare than the fairy shrimp, and probably as rare as the CTS. While the spadefoot is not listed as threatened or endangered, biological data would likely support a listing. The City can do its part in protecting this rare species by preserving a site that is already known to support it. The area on the site where I found it should be resurveyed for at least several years to determine the species' status there. Being that many facts of the spadefoot's life history are still unknown, it may be that the year during which surveys were conducted by MGA was a poor rain year, and spadefoot breeding did not occur. Once the species is re-documented there, the site plus a minimum ¼-mile buffer, which would provide about 125 to 150 acres of surrounding protected landscape, should be established to protect the species.

28-5

If the project cannot change its land use plan to avoid the impact, the entire remainder areas of the WRSP should be permanently preserved to protect the grassland/vernal pool landscape that otherwise would be ruined by future development.

28-6

Comment 4) MOU between City of Roseville and U.S. Fish and Wildlife Service: The DEIR, in the last paragraph on page 4.7-61, states that "...the City is committed to developing a "vernal pool strategy" which is consistent with direction provided by the USFWS in their letter of June 28, 2001. It also includes the *commitment to develop an annexation area conservation plan* (emphasis added) in a manner that would not prejudice or conflict with the County's proposed larger scale conservation effort. This has been communicated to the WRSP landowners and was considered in their development of the WRSP's 404 permit application." Based on the proposed WRSP, it is quite evident that the landowners ignored the City's communication of the need to develop a vernal pool habitat conservation plan. The proposed project's vernal pool mitigation plan is no substitute for a City-sponsored vernal pool HCP.

28-7

In the USFWS's June 28, 2001 letter to the City (DEIR Appendix G), its summary recommendation #6 states: "The Service encourages the City to prepare a multiple species Habitat Conservation Plan, or to participate in the development of a subarea plan under the Placer County HCP/Natural Communities Conservation Plan (NCCP)." Since the City has thus far NOT prepared an HCP, and the City is not participating in the Placer County HCP/NCCP, it is clear that the City is in non-compliance with the MOU. As such, it appears impossible for the City to move forward with approval of an annexation proposal until an HCP or equivalent is prepared. I urge the City to take charge of the planning process and develop a meaningful vernal pool landscape level conservation plan. This plan should cover the entire WRSP, including the Remainder Areas. This does not mean planned growth cannot occur in the WRSP area. It simply means that the City should fulfill its legal obligation under the MOU that facilitated development of the Pleasant Grove Wastewater Treatment Plant. However, until such a habitat conservation plan for the entire WRSP and SOI area is prepared and approved by the USFWS, the review and approval process for the current WRSP under consideration should be tabled.

28-8

Comment 5) Impact 4.7-5 and 4.7-6: Disruption of Swainson’s Hawk, Burrowing Owl, and Other Legally Protected Raptors and Loss of Grassland Habitat. (Pages 4.7-43 –4.7-46). This discussion largely states that loss of occupied Swainson’s Hawk and Burrowing Owl habitat can be mitigated by purchasing off-site grassland habitat in the vicinity. Unfortunately, it is assumed that purchasing offsite grassland habitat is adequate mitigation for the impacted species. For example, it is assumed that if Swainson’s Hawk grassland foraging habitat is impacted, this can be mitigated by purchasing an appropriate amount of grassland habitat elsewhere. However, we do not know where the habitat to be purchased is located; if the purchased site provides suitable foraging habitat; if it is suitable, is the habitat available for additional utilization by a new Swainson’s Hawk pair or is another Swainson’s Hawk already occupying/utilizing the habitat such that carrying capacity (the site’s ability to support additional levels of foraging) would now be exceeded; how the habitat at the proposed site will be managed into perpetuity in a suitable foraging cover type; or how the land management will be financed over time (e.g., has a non-wasting endowment been established to provide a perpetual income source to manage the site), among other concerns.

28-9

Being that western Placer County and Roseville support only a handful of Swainson’s Hawk nesting pairs (largely along the Pleasant Grove, Auburn Ravine, and Coon Creek riparian corridors), it seems extremely important to safeguard habitats that support this state-threatened species. Being that an adequate supply of potential nesting trees are present along the above named riparian corridors, available foraging habitat appears to be the main factor that limits population size. Loss of foraging habitat due to development of the WRSP site is, indeed, a significant impact because it may lead to the displacement of two of the few nesting Swainson’s Hawk pairs in the County. With foraging habitat being the likely population-limiting factor, careful analysis of the landscape around the other nesting locations should be conducted to identify potential suitable habitat that may not currently be utilized by other Swainson’s Hawk pairs. Unless this meaningful analysis takes place, mitigation habitat may actually be unsuited to meet its purpose, and the significant impact, believed to be mitigated, would, in fact, go unmitigated at the expense of a state-threatened species.

28-10

Comment 6) Burrowing Owl: In 1993, I helped coordinate a census of breeding burrowing owls in western Placer County for the Institute for Bird Populations. During the census, we observed breeding owls in a limited number of areas. Recent checks of these sites found that owls no longer breed at those locations. Thus the occurrence of at least three pairs on the WRSP site by MGA in 2000 is of considerable local significance. Furthermore, loss of these breeding owls would be a significant impact, and the mitigation proposed to reduce the impact to a level of less than significant is simplistic and not necessarily true. The statement from page 4.7-69 “Mitigation for Swainson’s hawk foraging habitat would concurrently mitigate for loss of habitat for a number of other wildlife species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, and loggerhead shrike among many others” is not true. Swainson’s Hawk habitat requirement can be quite different from burrowing owls (and the other impacted raptors). The owls require short-grass prairies with burrows; the grass height

28-11

needs to be short enough (e.g., generally no taller than 3-inches to 6-inches tall) so that they can see above it as they stand at their burrow. While Swainson's Hawk will forage over grassland habitat, it is well documented that they prefer to forage over hay fields (especially alfalfa), row crops, and irrigated pasture. So, without knowing what type of habitat will provide mitigation for impacts to Swainson's Hawk foraging habitat, we cannot effectively determine if that habitat will "concurrently mitigate for loss of (burrowing owl) habitat." Given the importance of the few remaining Burrowing Owls and the uncertainty of mitigation, it is highly unlikely that impacts of this project could be mitigated to a level that is less than significant. However, as Burrowing Owl mitigation strategies are developed, efforts should be made to find and preserve suitable Burrowing Owl habitat elsewhere in Placer County as well as enhancing other off-site habitat to promote use by Burrowing Owls.

28-11

Comment 7) Other Special Status bird species – White-tailed Kite, Northern Harrier, Ferruginous Hawk, Prairie Falcon, Merlin, Short-eared Owl, Loggerhead Shrike, Horned Lark and Tricolored Blackbird: Besides the blanket statement that Swainson's Hawk mitigation will address their needs, the DEIR does not describe mitigation measures for these additional special-status species. Appropriate mitigation land should be identified and described. Habitat management measures to maintain and enhance that habitat should be described, monitoring plans and success criteria for the mitigation need to be developed, and a financial plan to acquire and manage those lands should be also be described.

28-12

Comment 8) Impact 4.7-10: Loss of Biological Resources Due to Construction of Off-Site Infrastructure: MM4.7-14 requires that surveys be conducted before construction of the off-site infrastructure facilities. If these off-site components of the project are necessary and have been known about for some time, why weren't surveys previously conducted before publishing of the DEIR? As it is, the surveys have not been conducted, the impacts have thus not been analyzed or quantified, and mitigation cannot even be conceived. This is totally inadequate for a public disclosure document. The review of the DEIR needs to be suspended until the off-site infrastructure impacts can be effectively studied and reported on concurrent with review of all other project-related affects.

28-13

Comment 9) impacts due to development of the Remainder Area: The DEIR anticipates that development will occur in the Remainder Area. Therefore, the impacts to natural resources of the Remainder Area will likely include all the impacts associated with those described for the WRSP area. At some point, cumulative impacts will reach a level wherein significant impacts cannot be mitigated. Before an annexation decision is made, the DEIR must analyze ALL the impacts of that future development combined with impacts of the proposed WRSP area and describe mitigation plans in some detail. Furthermore, the analysis must acknowledge that at some point, impacts cannot be mitigated to a level of less than significant. As the current document reads, it seems that

28-14

most significant impacts are believed to be able to be mitigated to a level of less than significant. This is simply not the case, and simply stating that impacts associated with development of the Remainder Area will be mitigated in similar ways to those of the WRSP impacts is not adequate. Since some significant impacts will not be able to be mitigated due to cumulative impacts, the decision makers will need to decide at what level that additional impacts are no longer acceptable.

28 - 14

Comment 10) Inconsistency with City Council-approved Guiding Principles (Appendix L): The proposed project is inconsistent with, or in direct violation of a number of the 13 Guiding Principles adopted by the Roseville City Council. Here are a few examples:

28 - 15

- Guiding Principle 6: "Any development proposal west of Roseville shall aid in regional traffic solutions and in right of way preservation."

The WRSP does not make allowance for direct connection of the Placer Parkway. The process for selection of a right of way corridor for Placer Parkway is currently underway and nearly all of the potential routes go through the WRSP and SOI project area. However, no allowance is made in the WRSP for this contingency. The approval of this annexation and WRSP project may make Placer Parkway infeasible if the 'least environmentally damaging' route is blocked by this development. This project, rather than aiding "right of way preservation" as suggested by the Guiding Principles, will eliminate many right of way options for Placer Parkway.

28 - 16

- Guiding Principle 11: "Any development proposal west of Roseville shall include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/USFWS Memorandum Of Understanding."

28 - 17

As noted in my previous comments, this project is not in compliance with intent of the Roseville/USFWS MOU.

Comment 11) Incomplete Consideration of Project Alternatives: The DEIR has not analyzed the alternative wherein the project's objectives could be met by developing existing land within the City of Roseville. LAFCO policies state specifically that the highest priority for urbanization should be given to areas within a city's boundaries or sphere of influence that are vacant, undeveloped or underdeveloped. While I acknowledge that there is no contiguous open land within the City of Roseville of similar size to the WRSP project area, there is plenty of land within Roseville to accomplish most of the project objectives through a combination of infill, re-development of land currently zoned residential and re-zoning of unused or underused industrial land. This type of alternative could drastically reduce the environmental impacts compared to the proposed project. This type of alternative merits thorough analysis.

28 - 18

Based on all the above comments this project should not be considered for approval by Roseville because the environmental analysis is incomplete, at least with respect to biology and compatibility with the Placer Parkway. Other citizens with knowledge of key areas such as water, traffic, and air quality will likely find other areas of deficiency. At a minimum, the DEIR needs to be re-written and re-circulated for public review to address the following areas:

28-19

- Inadequate information was used to analyze impacts on Special-Status Species (e.g., legenera, western spadefoot, Swainson's hawk, burrowing owl) and determine the nature and effectiveness of mitigation measures;
- Being that the DEIR assumes that Roseville is in compliance with the USFWS MOU requirement to produce an HCP or equivalent, such evidence needs to be provided; and
- Impacts due to future development of the Remainder Area were not adequately analyzed in the DEIR and will likely result in cumulative adverse impacts that cannot be mitigated to levels of less than significance.

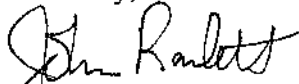
28-20

28-21

28-22

Thank you for considering my comments.

Sincerely,



John Ranlett
490 Mandarin Hill Road
Newcastle, CA 95658

Phone: 916/663-0322

**Response to Comment Letter 28
John Ranlett (October 29, 2003)**

Response to Comment 1

The Final EIR identifies the sensitive plant species noted by this commenter as occurring on the site. Pages 4.7-40 and 4.7-41 of the Final EIR indicate that both dwarf downingia and legenera have either been recently observed on site or have historic records within the WRSP area. In addition, pages 4.7-42 through 4.7-44 of the Final EIR document historic records of the western spadefoot in the WRSP Area.

Response to Comment 2

The commenter is correct. The Green 2000 studies documented the occurrence of dwarf downingia but not legenera (*Legenera limosa*) or western spadefoot. Although the Green 2000 studies indicated that legenera or western spadefoot were not found recently on the site, the Green 2000 studies identified the potential for these species to occur on site.

The Final EIR adequately identifies the species noted by this commenter as occurring on the site. Pages 4.7-40 and 4.7-41 indicate that both dwarf downingia and legenera have either been recently observed or have historic records within the WRSP area. Pages 4.7-42 through 4.7-44 document historic records of western spadefoot. Figure 4.7-5 shows the known spadefoot locations.

The commenter refers to a specific vernal pool with legenera and an intermittent drainage that support the western spadefoot, which are not corroborated by the field surveys conducted to date. Impact 4.7-3 addresses impacts to rare plant populations, including legenera and dwarf downingia, and Impact 4.7-4 addresses loss or degradation of habitat for western spadefoot, a special-status species.

Response to Comment 3

Refer to Responses to Comments 28-1 and 28-2 regarding species surveys and the observations and documentation of dwarf downingia and legenera. Impact 4.7-3 assumes the potential occurrence of both legenera and dwarf downingia and addresses impacts to rare plant populations. Dwarf downingia is not a federally- or State-listed species but is listed by the California Native Plant Society as rare, threatened, or endangered in California, but more common elsewhere. Legenera is a federal special concern species and listed by the California Native Plant Society as rare, threatened, or endangered.

As described on pages 4.7-44 and 4.7-45 of the Final EIR, special-status plants would receive protection through implementation of MM 4.7-1 (Ensure no net loss of wetlands) through the preservation, enhancement, or restoration and protection of potential habitat for these species. The transfer of topsoil from pools that are impacted to pools that are enhanced, recreated, or restored will preserve the

sandbank for those plant species that occupy pools that are impacted as a result of the project. The process of soil transfer has a high success rate and is readily accepted by the USFWS as appropriate mitigation for the loss of vernal pool habitat. MM 4.7-1 will reduce Impact 4.7-3 to a level that is less than significant. The collection and transfer of inoculum has been approved by the USFWS in the Biological Opinion Terms and Conditions...

Response to Comment 4

Refer to Responses to Comments 28-1, 28-2, and 28-3 regarding documentation and studies of western spadefoot on the project site. As noted by the commenter and as described on page 4.7-42 of the Final EIR, habitat for the spadefoot consists of vernal pools, seasonal wetlands, and adjacent grassland habitat. Western spadefoots require seasonal wetlands for reproduction and metamorphosis. The specific physical attributes that make such wetlands and adjacent uplands suitable for spadefoots are not well known, but suitable ponds must exhibit sufficient depth and surface area to persist at least several weeks (USFWS, Species Profiles, 2003). As noted by the commenter, many of the wetlands in Roseville and on the project site are too shallow to support larval spadefoot development.

As noted on page 4.7-44 of the Final EIR, there is no standard survey protocol for the western spadefoot. MM 4.7-4 (Relocate individual western spadefoots) outlines a process to relocate individual western spadefoots (if found) from pools on the project site to protected areas of suitable habitat, thereby reducing impacts on western spadefoots.

Response to Comment 5

As stated on pages 4.7-21 and 4.7-22 of the Final EIR, the Central California Distinct Population Segment (DPS) of the California tiger salamander is proposed as a Federally Threatened species, whereas the Sonoma County DPS and Santa Barbara DPS are already listed as Federally Endangered. Tiger salamanders occur in the Central Valley and adjacent foothills.

Western spadefoot breed and lay eggs in vernal pools and seasonal wetlands throughout the Central Valley. After pools dry, the adults move into burrows in adjacent grassland and woodland areas. Although suitable habitat for this species occurs at the project site, and the CNDDDB contains recent records for this species on and adjacent to the WRSP Area, western spadefoot was not observed during surveys of the WRSP Area.

The commenter suggests that the Green 2000 studies may have been conducted during a poor rain year when spadefoot breeding did not occur. While it is always possible that breeding did not occur, the spring of 2000 was not a dry year. Although December 1999 was dry (0.03 inch of rain), higher-than-normal precipitation was recorded in January and February 2000 in the Sacramento area. According to

the 2000 Water Year Precipitation Summary (<http://cdcc.water.ca.gov/cgi-progs/printfv/PRECIPOUT.BSN.2000.html>), the City of Sacramento gauging station received 7.2 inches of precipitation in January 2000 (192 percent of average); 8.9 inches of precipitation in February 2000 (273 percent of average); and 2.1 percent of precipitation in March 2000 (95 percent of average). April and May 2000 were also wetter than average with rainfall amounts of 2.1 inches and 1.4 inches, respectively (139 and 296 percent of average). Many of the deeper vernal pools contained water into mid-June (correspondence from Miriam Green, January 18, 2002). Seasonal conditions and this amount of rainfall were sufficient to permit the western spadefoot to breed (Green 2003).

Refer to Response to Comment 28-4 regarding suitability of off-site locations to support western spadefoot habitat.

Because the western spadefoot was not observed during surveys of the project site, the commenter requests several years of surveys to document its existence on site. Because the CNDDDB contains records for this species on and adjacent to the WRSP Area, and suitable habitat for this species occurs at the project site, it is assumed that the western spadefoot is a resident of the project site. No further surveys are necessary. The presence of the western spadefoot does not result in any new or different environmental impacts because it is assumed to be present and mitigation is included in the project (MM 4.7-5 on page 4.7-69 and 4.7-70 of the Final EIR), as previously discussed.

The commenter also requests up to approximately 150 acres of mitigation on site in the form of habitat preservation. As indicated in Tables 4.7-3 and 4.7-4 of the Final EIR, approximately 48.149 acres of wetlands will be preserved or restored on site and approximately 399.700 acres of grassland habitat will be preserved or restored on site, which collectively exceeds the amount of habitat suggested by the commenter.

Response to Comment 6

The commenter generally suggests preserving the Remainder Areas of the WRSP to "avoid the impact." The proposed project mitigation strategy for impacts to wetland and grassland habitat, as reflected in Tables 4.7-3 (Wetland Impact Mitigation Analysis) and Table 4.7-4 (Swainson's hawk Grassland Habitat Mitigation Plan, November 21, 2003), has been proposed by the Applicants and approved by the USFWS in the Final Biological Opinion dated November 20, 2003, for the proposed project, with conceptual approval by the CDFG. Development of the mitigation strategy, as presented in the Final Biological Opinion, dated November 20, 2003, represents over two years of collaboration between landowners, resource agencies, and professional biologists to adequately avoid, reduce, and/or compensate for impacts to biological resources. Therefore, there is no need or requirement to provide the alternate mitigation strategy recommended by the commenter.

Refer to Responses to Comments 17-12 and 35-58 regarding the suitability of vernal pool/grassland habitat at off-site mitigation locations and Topical Response F (City/USFWS MOU Compliance and Placer County Coordination).

Response to Comment 7

Refer to Topical Response F (City/USFWS MOU Compliance and Placer County Coordination) for a discussion of the City's compliance with the City/USFWS MOU.

Response to Comment 8

Refer to Topical Response F (City/USFWS MOU Compliance and Placer County Coordination) for a discussion of the City's compliance with the City/USFWS MOU.

Response to Comment 9

The proposed mitigation strategy for the Swainson's hawk includes the use of both on-site and off-site mitigation areas. As stated on page 4.7-72 of the Final EIR, a Swainson's hawk Grassland Habitat Mitigation Plan has been developed to mitigate for the loss of grassland foraging habitat. Off-site areas within Yankee Slough would provide off-site mitigation and open space areas within the project would preserve existing on-site habitat.

Refer to Topical Response A (Off-Site Mitigation Lands) and Responses to Comments 7-5 and 7-6 for a discussion of the function and viability of on-site grassland habitats, including financing mechanisms for mitigation areas, Responses to Comments 7-9 and 7-10 for information regarding bird species and Swainson's hawk habitat preservation and mitigation; Response to Comment 7-11 for information regarding the suitability of the Yankee Slough site for off-site Swainson's hawk foraging and adjustments to the amount of acreage needed for off-site mitigation; revised MM 4.7-9 for performance standards related to the selection of remaining off-site grassland preservation acreage; Responses to Comments 7-11 and 7-12 regarding the suitability of the Reason Farms site for Swainson's hawk foraging and mitigation, and Topical Response F (City/USFWS MOU Compliance and Placer County Coordination) for information regarding consultant and coordination with agencies. There are no known Swainson's hawk nest sites at the Yankee Slough site. There is anecdotal evidence of Swainson's hawk observations in the Coon Creek watershed, proximate to the Yankee Slough site.

Response to Comment 10

Impact 4.7-5 (Disruption of Swainson's hawk, Burrowing Owl, and Other Legally Protected Raptors), which is analyzed in Section 4.7 (Biological Resources) of the Final EIR, discloses that impacts to the Swainson's hawk would be considered significant prior to mitigation.

The mitigation strategy for the Swainson's hawk was developed in recognition of the species' sensitivity and the nesting and foraging habitat of the species. Research on the Swainson's hawk shows that, in general, the availability and proximity of foraging habitat is inversely correlated to the Swainson's hawk population (Woodbridge 1991). Research also shows that the nesting densities are highest in areas with either a mixture of native habitat and agriculture or a high diversity of irrigated crops. In northeast California, overall density of pairs has been documented at 20 pairs/100 km² (Woodbridge *et al.* 1995). Studies on the home range of Swainson's hawks indicate that larger home ranges are found in areas with crop types unsuitable for foraging such as mature grains, row crops, and orchards, and smallest home ranges reported at nest sites near fallow fields, dry pasture, and low grasslands (Bechard 1982, Estep 1989, Woodbridge 1991, and Babcock 1995). Sizes of Swainson's hawk home range vary geographically. In Central California, the home range during breeding season has been observed to fluctuate based on the availability and ease of access to foraging areas (J.A. Estep 1989), such that Swainson's hawks that would have forage up to 20 miles from nest site for several days will forage within one mile of the nest when nearby fields are mowed and prey became visible (Birds of North America, Swainson's hawk, England, Bechard, Houston, No. 265, 1997).

Given these characteristics of the Swainson's hawk, the off-site mitigation strategy for the Swainson's hawk was developed to create a large, contiguous area of low open grassland available to the Swainson's hawk. The off-site mitigation site, Yankee Slough, was selected due to its size (690 acres) and suitability for restoration as vernal pool/grassland landscape. On-site Swainson's hawk habitat will occur through preservation of on-site open space preserves (399 acres) within the WRSP.

Refer to Responses to Comments 7-5 and 7-6 for a discussion of the function and viability of on-site grassland habitats, including financing mechanisms for mitigation areas; Response to Comment 7-8 and Topical Response F (City/USFWS MOU Compliance and Placer County Coordination) for information regarding consultation and coordination with agencies; Topical Response A (Off-Site Mitigation Lands) and Responses to Comments 7-9 and 7-10 for information regarding bird species and Swainson's hawk habitat preservation and mitigation; Response to Comment 7-11 for information regarding the suitability of the Yankee Slough site for off-site Swainson's hawk foraging and adjustments to the amount of acreage needed for off-site mitigation; and Responses to Comments 7-11 and 7-12 regarding the suitability of the Reason Farms site for Swainson's hawk foraging and mitigation.

Since circulation of the Draft EIR, the applicants have agreed to provide an additional 400 acres of off-site Swainson's hawk habitat that will be preserved as part of the project. The additional acreage is the result of a nest on the Fiddlyment property, as further discussed in Response to Comment 7-6.

Response to Comment 11

Impact 4.7-5 (Disruption of Swainson's hawk, Burrowing Owl, and Other Legally Protected Raptors), analyzed in Section 4.7 (Biological Resources) of the Final EIR, discloses that impacts to the burrowing owl would be considered significant prior to mitigation.

Refer to Response to Comment 20-50 for a discussion of how the proposed Swainson's hawk mitigation plan would also serve to mitigate impacts to the burrowing owl.

Refer to Responses to Comments 7-5, 7-6, 7-7, and 7-10 for a discussion of the viability of the on-site habitat for use by the Swainson's hawk, and Response to Comment 28-10 for a discussion of the viability of the off-site habitat for use by the Swainson's hawk.

The commenter expresses the opinion that impacts would not likely be reduced to a less-than-significant level and that burrowing owl habitat should be preserved elsewhere in Placer County as burrowing owl mitigation strategies are developed. This comment is acknowledged, and the opinion of the commenter will be provided to the decision-makers for their review and consideration when deciding whether to approve or deny the proposed project.

Response to Comment 12

Refer to Response to Comment 20-59 for a discussion of how the proposed Swainson's hawk mitigation plan would also serve to mitigate impacts to the white-tailed kite, northern harrier, ferruginous hawk, prairie falcon, merlin, shorteared owl, loggerhead shrike, horned lark, and tricolored blackbird.

Response to Comment 13

Development of the WRSP Area would require infrastructure improvements outside of the project site, such as extension of roadways; water, wastewater, and recycled water infrastructure; and electric and natural gas lines, and asks why surveys of these off-site areas were not performed. As described on page 4.7-1, initial biological assessments of six off-site improvement locations have been prepared (August and September 2003) for the geographical areas in which off-site improvements are planned. Biological site assessments of each of the off-site improvement areas was completed prior to release of the Draft EIR, and impacts were analyzed and disclosed in Impact 4.7-10 (Loss of Biological Resources Due to Construction of Off-Site Infrastructure). These surveys indicate that potential impacts from these activities include both direct and indirect impacts to

- Special status species, including state and federally threatened and endangered species
- Wetland and vernal pool habitat
- Oak trees

- Stream and riparian habitat

The surveys are available for review at the City Planning Department.

Page 4.7-60 of the Final EIR also estimates that approximately one acre of wetlands (including vernal pools and wet swales), 3.5 acres of ephemeral drainages, numerous oak trees, and habitat that is appropriate for up to 16 special status species occurs within the areas proposed for off-site improvements for power line easements that would extend south and east/west in the Remainder Area from the WRSP Area. Mitigation is included to ensure that any potential impacts from off-site infrastructure would be reduced to a less-than-significant level (MM 4.7-14 on page 4.7-75 of the Final EIR).

The commenter asserts that the mitigation proposed for the potential impacts of off-site infrastructure would be inadequate since detailed surveys of the off-site improvement area were not performed. Based on the existing surveys, sensitive species within the off-site infrastructure areas are assumed to be present; therefore, preconstruction surveys are appropriate and would be required by MM 4.7-14. It may be many years before construction of off-site infrastructure is proposed. As such it is important that additional surveys are performed immediately prior to construction to verify the presence of sensitive species and ensure measures such as construction free zones are established prior to disturbance.

MM 4.7-14 is consistent with Section 15126.4(a)(4)(A) and 15126.4(a)(4)(B), which requires an essential nexus between the mitigation measure and a legitimate governmental interest and that the mitigation must be roughly proportional to the impacts of the project. The mitigation provided for impacts to biological resources exceeds agency standards in many cases. In those cases where the mitigation meets agency standards or requirements, those standards and requirements have been developed, in part, for the purpose of providing guidance as to proportionality between an impact and proposed mitigation, either on a general basis (i.e., "no net loss" of wetlands) or on a project-specific basis (i.e., the Section 7 Consultation process completed for the proposed project). Further, a requirement that the project complies with applicable environmental laws or regulations may serve as adequate mitigation of environmental impacts (refer to *Leonoff v. Monterey County Bd. of Supervisors* (1990) 222 CA3d 1337, 1355, 272 CR 372; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 308, 248 CR 352).

With respect to the point raised by the commenter that the Impact 4.7-10 is inadequate, CEQA Section 15151 states that:

An EIR should be prepared with sufficient degree of analysis to provide the decision decision-makers with information which informs enables them to makes a clear decision which intelligently takes account of environmental consequences. An evaluation of the proposed environmental effects need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible.

Impact 4.7-10 is consistent with this statement in so much as it discloses the potential effects of the off-site improvements in such a way as to allow the decision makers to understand the potential impacts of the off-site infrastructure.

Response to Comment 14

The commenter questions the adequacy of the impacts assessment of the Remainder Area. As reflected in Section 2.4.5 (Remainder Area Assumptions) of the Final EIR, “Because no application for development of the Remainder Area has been received, the exact use, intensity, or nature of development of the Remainder Area is not certain at this time. Nonetheless, inclusion within the City’s Sphere of Influence would indicate that some type and level of development similar to that proposed for the WRSP Area could occur within the Remainder Area in the future. In analyzing the effects of amending the City’s Sphere of Influence, the EIR must reasonably account for the development that could occur, recognizing that no entitlements will be granted at this time, so future development could differ somewhat from the EIR assumptions.”

As stated in the Preface of the Final EIR, “Because no specific development plan is proposed for the Remainder Area at this time, the environmental analysis of the Remainder Area is provided at a programmatic level. Prior to City approvals that would allow development in the Remainder Area, annexation, preparation of a specific plan, and additional environmental review would be required....” The significant impacts due to development of the Remainder Area were adequately analyzed (Per CEQA Section 15064 and 15126 and 15126.2) given the level of detail of potential uses of the Remainder Area. Cumulative impact analysis provided in Section 5 (CEQA Considerations) of the Final EIR was prepared in compliance with Sections 15065(c), 15130, and 15355 of the CEQA Guidelines, which requires that impacts associated with a proposed project together with other reasonably foreseeable projects causing related impacts, is considered in a Final EIR. Specifically, the analysis of cumulative biological impacts considered the combined impacts of the proposed project with other projects throughout the area, as discussed on page 5-65 through 5-67 of the Final EIR. For a discussion of the adequacy of the proposed mitigation measures, the commenter is referred to Response to Comment 28-13.

The commenter erroneously states that, “Some significant impacts will not be able to be mitigated due to cumulative impacts.” This was not the conclusion of the EIR in either the analysis of Impacts 4.7-1 through 4.7-12 of Section 4.7 Biological Resources or the analysis of cumulative impacts. The commenter offers no substantial evidence (as defined by Section 15384 of the CEQA Guidelines) or explanation as to what evidence was used to formulate his conclusion. Under Section 15384 of the CEQA Guidelines, speculation, unsubstantiated opinion, or narrative do not constitute substantial evidence of an impact to

the environment, and no further comment is required. For a discussion of the adequacy of the proposed mitigation measures, the commenter is referred to Response to Comment 28-13.

Response to Comment 15

This comment provides introductory text expressing the opinion that the project is inconsistent with the City Council's Guiding Principles. Refer to Responses to Comments 28-16 and 28-17.

Response to Comment 16

As reflected in an October 9, 2003, Memorandum from the County of Placer Planning Department to the County of Placer Board of Supervisors (Exhibit 7 to Comment Letter 29), the evaluation of the need for, and potential alignment of, Placer Parkway has just begun and will take four to five years to complete. The route alignment process must follow federal procedures since federal funds are being used. Therefore, because the Placer Parkway project is in a preliminary feasibility stage of planning, it would be speculative to include it in the evaluation of land use consistency. In addition, it would be unreasonable to delay this project pending the outcome of the Placer Parkway feasibility study. However, recognizing that Placer Parkway could be implemented, Alternative 4 of the Final EIR included a potential alignment of the parkway.

Under Alternative 4, it is assumed that Placer Parkway would be constructed through the northern portion of the WRSP and Remainder Areas. As previously mentioned, while an alignment for Placer Parkway has not been selected, two of the potential study alignments being examined by the Placer County Transportation Planning Agency (PCTPA) would transect the project site. One alignment would bisect the WRSP Area from north to south. The other alignment would occupy the upper third of the Fiddymont Ranch portion of the WRSP and Remainder Areas. PCTPA requested that an alternative with one of the study alignments be studied in the Final EIR; therefore, Alternative 4 provides for a 1,000-foot Placer Parkway corridor, which is illustrated in Figure 6-4 of the Final EIR.

Response to Comment 17

Refer to Topical Response F (City/USFWS MOU Compliance and Placer County Coordination) for a discussion of the project's relationship to the potential viability of the Placer Legacy HCP/NCCP effort.

Response to Comment 18

As indicated on page 6-6 of the Final EIR, and discussed in Responses to Comments 20-13, 20-17, 20-23 and Topical Response D (Affordable Housing), an Infill Alternative was considered but would be infeasible because most land within the City has been entitled, developed; or designated as park or open space. Available infill sites within the existing City limits were not large enough to accommodate

elements of the proposed project, including the proposed park and open space network, light industrial uses, age-restricted residential units, and the Village Center, all in a comprehensively planned land use plan.

The City recognizes that to meet the SACOG growth projections outlined in the Blueprint Project for Placer County by the year 2050, 141,000 additional units must be provided in Placer County alone. This growth will be accommodated through a combination of greenfield and infill development. The City is an active participant in developing SACOG Blueprint alternative scenarios to accommodate regional growth in a manner that facilitates transit options, provides affordable housing, and preserves open space.

The City of Roseville is unusual in that it has eight existing Specific Plans and 28 associated development agreements, which provide entitlements over a large portion of the City. Of the approximate 20,000 acres of incorporated land, over 12,000 acres are in specific plan areas. Of that, the remaining 8,000+ acres includes 500 acres that are part of the Hewlett Packard Master Plan and development agreement. Hence, 63 percent of the City is entitled and governed by specific plans and/or master plan and development agreements (refer to Roseville General Plan Table II-1, page II-7, technical amendment version 1-8-03, Resolution 03-01). The remaining 37 percent is in industrial or infill areas, or in open space, parks, or public/quasi-public uses. While there are some opportunities for infill development/redevelopment, the sites would provide only a small fraction of the 8,430 units proposed by the project or the parks and open space, business professional, light industrial, commercial, and Village Center land uses proposed in the project. In addition, the new housing would be noncontiguous, which would preclude a sense of community and place that is otherwise provided by a master-planned development. Noncontiguous development of smaller size do not achieve the project's objective of providing a master-planned community and providing the City with public benefits. Further, development of the infill sites is constrained by land use designations, which would not accommodate the project

Nonetheless it should be noted that the City is considering proposals to rezone a portion of it's the North Industrial area for residential use (two applications are currently pending: 140 acres Longmeadow Project and Fiddymont 44). In addition, the City has sent out Requests for Proposals for consulting firms to examine a Specific Plan for the Riverside Corridor between Douglas Boulevard and Darling Avenue that could allow some additional residential use if approved. However, other areas cited by the commenter such as Atlantic and Vernon already have existing land uses, such as businesses, residences, and other uses. These areas are older and the infrastructure is not designed to accommodate more intensive development without substantial upgrades. Moreover, areas zoned industrial near the rail yard are not compatible uses for new residential development due to noise levels, diesel engines, hazardous

materials use, and other activities common to a rail yard. Finally, the City also has fiscal concerns with converting commercial areas to residential use and the potentially negative effect that would have on the General Fund and the City's ability to provide services. In addition, as stated on pages 4.1-7 and 4.2-6 of the Final EIR, the City anticipates buildout of its current residential land use allocation between 2005 and 2007. Therefore, the City considered the Infill Alternative to be infeasible. Furthermore, a large portion of the unentitled land within the City includes open space. Development that eliminates open space or parks within the City would not meet the City's objectives of providing 9 acres of parks and open space per 1,000 residents.

Response to Comment 19

The Draft EIR was prepared in compliance with the procedural and substantive requirements of CEQA and the CEQA Guidelines. The final determination that the Final EIR has been completed in accordance with CEQA, pursuant to Section 15090(a), is made by the Lead Agency when considering certification of the Final EIR. The EIR must be certified in order for the Lead Agency to consider approval of the proposed project.

The commenter indicates that the analysis is incomplete with respect to biology and Placer Parkway, but does not provide any specific comment to which a response could be provided. Nonetheless, refer to Responses to Comments 28-1 through 28-14 and Response to Comment 28-17 for responses to specific comments raised by the commenter with respect to biological resource issues, and Response to Comment 28-16 for a specific response raised by the commenter with respect to Placer Parkway. As the commenter notes, other commenting individuals and/or entities have addressed issues related to water, traffic, and air quality, and responses to those comments are provided in this Final EIR. Refer to Topical Response C (Adequacy of Draft EIR) for a discussion of why recirculation of the Draft EIR is not required.

Response to Comment 20

The biological resources impact analysis is based on available scientific data identified in Section 4.7.1 (Biological Resources, Introduction) of the Final EIR. The analysis fully complies with the requirements of CEQA and the CEQA Guidelines, including requirements associated with the provision of feasible mitigation measures. The commenter does not indicate why the data used in the analysis is inadequate; therefore, no further response can be provided. Refer to Responses to Comments 28-1, 28-2, 28-4, 28-9, 28-10, 28-11 for a specific response to the commenter's issues related to special status species, including the legenera, western spadefoot, Swainson's hawk, and burrowing owl. Refer also to Responses to Comments 28-3, 28-4, 28-5, 28-6, 28-9, 28-10, 28-11, 28-12, and 28-13 for a discussion of mitigation strategies for impacts to special status species, including the legenera, western spadefoot, Swainson's hawk, and burrowing owl.

Response to Comment 21

Refer to Topical Response F (City/USFWS MOU Compliance and Placer Legacy Coordination) for information relating to the City's compliance with its MOU with the USFWS.

Response to Comment 22

For a discussion of the adequacy of the impact assessment within the Remainder Area, refer to Response to Comment 27-14.

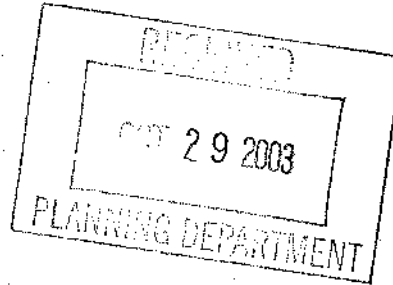
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MARY U. AKENS
KEITH G. WAGNER

October 29, 2003



City of Roseville Planning Department
311 Vernon Street
Roseville, CA 95678
Attn: Kathy Pease

Re: *West Roseville Specific Plan and Sphere of Influence Amendment DEIR Comments*

Dear Ms Pease:

On behalf of our clients, Stephen Des Jardins, President of Diamond Equities, Inc. and Diamond Creek Partners, Ltd., we are presenting our written comments on the draft environmental impact report ("DEIR") prepared for the West Roseville Specific Plan ("WRSP") and Sphere of Influence Amendment ("SOI Amendment"). Over a year-and-a-half ago, Mr. Des Jardins submitted the attached letter to Mayor Gamar and the City Council regarding this proposed project, urging the City of Roseville to carefully assess the impacts that future annexations will have on the City's finite resources.¹ Our review of the DEIR prepared for this project raises many of the same concerns that our client raised a year-and-a-half ago.

29-1

I. PUBLIC COMMENT PERIOD HAS BEEN TOO BRIEF FOR MEANINGFUL REVIEW OF EXTRAORDINARILY LENGTHY DOCUMENT.

After receiving the 4-volume DEIR, we were reminded of Mark Twain's comment, "If I had more time, I would have written less."

Although the length of the document is daunting, its excessive length is further complicated by the fact that in many places, as we will document below, the text of the DEIR does not accurately reflect the technical documents included in the Appendices or the referenced material not included in the document. So, it is difficult to rely on the text of the DEIR when the documents in the Appendices or referenced material contradict or elaborate on matters that were either overlooked or omitted.

29-2

The CEQA Guidelines provide that "[t]he text of draft EIR's should normally be less than 150 pages, and for proposals of unusual scope or complexity, should normally be less than 350 pages."² EIRs are to be written in plain language, and are to be presented in a manner "so that

¹ Exhibit 1: Stephen Des Jardins, President, Diamond Equities, Inc., letter re: West Roseville Area Plan Rezone to Mayor Claudia Gamar and Members of the City Council (Mar. 20, 2002).

² Cal. Code Regs., tit. 14, ch. 3 (CEQA Guidelines), § 15141.

decision-makers and the public can *rapidly* understand the documents”³. The two-volume WRSP DEIR alone is well over twice the recommended page limit for Draft EIRs. Two additional volumes of technical appendices are attached, which, when considered in combination with the WRSP itself, result in an eight-inch stack of documents. On a cursory review of the Draft EIR and its technical appendices, it becomes immediately clear that there are also a substantial number of *other* planning documents and studies that *are not included*, and may only be obtained for review by visiting the Planning Department’s offices.

29-2

While we appreciate the fact that a proposal of this magnitude may qualify as a project of “unusual scope or complexity” warranting an EIR with substantial investigation and discussion of environmental impacts, the vast amount of information that was incorporated within the DEIR, combined with the hundreds of pages of technical studies attached to the DEIR and the many documents incorporated by reference, simply cannot be reasonably reviewed by the public or decision-makers within the 45-day review period.⁴ CEQA “is an integral part of any public agency’s decision-making process” and one of the fundamental aspects of such a public process is to *ensure* that members of the public have a meaningful opportunity to review and comment upon the project so that decision-makers are fully informed of a project’s potential for significant, adverse environmental effects.⁵ Our clients have been denied that meaningful opportunity.

29-3

After the City staff and its EIR consultants have had the opportunity to review the comments on the DEIR, we believe it will be necessary to substantially revise the text of the DEIR to comply with the requirements of the CEQA Guidelines. After the DEIR has been revised, on behalf of our clients, we request that the City re-circulate the revised DEIR for a 90-day public comment period.

II. INADEQUATE PHASING OF DEVELOPMENT/ ELIMINATION OF URBAN RESERVES

The WRSP proposes to approve development of over 8,400 dwelling units on approximately 3,162 acres. This represents approximately four times the number of homes that have been approved for most of the other specific plan areas within the City.⁶ Instead, past specific plans have granted entitlements to a more modest number of dwelling units “up front,” typically 1,500 to 3,000 units (*e.g.*, Southeast, North, Highland Reserve, Stoneridge).⁷ These specific plans developed from urban reserves or included urban reserves (*i.e.*, North, Highland from North Central, majority of Stoneridge from Northeast) that allowed the buildout to occur three to seven years after the initial development approval.⁸

29-4

³ CEQA Guidelines, § 15140.

⁴ CEQA Guidelines, § 15105, subd. (a).

⁵ Pub. Resources Code, § 21006; CEQA Guideline, § 15003.

⁶ In fact, the only Specific Plan that has ever proposed an initial amount of homes even remotely approaching the WRSP is the Del Webb Specific Plan, which, at buildout, will contain 3,500 dwelling units – substantially less than half of the 8,400+ units propose for the WRSP.

⁷ City of Roseville General Plan – 2010, Land Use Element, pp, II-4 – II-8.

⁸ *Id.* at pp. II-8, II-13.

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Such a multi-tiered approach reflects prudent planning principles, allowing for the actual impacts of development to be incrementally assessed as they are incurred, and for necessary adjustments to be made to ensure that full build-out is an asset, rather than a detriment, to the overall Roseville community and its available resources.

As noted by the City's 2010 General Plan, the "Urban Reserve" land use designation "is applied to those lands that are anticipated to receive urban land entitlements, but at the present time are constrained by growth management policies, availability of services, or other limitations."⁹ The General Plan's growth management policies state that the City "shall use the specific plan process to ensure a comprehensive, logical growth process for new development areas (e.g. urban reserve, annexations)"¹⁰

As just one example of how the Urban Reserve designation should be incorporated into the WRSP, the City should consider the approach it used in approving the North Roseville Specific Plan. In adopting that plan, the City divided the specific plan area into a Phase I and Phase II, with the Phase II portion of the project initially zoned as Urban Reserve.¹¹ Such a plan allowed a natural "safety valve" in the planning system: as Phase I developed, the City could compare actual impacts to the city's levels of service with those that were anticipated at the planning stages. Where unanticipated impacts or deterioration in service arose, the designation of Phase II as Urban Reserve provided a natural break-point for making adjustments to allow orderly development of the entire specific plan area.

Why has the City abandoned the urban reserve planning concept for the WRSP?

29-4

Section 2.4.4 ("Proposed General Plan Amendments") at pages 2-50 through 2-57 identifies a few of the changes to the General Plan that are required to accommodate the annexation of the WRSP and SOI Amendment Area. Of particular concern to our clients are the changes to the Growth Management Policies of the General Plan, including the removal of the City's long-standing commitment to urban reserves. The DEIR fails to evaluate this change in City policy and the significant environmental consequences citywide. For example at page 2-51 the DEIR identifies a change to Growth Management Policy 6 that strikes reference to the use of "urban reserves" within the specific plan process. Nowhere in the Land Use section of the DEIR (4.1) are the environmental consequences of this change evaluated.¹²

Within the text of the DEIR the change to Growth Management Policy 6 is the only acknowledgement of the urban reserve policy change. It is easy for the reader to overlook the significance of this change to the City's growth policies, since only the parenthetical reference to

⁹ City of Roseville, General Plan 2010 (as amended, Jan. 8, 2003) (hereinafter "2010 General Plan") at p. II-26.

¹⁰ 2010 General Plan at p. II-49, Policy G-6.

¹¹ See, e.g., North Roseville Specific Plan Draft Environmental Impact Report (May 1997) (State Clearinghouse No. 96112014) at pp. 3-1 (stating that Phase II is designated as Urban Reserve), and 3-2, Figure 3-1 (map designating Phase II as Urban Reserve).

¹² Pub. Resources Code, § 15125, subd. (d).

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"urban reserves" is stricken.¹³ The elimination of the urban reserve concept, which was recommended by the City's Growth Task Force, is made clear within the text of the General Plan Amendments attached at Appendix U. Within the Growth Management subheading, the term "Urban Reserve (UR)" is stricken.¹⁴ Also, within the text of the first policy under this subheading, the first sentence is amended to read as follows:

The City may determine, in accordance with the goals and policies of this element, that it is appropriate to amend its General Plan land use allocation and expand ~~into urban reserve area(s)~~.¹⁵

So, rather than expand into urban reserve areas, the City's growth policy is simply to expand. Where and what rate will now be determined by any future specific plans or annexations, like the present WRSP and SOI Amendment Area, not pursuant to the City's use of urban reserves. This is a substantial change in the implementation of the City's Growth Management policies, and yet it is not even acknowledged within the text of the DEIR. Neither are the environmental consequences of this new policy on future City growth and expansion evaluated. Such an open-ended growth policy will have a significant adverse effect on public services, public utilities, traffic, and existing levels of service. This change in the implementation of the City's Growth Management policies should have been evaluated in the DEIR. This change to the City's General Plan, which is being made to accommodate the WRSP and the SOI Amendment Area, is not limited to the WRSP or SOI Amendment area -- it applies citywide. Consistent with the requirements of CEQA, the City has a duty to undertake the necessary evaluation and study of this open-ended growth management policy.

29 - 4

Approval of the entire WRSP will result in a major commitment of City resources for the construction of 8,430 new residences, 49-acres of community commercial, 20-acres of business professional uses, 109-acres of light industrial and general industrial uses, and the infrastructure to support that development with no ability to take a backward glance, as the project progresses, to ensure that the actual impacts of the project and availability of public services and utilities are consistent with the assumptions made in the DEIR.

29 - 5

Because the proposed development agreements between the City and the project proponents identified at page 2-63 of the DEIR were never made available to the public, we have had no ability to evaluate any claimed phasing that may occur or what legal authority the City might retain to protect limited public services committed to the authorized and existing uses within the existing General Plan area of the City of Roseville.

III. WATER SERVICE AND SOURCES

In addition to the comments that follow, our clients hired International Engineering Services to evaluate the water utility portion of the Public Utilities Section of the DEIR. International Engineering Services' comments are incorporated into this letter and attached as Exhibit 2.

29 - 6

¹³ A more complete text of the changes to the City's General Plan is attached within Appendix U.

¹⁴ Appendix U to DEIR, p. II-57.

¹⁵ *Ibid.*

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A. AVAILABLE WATER SUPPLY TO SERVE WRSP AND SOI AMENDMENT AREA IS OVERSTATED.

Table 4.11-1 at page 4.11-3 of the DEIR leaves the impression that the City of Roseville has 55,700 acre-fee (AF)/year of available water supplies during Average/Wet Years and 39,800 AF/year of available water supplies during Critically Dry Years.

Table 4.11-1 and the text at pages 4.11-2 and 4.11-3 leave a false impression and fail to tell the entire story. At page 4.11-7, the DEIR admits that “[t]he City’s USBR contract requires supply cutbacks under certain conditions.” The actual contract between the U.S. Bureau of Reclamation and the City states:

There may occur at times a shortage during any year in the amount of water available for furnishing to the City by the United States pursuant to this contract through and by means of the Project, but in no event shall any liability accrue against the United States, or any of its officers, agents, or employees for any damage, direct or indirect, arising therefrom. In any year in which there may occur a shortage from any cause, the Contracting Officer [Secretary of the U.S. Department of Interior, or her designate] reserves the right to apportion the available water supply among the City and others entitled to receive water from the Project, including but not restricted to those entitled to receive water in satisfaction of rights acquired pursuant to the laws of the State of California.¹⁶

“Cutbacks under certain conditions” appears to be at the discretion of the United States Bureau of Reclamation. The DEIR does, in fact, acknowledge that “Roseville’s water supply was reduced in 1990, 1991, and 2001.”¹⁷ What the DEIR fails to tell the public is the amount of the cutback.

29 - 7

- in 1990 Roseville’s water entitlement was reduced by 50%;
- in 1991 Roseville’s water entitlement was reduced by 75%;
- in 1992 Roseville’s water entitlement was reduced by 28%; and,
- in 1994 Roseville’s water entitlement was reduced by 44%.¹⁸

The DEIR fails to tell the public, “CVP shortages govern in approximately 30 percent of the years, leaving 55,700 AF/year available for diversion by the City in about 63 percent of the years (versus the 83 percent ‘potential’ availability provided for in the [Water Forum Agreement]).”¹⁹

¹⁶ Appendix S, “Water Supply Assessment (SB 610 and 221),” Appendix C “City of Roseville Water Entitlement Contracts,” (emphasis added).

¹⁷ DEIR, p. 4.11-7.

¹⁸ North Roseville Specific Plan, DEIR, May 1997, p. 4.12-3, attached to this letter as Exhibit 3.

¹⁹ Appendix R, Montgomery Watson Harza, Technical Memorandum “Task 7: Water Supply Strategy,” April 10, 2003, p. 4 of 10.

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Why does the DEIR mislead the public and decision-makers into believing, "55,700 AF/year contract water supply is assumed to be available to the City in about 83 percent of the years"?²⁰

The DEIR also misleads the public and decision-makers by claiming that in 17 percent of the years "a minimum of 39,800 AF/year of surface water would be available."²¹ There is no such guarantee. The Water Forum Agreement (WFA) explicitly states, "... there may not be sufficient water available to provide the expected driest years quantities specified in [the] agreements."²² The WFA points out the historic maximum amount of water diverted annually from the American River by City of Roseville through the year 1995 was 19,800 acre feet.²³ The DEIR fails to set forth the actual amount of water the City has diverted from the American River annually since 1995.

What are the restrictions on the existing "wheeling contracts" with the U. S. Bureau of Reclamation for delivering PCWA water? Is the delivery of PCWA water at the discretion of the Bureau? What conditions limit the availability of PCWA water?

The DEIR claims the City has an entitlement to 3,200 acre-feet (AF) "of an existing PCWA surface water supply of 25,000 AF" that is controlled by the San Juan Water District (SJWD).²⁴ The SJWD water supply will not be available during dry years, but also, since there is no contract between the City and SJWD there is no way to review what other conditions or restrictions may be placed on the availability of this water supply.²⁵

29-7

The DEIR also claims, based upon a re-evaluation of the City's unit water demand factors, that there is a surplus of 4,080 AF/year based upon revised unit demand factors.²⁶ If there is a "surplus" based upon a re-evaluation of unit water demand factors, this entire surplus is being allocated to the annexation of the WRSP and SOI Amendment Area. Why? Why not re-allocate this "surplus" within the existing General Plan area and to those existing or planned development projects that have invested in the off-site improvements that have developed the water supply infrastructure that exists within the City?

WRSP provides no off-site improvements that increase the City's available water supplies. The re-evaluation of the City's unit water demand factors is a classic case of creating a "paper" water supply. Any claimed internal citywide "water surplus" is simply based on changing long-standing water demand figures that have been the basis for developing the City's current public utilities infrastructure. What about maintaining a prudent reserve between demand and available water supply in times of drought?

²⁰ DEIR, p. 4.11-7

²¹ *Ibid.*

²² Water Forum Agreement – January 2000, p. 194. (Attached as Exhibit 4 to this letter.)

²³ Water Forum Agreement – January 2000, p. 193. (Attached as Exhibit 4 to this letter.)

²⁴ DEIR, p. 4.11-19.

²⁵ Unfortunately, the complete text of the MOU between SJWD and the City attached to Appendix S of the DEIR was not included (even numbered pages of the MOU are missing).

²⁶ DEIR, pp. 4.11-9 – 4.11-10

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The DEIR claims, "recent water meter data indicate the unit water demand factors . . . likely overestimate current City water use."²⁷ The DEIR goes on to explain,

This is believed to be principally the result of the effect of the implementation of water conservation measures in post-1992 home construction. The data show a reduction in actual water use relative to the estimates used in the 1993 Spink study in every land use category except Business Professional, Railroad Yard, and Public.²⁸

29-8

What controls does the City have on the replacement of water-saving devices used in the construction of new homes? Does the City require building inspection or some form of permit review for replacing low flow toilets, shower heads, etc?

29-9

What other external factors could affect the actual use of water within the City of Roseville? Could the water demand data have been affected by recent cutbacks in available water supply? For example, could the following cutbacks in available water supply affect the actual use of water within the City of Roseville?

29-10

- in 1990 Roseville's water entitlement was reduced by 50%;
- in 1991 Roseville's water entitlement was reduced by 75%;
- in 1992 Roseville's water entitlement was reduced by 28%; and,
- in 1994 Roseville's water entitlement was reduced by 44%.²⁹

Is it just a coincidence that the re-evaluation of the *General Plan Update Water System Study* ("Spink" Study) reviewed the period of time when these substantial reductions in available water occurred? Nowhere in the DEIR, nor in the Technical Memorandum attached at Appendix R, is this factor (or coincidence) even mentioned. It is not clear at all from reading the DEIR (or the Technical Memorandum) what assumptions were used to change the existing unit water demand factors.

29-11

Was the City implementing any stage (Stage One through Five) drought response during any period of time during this re-evaluation of the unit demand factors? Would drought restrictions on the use of residential water explain why the data shows a reduction in residential land use categories, when compared to increases in Business Professional, Railroad Yard, and Public land uses?

Are there any major businesses, industries, or public facilities within the City of Roseville that are dependent upon a reliable water source? Would any of these businesses, industries, or facilities be adversely affected by increasing the amount of ground water in the blend of available water supplies? For example, would the NEC manufacturing facility be affected by sharp reductions in available water supplies during drought; or, would NEC's chip

29-12

²⁷ DEIR, p. 4.11-9

²⁸ *Ibid.*

²⁹ See Exhibit 3.

manufacturing process be adversely affected by the use of ground water to make up any deficiencies in surface water supplies?

29-12

Assuming that the City was to rely upon the 4,080 AF of surplus water and commit this supply of water to the WRSP, what would be the adverse consequences citywide if the City's water entitlements were reduced as they were in 1990, 1991, 1992, and 1994? Nowhere does the DEIR evaluate the adverse effects, after allocating the entire benefit of this "water surplus" to the WRSP and SOI Amendment Area, of the actual reductions in water entitlement that occurred from 1990 through 1992. Instead, the DEIR, states, "the City does not anticipate having more than a 20 percent shortage over a three-year consecutive dry-year period." In 1990 the City's water entitlement was reduced 50%; in 1991 it was reduced 75%; and, in 1992, it was reduced by 28%. For this three year dry year period the City's water entitlement was reduced by over 50% (based upon the percentage reductions), 2½ times the shortage that the DEIR claims the City should not anticipate. The DEIR simply fails to evaluate this very real, recent situation, despite the fact that the proposed annexed area brings absolutely no additional water supplies or off-site improvements to improve the City's water budget. While the WRSP and SOI Amendment Area alone will reap the benefit of the paper surplus, the entire City will suffer the burden of any drought-related cutbacks.

29-13

IV. TRAFFIC IMPACTS

Mr. Des Jardins asked Kittleson & Associates, Inc., Transportation Planning/Traffic Engineering, to review the DEIR and provide him with some comments about the evaluation of the proposed project's traffic impacts. The Kittleson letter is incorporated into this comment letter and attached as Exhibit 5. The following comments add to those set forth in the Kittleson letter.

29-14

A. TRANSPORTATION IMPACT MITIGATIONS

The EIR states that the proposed land use action can be approved consistent with the City's current traffic operations policy of maintaining level of service (LOS) "C" or better at a minimum of 70-percent of the City's signalized intersections. However, the EIR analysis shows that development of the proposed WRSP will result in the operational degradation of a number of City intersections (e.g., Blue Oaks Boulevard/Diamond Creek Road) and State facilities (e.g., I-80) to level of service E or F (currently deemed unacceptable) without any specific improvements proposed to mitigate those impacts.³⁰

29-15

i. IMPACTS ON I-80 AND SR 65

Comments on the Notice of Preparation (NOP) received from CalTrans and the California Highway Patrol (CHP) confirm this situation.³¹ CHP's NOP comment states, "[t]he project...will substantially increase traffic volume and impact State highways...particularly Interstate 80 (I-80), State Route 65 (SR 65) and Baseline Road." CalTrans' letter states,

29-16

³⁰ DEIR, Table 4.3-13, p. 4.3-56 and Impact 4.3-2, pp. 4.3-62 – 4.3-65.

³¹ Appendix B, "Comments on Notice of Preparation."

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“[d]evelopment of the West Roseville Specific Plan will considerably impact Interstate 80 and State Route 65 and associated interchanges.” CHP adds in its NOP comment letter that growth in Lincoln, the opening of the Roseville Galleria shopping center and the (then anticipated, but now completed) Thunder Valley Casino have already caused a “major increase” in usage of SR 65. With regard to I-80 CHP states, *“Interstate 80...is currently operating at near maximum capacity. During certain times of the day, Interstate 80 is beyond capacity resulting in gridlock or near gridlock at traffic flows at a seriously reduced speed in both directions. The gridlock and congestion increases the potential for additional collisions. Any significant increase in growth will further affect this major Interstate.”* Yet, this project offers no means to mitigate direct, indirect, and cumulative impacts on SR 65 or I-80.³²

29 - 16

ii. IMPACTS PROPOSED PLACER PARKWAY ALIGNMENTS

The NOP Project Description contains a diagram showing a “conceptual alignment” of a “Placer Parkway” cutting across the northwestern portion of the WRSP Area.³³ The Placer Parkway is a proposed approximately 15-mile long, east-west, controlled access highway that would connect rapidly growing areas in western Placer County to planned industrial development in south Sutter County as well as the I-5 corridor.³⁴

The DEIR’s Project Description eliminates this figure, and is also silent regarding this proposed road or how it is (or is not) going to be integrated into the WRSP.³⁵ In addition, the DEIR fails to consider the proposed WRSP’s impact on two of the proposed alignments that pass through the WRSP/SOI Amendment Area. In its NOP comment letter the Placer County Transportation Planning Agency alerted the City that, “segments of two alignments are depicted crossing over the proposed project area.

- ‘recommended’ alignment – generally southwest to northeast diagonal between Blue Oaks/Watt to Fiddyment
- ‘north of Baseline Road’ alignment – generally paralleling Baseline to the north and sweeping north – west of Fiddyment.”³⁶

29 - 17

While the PCTPA’s process of selecting a right of way corridor for Placer Parkway is currently underway, no allowance is made in the WRSP and no discussion of the WRSP’s impact on this transportation project is contained in the DEIR. In fact, the approval of the WRSP annexation may eliminate the two right of way options for Placer Parkway forecast by the PCTPA in its NOP comment letter.

The County of Placer has declared that the problem of considering the WRSP project prior to Placer Parkway route adoption is “that the best alignment from an environmental standpoint

³² DEIR, Impact 4.3-2, pp. 4.3-63 – 4.3-65.

³³ Appendix A, NOP at p. 17, Figure 3.

³⁴ Appendix B, September 13, 2002 NOP comment letter of Placer County Transportation Planning Agency

³⁵ DEIR, pp. 2-22 to 2-26.

³⁶ *Ibid.*

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could conflict with any of these land development projects. This may not be known until late in the highway alignment process after the land development project is already approved. . . . Further, these incremental evaluations could 'point' the Parkway corridor to a sensitive environmental area.³⁷

29-17

The DEIR must be revised to discuss any inconsistencies between the WRSP land use designations and the PCPTA's proposed Placer Parkway alignments.³⁸

B. TRAFFIC MITIGATION FEES (TMF's)

The EIR discusses the City's policy requiring new development to pay Traffic Mitigation Fees per unit of development and states that TMFs are unique for each Specific Plan area. However, the EIR does not specifically outline a recommended methodology for determining the appropriate TMF's that should be applied for the WRSP area to ensure that adequate funding is available for the implementation of required transportation improvements as development occurs.

29-18

The WRSP's proposed traffic mitigation fee program violates both CEQA and the traffic LOS requirements in the City of Roseville's General Plan.

- The WRSP DEIR states that, without the project, traffic at the intersection of Blue Oak Blvd. and Diamond Creek Way would remain at LOS A through 2020.
- The City of Roseville's General Plan requires that this intersection (as most others in the City) be maintained at no less than LOS C.
- The WRSP DEIR states that traffic at the intersection of Blue Oak Blvd. and Diamond Creek Way, if unmitigated, would deteriorate to LOS E under the WRSP, and to LOS F under the SOI amendment.
- The WRSP DEIR asserts that traffic impacts at Blue Oak Blvd. And Diamond Creek Way will be mitigated to LOS C based, in part, on a mitigation fee program implemented by the City.
- Nothing in the WRSP or its mitigation monitoring program specifically requires that improvements to the intersection of Blue Oak Blvd. And Diamond Creek Way be timed or otherwise accomplished before traffic at that intersection deteriorates below LOS C.

29-19

At the October 21, 2003 Roseville Transportation Commission hearing on the WRSP DEIR, on behalf of our clients we addressed our clients' concerns about the concurrency of mitigation to ensure that the intersection at Blue Oak Blvd. and Diamond Creek Way would be maintained at

³⁷ Exhibit 7, p.25.

³⁸ CEQA Guidelines, § 15125, subd. (d)

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LOS C. Robert Jensen, Director of Public Works, stated that it would be inappropriate to require a triggering mechanism requiring that LOS C or better be maintained at this intersection. Mr. Jensen stated that flexibility was required in the City's allocation of collected traffic mitigation fees, and gave the specific example that traffic mitigation fees being collected from various development projects across the City are currently being bankrolled for a major intersection project at Douglas Blvd. and I-80. Put simply, Mr. Jensen squarely acknowledged that the decision of where to use traffic mitigation fees is made *after* the fees are collected; and that the allocation of such fees is a *political decision* made on a comparison of needs across the City. Following Mr. Jensen's reply, the Transportation Commission made no request that build out of the WRSP area be tied to a requirement that traffic service not deteriorate below LOS C at the intersection of Blue Oak Blvd. and Diamond Creek Way.

Based on Mr. Jensen's testimony, it appears that the WRSP DEIR's claim that traffic at this intersection will be adequately mitigated is not consistent with judicial decisions involving the deferral of mitigation measures under CEQA, such as *Sacramento Old City Association v. City Council of Sacramento* (1991) 229 Cal.App.3d 1011. Specifically, although the WRSP may meet the initial requirement in *SOCA* by establishing a specific performance standard (maintaining LOS C at the affected intersection), it appears to violate the second requirement, which is that *there must be a binding commitment to achieve the stated level of mitigation.*³⁹ In this case, Mr. Jensen's testimony and example involving the Douglas/I-80 project show that traffic mitigation fees are allocated by the City as it balances requests for numerous, competing traffic improvement projects, and that funds are allocated where they are politically perceived to achieve the most benefit – rather than ensuring that stated performance standards are met for specific projects. In short, there is no binding commitment in the WRSP or the DEIR's mitigation monitoring program that traffic will not deteriorate below LOS C at Blue Oak Blvd. and Diamond Creek Way.

29-19

Moreover, because these assurances are lacking, approval of the WRSP without a triggering mechanism for ensuring that the necessary road improvements are constructed in a timely fashion would also violate the City's General Plan, which requires traffic at the intersection of Blue Oak Blvd. and Diamond Creek Way to be maintained at LOS C or better.

29-20

V. AIR QUALITY IMPACTS

A. ENVIRONMENTAL SETTING SECTION

- 1) Table 4.4-3 contains air quality monitoring data through 2001. Local and regional air agency monitoring data for 2002 data is available and should have been included to give the most accurate representation of environmental setting possible. The last paragraph of page 4.4-10 acknowledges that both federal standards (1-hour and 8-hour) now apply, along with California's own one-hour ozone table. Since the 8-hour standard now applies, the 8-hour monitoring results must be included in the DEIR. Table 4.4-3 should also include predicted violations of the federal 8-hour ozone standard, enacted by the U.S. EPA.

29-21

³⁹ *Id.*, at p. 1029.

- 2) Table 4.4-3 should also include ozone monitoring data for Auburn and other foothill areas of Placer County, since they will be most impacted by emissions resulting from development of the WRSP-SOI Amendment Area. Analysis of regional monitoring station data over the last several years indicates statistically significant increases in criteria pollutant emissions along the interface of the Sierra and the Sacramento basin; inclusive of Roseville, this area is where development and population growth has been greatest in the Sacramento federal ozone nonattainment area, and is at or near the top of the fastest growing regions of the state. Discussion of the environmental setting in the DEIR for the WRSP-SOI Amendment Area must reflect increasing volumes and measured concentrations of emission impacts in context to the rapid and sustained growth of land use development in the Roseville and western Placer County portion of the Sacramento federal nonattainment area.

29-22

**B. IMPACTS AND MITIGATION MEASURES SECTION (AIR QUALITY);
TRANSPORTATION AND CIRCULATION SECTION.**

- 3) Toxic air contaminants (TAC) are discussed on pages 4.4-7, 4.4-11 and 4.4-12. This discussion does not include the potential toxics to be released from the Roseville Energy Park. The Energy Park has been identified in the DEIR,⁴⁰ and is within the area of the WRSP-SOI Amendment Area and should have been included in modeling for toxic air contaminants and associated increased health risks.
- 4) The DEIR fails to include any mention of the Energy Park's association to project-related carbon monoxide (CO) modeling.⁴¹ Recent pronouncements by Roseville City staff regarding the power plant, with public media articles indicating that a 100+ MW plant is moving forward in the local planning process, indicate that its air quality impacts must be anticipated within the context of the full WRSP-SOI amendment area. The Energy Park's contribution to the area's air quality should have been discussed and analyzed, particularly for TAC and CO impacts. Power plant turbines in a 100+ MW facility will generate large amounts of CO, with significant direct and synergistic impacts on local air quality. Aggregation of CO impacts from all sources in the area with discussion of synergistic potential must be given full consideration in the DEIR. Failure to include CO impacts from the energy plant in the modeling for CO impacts renders the DEIR's significance conclusion inaccurate.⁴²
- 5) TAC and health risk assessment analysis for the WRSP and SOI amendment areas must include analysis of additive emission impacts from the Pleasant Grove wastewater treatment plant. Discussion in the DEIR indicates that TACs from the plant are assumed to be insignificant based on analysis performed in 1994 for the DCWWTP.⁴³ Background concentrations of TACs in the region 1994 have changed due to population growth, changes in stationary and mobile source inventories, emission control technology and regulatory requirements, etc. Project-specific and cumulative mass emissions of TACs from population growth-related sources such as water plants, wastewater treatment

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29-25

⁴⁰ DEIR, Fig. 2-3, p. 2-10, p. 4.1-4, and Fig. 4.1-3, p. 4.1-5.

⁴¹ DEIR, p. 4.4-29.

⁴² DEIR, Table 4.4-8, p. 4.4-29.

⁴³ DEIR, p. 4.4-25.

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plants, diesel onroad and offroad vehicle operation, etc, have increased since 1994; in fact, populations in Placer County grew by 44% between 1900 and 2000, with the majority of growth in the western and southern Placer County regions. Similarly, Roseville's population increased by 79% for the same time period.⁴⁴ Ten-year old information from another stationary source outside the WRSP-SOI Amendment Area is very likely out of date and is probably geographically inadequate for characterizing Pleasant Grove Wastewater Treatment Plant TAC emissions.

29-25

6) The WRSP-SOI Amendment Area DEIR fails to acknowledge and analyze emissions from the City of Lincoln wastewater treatment plant. TAC and criteria pollutant emissions from within the WRSP and amendment area will combine with those from the nearby wastewater plant to increase aggregated TAC concentrations, and possibly cause unacceptably high health risks. The EIR must take into account the incremental and additive effects of emissions to be generated within the full amendment area by including discussion and analysis of the City of Lincoln's wastewater treatment plant.

29-26

7) The standards of significance listed on page 4.4-16 states that the toxic air contaminant health risk level is 10 in 1 million. No reference is given for this risk level. Typically, a cancer risk level of 1 in 1 million is used, except in instances where best available control technology is being used. The source of the 10 in 1 million significance threshold should be documented.

29-27

8) Inhalation of toxic air contaminants can lead to chronic and acute health risks. Each of the toxic air contaminants listed in Table 4.4-7 also have acute and/or chronic health risks that may be of equal or greater concern than the cancer risks. Consequently, the standards of significance should be modified to include acute and chronic health risks and the project's acute and cumulative risks should be evaluated in the EIR.

29-28

9) Mitigation Measure 4.4-7, which addresses toxic air contaminants, states that future studies and additional environmental review would be necessary. Why can't the studies and required environmental review be completed prior to project approval? What commitment is there to the completion of these studies? What performance standards will future mitigation measures have to meet to satisfy the identified significant adverse environmental impact?

29-29

10) Mobile source emission impacts for the full WRSP-SOI Amendment area were calculated using different URBEMIS versions. The DEIR states "The CARB URBEMIS7G emission estimation program was used to quantify potential emissions from construction activities and vehicle trips."⁴⁵ However, the footnote on page 4.4-22, for Table 4.4-6 Comparison of Placer County APCD Thresholds and Project Emission Levels in Pounds per Day Before Mitigation, states "SOURCE: URBEMIS 2001, EIP Associates, August 2003." URBEMIS 7G is an older (1996) model in the URBEMIS series. Emissions should have been estimated using URBEMIS 2001 or URBEMIS 2002. URBEMIS 2001 superseded URBEMIS 7G, and was available and in use prior to the time that the consultant analyzed emissions. Moreover, URBEMIS 2002 was made available in May of 2003, which was four months prior to the August model run date listed by the consultant at the bottom of for Table 4.4-6. Table 4.4-6 indicates that URBEMIS 2001 was used by EIP Associates to estimate emissions in August 2003. If emissions were

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⁴⁴ DEIR, p. 4.2-3.

⁴⁵ DEIR, p. 4.4-15.

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estimated in August 2003, then the URBEMIS 2002 model should have been used. Updated emission factors are a critical component of each successively improved URBEMIS model. By using the outdated URBEMIS 7G model, project-related emissions estimates are less reliable and are likely under- or over-estimated. Significant changes in emission factors and methodology exist with each new version of URBEMIS. As a matter of substantive consistency URBEMIS7G outputs cannot be confused with URBEMIS 2001 results. CEQA's objective of comprehensive and accurate impact analysis presumes use of the latest calculation models. Confusion in use of models renders inconsistent estimates of the mobile source emission quantities. Mobile source emission impacts for the project must be re-modeled, using the latest URBEMIS version for consistency and adequacy.

29 - 30

11) The air analysis must be modified to reflect motor vehicle emission factors associated with the California Air Resources Board's EMFAC2002 model.

29 - 31

12) The emission estimates shown in Table 4.4-6 for all pollutants, ROG, NOx, CO, and PM10 are incredibly high. The annexation of WRSP changes land uses that trigger increased air emissions. There is no discussion about the inherent conflict between the State Implementation Plan (SIP) and the City's General Plan amendments made necessary to accommodate this project.

29 - 32

13) Reactive organic gases (ROG) emissions of architectural coatings used in developments are a routinely quantified emission impact. The DEIR states "Modeling assumptions did not include the use of architectural coatings, because information on the extent of use of such coatings was not available."⁴⁶ URBEMIS is specifically designed to provide for routine estimation of emissions from architectural coatings in the same fashion it estimates mobile source emissions. Basic URBEMIS model land use inputs (e.g., residential, multi-family etc.) and their quantities (e.g., number of dwelling units per acre, commercial square footages) are listed in many locations throughout the DEIR. This information was used to estimate related mobile emissions. There is no reason why they would not also have been used to calculate architectural coating emissions. The decision to "turn off" the architectural coatings calculator was likely based on the fact that URBEMIS would estimate very high ROG emissions for this large scale residential/commercial project. What authorizes the City to selectively preclude important emission-related information, especially when all pertinent modeling input information is contained within the project's descriptive and environmental documentation. The DEIR must be revised to reflect architectural coatings emissions in the detail required by CEQA. Those impacts must then be evaluated for all feasible, reasonable mitigation options. For example, architectural coatings with lower volatile organic compounds (VOC) are available and will reduce emission impacts. Use of emission credits or offsets should also be explored as a method to provide greater mitigation.

29 - 33

14) Table 4.3-7 of the Transportation and Circulation chapter (4.3) shows daily trip generation rates and daily trips associated with the land uses in the WRSP. Neither the trip generation rates nor the total daily trips shown in this table match the rates shown in the URBEMIS results included in Appendix H. For example, the total single family residential trips shown in Table 4.3-7 equals 52,794, whereas the URBEMIS results show

29 - 34

⁴⁶ DEIR, p. 4.4-15

single family trips equal to 43,389. Apparently the URBEMIS modeling is inconsistent with traffic modeling. As a result, air emissions have been underestimated by at least 25%. Re-modeling must be undertaken with use of consistent data and the latest modeling techniques.

29-34

15) The DEIR pays little attention to the State Implementation Plan, the legally binding regulatory blueprint for returning the Sacramento nonattainment area to acceptable air quality by 2005.⁴⁷ Pursuant to the SIP, new developments, such as those anticipated by the City of Roseville for the WRSP-SOI Amendment Area, must reduce NOx and ROG emissions by one ton/day by 2005. The DEIR fails to recognize this duty. There is also no discussion in the DEIR that describes the extensive efforts by local air agencies to evaluate new methods to gain mobile source emission reductions based on concerns that the area will not reach ozone attainment in the next two years. It is every municipality's duty to provide attainment benefits for the SIP. The large amounts of indirect source emissions from the urbanization of the WRSP and SOI Amendment Area should have been evaluated in the context of the SIP indirect source measure, and the Sacramento Ozone Summit conducted in October, 2002. Placer County APCD's NOP comment letter requested a discussion of the consequences within the Sacramento Valley Air Basin (SVAB) if this area does not attain federal ambient air quality standards.⁴⁸ The DEIR should be revised to include the discussion the Placer County APCD requested.

29-35

16) While the DEIR mentions that the City of Roseville requires employers with more than 50 employees to develop a Transportation System Management (TSM) plan that "promotes" alternative transportation modes, there is nothing to show that enforcement or compliance mechanisms will ensure real, quantifiable emission reductions.⁴⁹ What incentives will the City utilize to assure that a TSM plan will be implemented with the WRSP and SOI Amendment Area? Discussion in the DEIR must include fees and incentives and how they will be made a permanent instrument to ensure real, quantifiable reductions of emissions from single occupancy vehicles (SOVs).

29-36

17) The DEIR discusses park-and-ride facilities to be provided in the WRSP.⁵⁰ Tens of thousands of residents and workers will operate vehicles daily in the WRSP, generating over 200,000 trips each day. The dedication of five sites with 20 park and ride spaces appears to be token measure in response to the need -- transit and carpooling ridership depends on accessible, practical parking. How did the DEIR determine that a total of 100 park & ride spaces in five locations would adequately address transit and carpooling ridership needs?

29-37

18) The DEIR states "The City's Long Range Transit Master Plan....guides development of both inter- and intra-City transit services through year 2010. The Plan did not anticipate development of the WRSP and thus did not include future services to the WRSP."⁵¹ No further discussion is presented on the lack of available or proposed transit services for the tens of thousands or residents who will live or work in the WRSP-SOI Amendment Area. On the following page the EIR states "The development of the WRSP would create an

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⁴⁷ DEIR, p. 4.4-10.

⁴⁸ Appendix B, Placer County APCD letter, p. 1.

⁴⁹ DEIR, p. 4.4-23.

⁵⁰ DEIR, p. 4.3-76.

⁵¹ DEIR, p. 4.3-76.

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'unmet transit need' by buildout". Further on it states "Providing adequate transit service to the WRSP Area would be economically difficult in early phases of the WRSP". The vast majority of emissions, which has resulted in the region's "severe nonattainment" ozone air pollution designation, are mobile source (vehicle) generated. SOV trips are a significant component of the mobile source emission inventory, and effective, adequate transit service will provide real SOV emission reductions. Mitigation Measure 4.3-8 requires that "WRSP development contribute its fair share towards the capital and operating costs for expanded transit services to the WRSP Area. The amount of transit services needed would be identified in an updated Short Range Transit Plan and/or an updated Long Range Transit Master Plan prepared for the WRSP. Implementation of the...Plans would reduce impacts associated with access and circulation by guiding development of both inter- and intra-City transit services." When will the Short Range- or Long Range- Transit Plan be prepared? When or how measures will be implemented? What assurances have been included in the DEIR that demonstrates a commitment to completing the identified transit plans? What standards will be utilized to guide the appropriate administrative agencies and assure compliance with any transit plan recommendations that seek to address the significant increase of populations of residents, customers, and employees in the WRSP area?

29 - 38

19) On page 4.4-16 of the DEIR, the air quality assumptions state that during construction a maximum of 10 acres would be disturbed within any 24-hour period. Then, the DEIR should state that no more than 10 acres shall be under development within the entire plan area at any one time. Further, the mitigation and monitoring reporting plan (MMRP) must reflect this requirement of a maximum of 10 acres disturbance per day in the WRSP and SOI Amendment Area, with provision for enforcement by the City's zoning officer to ensure compliance.

29 - 39

20) The DEIR states "a solid waste recycling area is planned within the WRSP...."⁵² Is this a drop off area, a transfer station, or a material recovery facility? Depending upon the type of facility, emission impacts to construct and then use the facility must be modeled and included in the DEIR.

29 - 40

21) The DEIR, under Off-Site Improvements, begins a list of construction projects that will occur with the development of the area.⁵³ Items 1 through 24 each will involve construction activities that will produce air emission impacts to the region. The emission impacts of these improvements have not been evaluated in the DEIR. The emission impacts will contribute to the area's nonattainment and will, therefore, be significant. However there are ways and means to reduce or avoid the emission impacts. Therefore, these emission impacts must be accurately modeled and analyzed, and all reasonable, feasible mitigation measures must be reviewed that will reduce or avoid these effects.

29 - 41

22) Because the emission estimates for the WRSP are so excessive the DEIR should have conducted regional ozone modeling to evaluate this project's contribution to future violations of ozone standards in the region.

29 - 42

23) The emission estimates shown in Table 4.4-6 were estimated using the URBEMIS model. The detailed URBEMIS modeling results are included in the air quality appendix. However, the Table 4.4-6 results do not come close to matching the URBEMIS results in

29 - 43

⁵² DEIR, p. 2-34.

⁵³ DEIR, p. 2-37.

the appendix. There appears to be a major disconnect here, calling into question the validity of all modeled air quality outputs contained in the WRSP-SOI Amendment Area environmental documents.

29 - 43

24) The carbon monoxide (CO) modeling analysis does not include any discussion of where sensitive receptors were placed nor what version of the CARB EMFAC model was used. These details need to be included so that a proper review of the CO model analysis can be conducted. This information needs to be included in a revised DEIR with another appropriate review period.

29 - 44

25) Mitigation measure 4.4-3 requires that at least 20% of heavy-duty off-road equipment be powered by CARB certified Tier 1 off-road engines. This mitigation measure is outdated and if enacted would actually serve to increase project related mobile source emissions since the offroad fleet inventory, as reflected in the latest CARB OFFROAD inventory for the Sacramento region, already contains more than 20% Tier 1 and Tier 2 CARB certified offroad engines. Placer County APCD's NOP Comment letter attached a list of Best Available Mitigation Measures that have been implemented by other projects in Placer County.⁵⁴ This list of Best Available Mitigation Measures includes the following. "[c]onstruction contracts should stipulate that at least 50% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines." Why wasn't this Best Available Mitigation Measure applied to this project?

29 - 45

26) The project must offset 100% of its operational emission impacts since reasonable, feasible mitigations are available. Placer County Air Pollution Control District (PCAPCD) will allow developers to utilize its offsite mitigation fee program; purchased tons of emissions in air district programs (*i.e.*, Moyer Program, AB 2766) are typically considered cost-effective at \$13,600/ton (NOx) or less. The developer could also obtain local emission offsets directly. For example, by replacing scores of high-emitting diesel irrigation engines operating each year in the Sacramento nonattainment area with electric pumps, those emission reductions can be used to offset operational and construction emission impacts from development of the WRSP-SOI Amendment Area. Purchase of low-emission transit vehicles, refuse trucks, school buses, etc., would provide operational emission offsets. Reasonable and feasible mitigation measures to offset project-related emissions impacts are available, and are predicated on the hundreds of emission reduction projects undertaken by air agencies and developers in California over the last several years. Because of the clear severity of air pollution in the region, and the extensive emissions that will be generated by the urbanization of the WRSP-SOI Amendment Area, the DEIR should explore all feasible means to offset 100% of operational emission impacts. At least one other large residential/commercial land use project in the area, Bickford Ranch, which was urbanizing a largely undeveloped area within Placer County, agreed to mitigate 100% of its operational emission impacts.

29 - 46

27) Construction equipment mitigations must utilize all reasonable, feasible means to reduce related emission impacts to a level of insignificance. ROG, NOx and PM10 emissions from construction activities are estimated in the DEIR to greatly exceed the PCAPCD's CEQA daily thresholds of significance. Mitigation measure 4.4-4 states that the project "may include use of certified off-road engines, or other measures to reduce particulate matter and nitrogen oxide emissions through the use of emulsified diesel fuel and/or

29 - 47

⁵⁴ Appendix B, Placer County APCD comment letter, p. 2.

particulate matter traps.” These measures are available, along with others, and thus must be employed to the extent that they reduce construction-related emission impacts to a level of insignificance (82 lbs/day NOx, etc.) Particulate matter traps do not provide NOx benefits. Other technologies capable of reducing NOx and PM10 emissions from offroad diesels have been employed in other projects. The City of Bakersfield recently required the retrofiting of agricultural irrigation engines with diesel aftertreatment technology to offset emissions from the approval of a residential housing development. Aftertreatment technology built by Cleaire, LLC (www.cleaire.com) has been CARB-certified to produce 25% NOx benefit and 85% PM10 benefit on certain diesel engine onroad applications, and can be expected to produce similar benefits in older (pre-1996) agricultural irrigation applications used to offset emissions from the WRSP-SOI Amendment Area. Repowering older equipment with newer, cleaner engines will provide cost-effective emission reductions, as evidenced by the enormously successful CARB-administered Moyer Program. Construction generators can be obtained with CARB-certified engines (LPG and gasoline) that emit at NOx levels 65% or more below that of diesel units almost universally found on construction projects. With the use of an offset program as used by the City of Bakersfield, or based on mobile source emission reduction credit programs operating in other areas, along with other reasonable, feasible technologies already employed to reduce emissions of other projects, 100% of the construction emissions resulting from development of the WRSP-SOI Amendment Area can, and therefore must, be mitigated. Cost-effectiveness of repowering or retrofiting existing diesel vehicles, or offsetting incremental costs of new, lower-emitting vehicles has been established at \$13,600 per ton NOx in over five years of CARB and air district-administered incentive programs. Funded by taxpayers, these incentive programs have produced enormous air quality benefits to Californians, and provide cost-effectiveness parameters for use in mitigating construction-related WRSP-SOI Amendment Area NOx, ROG, and PM10 emissions to less than significant levels.

29 - 47

- 28) Mitigation measure 4.4-4 limits wood burning devices to only U.S. EPA Phase II standards. Wood burning devices in all new project-related homes should be prohibited, with this prohibition reflected in development CCR's and the MMRP. EPA Phase II woodstoves produce roughly one thousand times more PM10 than new gas-fired appliances that heat as or more efficiently with the same esthetic operational appearance. San Joaquin Valley has recently moved to prohibit wood burning appliances in favor of natural gas and propane fire fireplace appliances in certain types of new development. EPA Phase II woodstoves will contribute unnecessary PM10 emissions in the project area and must be prohibited unless their emissions are offset completely.

29 - 48

C. CUMULATIVE EMISSION IMPACT COMMENTS

- 29) The cumulative air quality impact discussion in Chapter 5 states that WRSP emissions are not part of the regional air quality plan, including the 1994 SIP. They are correct to call this a significant and unavoidable cumulative impact on air quality. However, the impact goes above and beyond significant and unavoidable. Since the WRSP is not part of the current SIP, it should not be approved until it has been incorporated into the SIP and the Placer County APCD demonstrates that the SIP complies with federal ozone standards.

29 - 49

30) Table 4.4-7 shows TAC data from the California Air Resources Board, collected from the site (N. Sunrise) nearest the full amendment area; this data indicates unacceptable benzene (TAC) concentration levels at roughly three times the *maximum* acceptable risk limit of ten per million.⁵⁵ Data taken from the table indicate a disturbing trend in benzene concentration increases at the N. Sunrise station; it is likely that Roseville's rapid population growth over the last decade explains a large share of the increase benzene-related risks at the station from 32 per million in 1999 to 44 per million in 2001, an increase of roughly 37%. If this is accurate, why were the relative increases in benzene or other similarly affected TACs not evaluated in the DEIR? This evaluation must include the individual incremental effects of the proposed power plant, the wastewater treatment plants, the regional landfill, and any other proximate, potentially significant TAC sources.

29 - 50

VI. BIOLOGICAL RESOURCES

Although we assume that other organizations, individuals, and appropriate agencies will comment on the issues within this section of the DEIR, within the brief time that we had to review the DEIR we have the following comments.

29 - 51

A. INADEQUATE HABITAT MAP

The DEIR claims to present a "Habitat Map" that "illustrates the habitat types located on the project site."⁵⁶ The map presented in the DEIR, however, only identifies a narrow strip of "Riparian/Oak Woodland" habitat along Pleasant Grove Creek, and a small area of "Agriculture" in the eastern edge of the project south of Pleasant Grove Creek and north of Blue Oaks Boulevard. Despite its title, the map contains no other information regarding the types of habitats that exist across the project site, and is entirely inadequate to provide any meaningful baseline information about the existing nature and condition of Biological Resources at the project site.

29 - 52

B. INADEQUATE INFORMATION ON ACTUAL SPECIES ABUNDANCE AND DISTRIBUTION

No information on species distribution or abundance is provided in the DEIR. Instead, general habitat types are identified ("Annual Grassland"; "Blue Oak Woodland"; "Valley-Foothill Riparian") followed by generic lists of species that "could" be located on the project site, or that are "typically" found in the habitat-types that are listed.⁵⁷

29 - 53

⁵⁵ DEIR, p. 4.4-25.

⁵⁶ DEIR, p. 4.7-3, referencing Figure 4.7-1.

⁵⁷ DEIR, pp. 4.7-3 - 4.7-9.

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C. MISLEADING DESCRIPTION OF LEGAL STATUS OF "FULLY PROTECTED" BIRD SPECIES

The DEIR states, "Fish and Game Code section 3511 describes bird species, primarily raptors which are 'fully protected.' Fully protected birds may not be taken or possessed except under a specific permit."⁵⁸ The DEIR's statement is misleading. Fully protected species may not be taken under any circumstances, and neither CDFG nor any other entity has legal authority to issue permits to authorize such take.

29-54

D. INAPPROPRIATE CONFLATION OF FESA AND CEQA REVIEW STANDARDS

The DEIR states that "[c]ompliance with FESA would reduce impacts associated with the loss of federally listed vernal pool crustaceans and their habitat, and the loss and degradation of rare plant populations, by requiring any project that would result in the take of any federally listed threatened or endangered species to obtain authorization from the USFWS."⁵⁹ Specifically the DEIR proposes FESA compliance through section 7 consultation:

Through the 404-permit process the landowners have nearly completed a Section 7 Consultation with USFWS. The General Vernal Pool and Wetland Mitigation and Conservation Plan resulting from this consultation was conceptually accepted as complete on July 15, 2003, and a Biological Opinion from the USFWS is expected at any time.⁶⁰

Under FESA, section 7, the Service may allow take of endangered species upon a finding that a proposed project "is not likely to jeopardize the continued existence of any [federally listed] species . . ." (16 U.S.C. § 1536.) Thus, to allow take under this provision of the ESA, the only threshold that must be met is that the species, across its range, will not go extinct – a very low threshold.

29-55

Under CEQA, however, a project's impacts on the environment are not measured by any species viability. Instead, CEQA's evaluation of impacts and mitigation measures focuses on the "environment" – which is defined as "the physical conditions which exist *within the area which will be affected by a proposed project*, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance."⁶¹ CEQA is concerned about significant physical change to the environment.⁶² CEQA Guidelines presume that any reduction in the population of rare, threatened or endangered species is a significant adverse effect on the environment.⁶³

On what basis can the DEIR conclude that FESA section 7 consultation (which only addresses viability of the species) will mitigate adverse environmental impacts to vernal pool resources

⁵⁸ DEIR, p. 4.7-24.

⁵⁹ DEIR, p. 4.7-36.

⁶⁰ DEIR, p. 4.7-62.

⁶¹ Pub. Resources Code, § 21060.5 (emphasis added).

⁶² Pub. Resources Code, § 21068; CEQA Guidelines, 15064.

⁶³ CEQA Guidelines, § 15065, subd. (a); see Pub. Resources Code, § 21083.

“within the area which will be affected” by the WRSP project? How will section 7 consultation reduce or avoid the proposed project’s significant adverse effects on threatened, endangered and rare plant and animal species and the habitat these species depend upon?

29-55

E. FAILURE TO DISCLOSE EXISTENCE OF DESIGNATED CRITICAL HABITAT ON PROPOSED PROJECT SITE

The USFWS has designated the entire project site as critical habitat for federally listed vernal pool species.⁶⁴ The DEIR misleadingly states that “proposed” critical habitat “is located in thirty (primarily Central Valley) counties in California (including western Placer County) and one County in Southern Oregon.”⁶⁵ Beyond misleading the decision-makers and the public regarding the actual status of the WRSP project area as formally designated critical habitat, the DEIR also fails to explain how the project can possibly be consistent with section 7, given the fact that the project area has been formally designated as critical habitat by USFWS. Section 7 of the ESA requires federal agencies to “insure that any action authorized . . . by such agency . . . is not likely to . . . result in the destruction or adverse modification of habitat of such species which is determined by the Secretary . . . to be critical”⁶⁶

29-56

F. ALL CONCLUSIONS OF “LESS THAN SIGNIFICANT” IMPACTS IN THE DEIR THAT REQUIRE IMPLEMENTATION OF MITIGATION MEASURE MM 4.7-1 ARE MISLEADING

The DEIR suggests, at numerous locations, that the WRSP project’s impacts will be reduced to “less than significant” levels through the implementation of proposed Mitigation Measure MM 4.7-1.⁶⁷ This mitigation measure relies on the “Clean Water Act Section 404 permit process (including a Section 7 consultation under the Federal Endangered Species Act) [as] the standard method for developing mitigation” for the WRSP project.⁶⁸ But, as already noted, no section 404 permit can be issued for this project, because implementation of the WRSP will necessarily involve the “destruction or adverse modification” of formally designated critical habitat, which is expressly prohibited by ESA section 7. As a result, MM 4.7-1 is, *as a matter of law*, infeasible of implementation, and, therefore, any and all assertions in the DEIR that this mitigation measure will mitigate one or more of the project’s identified impacts to “less than significant levels” are misleading.

29-57

G. UNLAWFUL DEFERRAL OF CEQA ANALYSIS AND MITIGATION IN AMENDING GENERAL PLAN TO ALLOW OPEN SPACE TO BE USED FOR FLOOD CONTROL

The DEIR proposes to amend the City’s General Plan by adding a new policy allowing “the use of open space for the location of flood control facilities where such facilities allow compatible

29-58

⁶⁴ 68 Fed. Reg. 46684. See Federal Register text and map attached as Exhibit 6 to this letter.

⁶⁵ DEIR, p. 4.7-12.

⁶⁶ 16 U.S.C. § 1536.

⁶⁷ See, e.g., DEIR at pp. 4.7-30, 4.7-35, 4.7-38, 4.7-40, 4.7-57.

⁶⁸ DEIR, p. 4.7-62.

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passive recreational use and resource protection.”⁶⁹ The DEIR states that “[s]uch facilities could destroy or degrade habitat during grading and other ground disturbance. Impacts that could occur include loss of wetlands, loss of special-status species habitat, and alternation of wetland/stream corridor hydrology.”⁷⁰ Despite admitting these potentially significant impacts The DEIR claims that the addition of this new policy will have “less than significant impacts,” and requires no mitigation because 1) the current general plan does not prohibit the dual use of designated open space for flood control, and 2) because “any such facilities would be subject to environmental review and state and federal regulations”⁷¹

29-58

The DEIR specifically names detention basins in Curry Creek as an example of the flood control facilities that would be built throughout the WRSP and Remainder areas.⁷² However the DEIR does not provide any specifics about the current environment in Curry Creek, or the other possible locations for such flood control facilities, what specific “improvements” will be made in these areas, or the resulting changes in the environment that will actually occur as a result of those improvements.

29-59

The construction of retention and detention basins in these areas, and using them as floodways, will fundamentally alter the hydrology and habitat values in these areas. Accordingly the DEIR must disclose those proposed “improvements” *before* the project is approved, analyze and describe how such “improvements” may have adverse effects on the existing environment, and analyze mitigation measures and alternatives to reduce or avoid such impacts where found to be potentially significant. The DEIR’s implication that impacts of this change in policy are insignificant because the current general plan does not forbid dual use of open space as flood control facilities is irrelevant, as CEQA requires environmental analysis of a project’s effects on the “environment,” not on a general plan.⁷³ The DEIR’s claim that future environmental review and compliance with other environmental laws is an unlawful deferral of environmental analysis and mitigation.⁷⁴ This is *especially* the case where practically all of the open space in the WRSP area must be preserved in its existing, natural state in order to meet the on-site mitigation measures required under other portions of the DEIR (See, e.g., Mitigation Measure MM 4.7-1 [requiring onsite preservation of vernal pool resources]; Mitigation Measure MM 4.7-2 [requiring “on-site avoidance” to mitigate for loss of wetlands]; Mitigation Measure MM 4.7-4 [requiring “avoidance” of pools supporting western spadefoots]; Mitigation Measure MM 4.7-5 [same]; Mitigation Measure MM 4.7-8 [requiring “on-site preservation” of grassland habitat; Mitigation Measure 4.7-10 [requiring protection of sensitive habitat in riparian areas as wildlife movement corridors]; and, Mitigation Measure 4.7-11 [requiring riparian buffers to “preserve the stream’s natural characteristics”].)

⁶⁹ DEIR, p. 2-54.

⁷⁰ DEIR, p. 4.7-59.

⁷¹ DEIR, p. 4.7-59 to 4.7-60.

⁷² DEIR, p. 4.7-59.

⁷³ *Environmental Planning and Information Council v. County of El Dorado* (1982) 131 Cal.App.3d 350, 355.

⁷⁴ *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296.

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VII. CUMULATIVE IMPACTS

A. ROSEVILLE MODEL ASSUMPTIONS

Table 5-3 does not accurately reflect information regarding the Placer Vineyards and Placer Ranch projects as projected by the County of Placer.⁷⁵ For instance, the City makes the following assumptions at Table 5-3:

Placer Vineyards:

Single Family DU:	7,006
Multi-Family DU:	651
Age Restricted DU:	0
Total Residential DU:	7,657
Commercial KSF:	920
Office KSF:	288
Industrial KSF:	0

These assumptions, however, do not accurately reflect what the County's land use projections indicate. The County proposes the Placer Vineyards Project in three separate phases and describes the project as follows:

29 - 60

Phase 1 is on 2,265 acres – 7,632 residential units and 3,909,510 square feet of non-residential development are proposed. Phases 2 and 3 would be on 961 and 1797 acres respectively. It is anticipated that Phase 2 will accommodate a total of 3,980 residential units and 1,304,562 square feet of non-residential development and that Phase 3 will accommodate a total of 2,520 residential units and 1,470,339 square feet of non-residential development.⁷⁶

Therefore, the total residential DU is actually 14,132, nearly double of what is assumed by the City in its analysis.

Additionally, another primary development project as indicated on Figure 5-1 is Placer Ranch. This project, as shown on Figure 5-1 is located in the Sunset Industrial Area just north of the WRSP area. It appears from Table 5-3, that this project is not considered, at all, in the City's development assumptions. The following demonstrates the County's land use determinations for

29 - 61

⁷⁵ Attached to this letter as Exhibit 7 is a copy of the October 9, 2003, Memorandum from Planning Department – Frederic K. Yeager to Board of Supervisors, subject: West Placer County Land Use Issues

⁷⁶ Exhibit 7, pp. 7-8.

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the Placer Ranch project:

Placer Ranch:

Site area: 2,231.4 +/- acres
 Residential acreage: 507 acres
 Total Residential Units: 4794
 S.F. Residential 4-8 units/acre: 2610
 Multi-Family 18 units/acre: 1651
 Mixed Use Residential units: 533
 Commercial Acreage: 194 acres
 Mixed Use: 43 acres
 General Commercial: 60 acres
 Highway Service: 91 acres
 Total Commercial square footage: 1,454,120
 Office and Professional Acreage: 218 acres
 Office and Professional Square footage: 1,906,227
 Industrial Acreage: 548
 Industrial: 104 acres
 Industrial Park: 153 acres
 Business Park: 289 acres
 Total Industrial Square footage: 6,180,607
 CSUS Branch Campus acres: 245 acres
 University enrollment projected: 15,000+
 Other schools: 20 acres
 Parks/Detention Basin: 90 acres
 Open Space 104 acres
 Core Right of Way: 291 acres⁷⁷

29-61

The Placer Ranch project is located within the Sunset Industrial Area. Although a formal application has not yet been submitted, the applicants have given the Planning Department a proposal statement and accompanying site plans.⁷⁸ Table 5-3 lists the following Roseville Model Assumptions for Sunset Industrial Area.

Single Family DU: 5
 Multi-Family DU: 0
 Age Restricted DU: 0
 Total Residential DU: 5
 Commercial KSF: 495
 Office KSF: 822
 Industrial KSF: 5,046

⁷⁷ Exhibit 7, pp. 3-4.

⁷⁸ Exhibit 7, p. 3; attached to this letter as Exhibit 8 is a copy of the February 28, 2003 letter from Mr. Steve Spain of TLA re: Pre-EIR Submittal for Placer Ranch.

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Compared with the County's projections, the City's numbers are completely incorrect. By making incorrect development assumptions, the entire cumulative impacts analysis is skewed and inadequately informs the lead agency decision-makers, the trustee and responsible agencies, and the public.

29-61

B. CUMULATIVE IMPACT ASSESSMENT

The Cumulative Impact Assessment is prepared for each technical issue area in two separate scenarios. The EIR states:

Under the first scenario, the 'project' is full development of the SOI Amendment Area and the cumulative context includes those project and growth assumptions set forth in Section 5.2.2 of this document, excluding the Remainder Area since it is part of the project. Under the second scenario, the 'project' is development of the WRSP Area alone and the cumulative context similarly includes those projects and growth assumptions set forth in Section 5.2.2. of this document, but it includes the Remainder Area since it is not part of the project in this scenario.⁷⁹

29-62

Section 5.2.2 does not exist. We assume that the EIR preparer meant to refer to Section 5.5.2. Even if this assumption is accurate, the DEIR should not separately analyze the cumulative impacts under different scenarios, but should analyze the cumulative impacts of the proposed project as a whole, including the WRSP area and the SOI Amendment area, including all the foreseeable projects and predicted growth consequences. By separately focusing on isolated parts of the whole, the DEIR has overlooked the whole of the action's cumulative impacts.⁸⁰

C. COMPATIBILITY WITH EXTERNAL LAND USES

i. PLACER RANCH

The DEIR incorrectly states that the Placer Ranch project is a medium density project. The County has, in fact determined this project to be a high density project.⁸¹ The EIR fails to analyze the compatibility of placing a CSUS campus near a low density residential area and whether that is considered a compatible use.⁸² The EIR further fails to inform the reader that the County's project plans show the Placer Parkway alignment crossing through the northern portion of the site with two interchanges.⁸³

29-63

⁷⁹ DEIR, p. 5-16

⁸⁰ *McQueen v. Board of Directors of the Mid-Peninsula Regional Open Space District* (1988) 202 Cal.App.3d 1136, 1143-1144; citing cf. *Bozung v. Local Agency Formation Com.* (1975) 13 Cal.3d 263, 283-284.

⁸¹ See Exhibit 7, p. 3.

⁸² See Exhibit 7, p. 3; See SP EIR, Vol. II, Chapter 5. CEQA Considerations. p. 5-15.

⁸³ See Exhibit 7, p. 3.

ii. DE LA SALLE UNIVERSITY

The DEIR fails to inform the reader that two separate proposed alignments of the Placer Parkway will cross through the area in order to pass by the De La Salle University site.⁸⁴ According to the map provided on Exhibit 9, two separate proposed alignments of the Placer Parkway are located between Pleasant Grove Road and Fiddymont Road North of Baseline. Both these alignments travel through the WRSP/SOI Amendment Area.

29-64

iii. SPHERE OF INFLUENCE AREA POTENTIAL UNIVERSITY SITE ALTERNATIVES

The County of Placer has identified the SOI areas as potential alternate locations for the proposed universities.⁸⁵ Additionally, the County has identified that the SOI area south of the WRSP "could accommodate a university and would provide a more compact, contiguous pattern of growth than the proposed De La Salle site."⁸⁶

29-65

iv. ROSEVILLE ENERGY PARK

The EIR states that "[a] high pressure natural gas line is planned to provide gas to the Roseville Energy Park."⁸⁷ The Roseville Energy Park is located near the center of the WRSP area.⁸⁸ The EIR further states that the "several alignments are being considered."⁸⁹ Obviously, the natural gas line will have to go through the WRSP area.⁹⁰ The DEIR must evaluate the environmental consequences of the various natural gas pipeline alignments with the proposed land uses within the WRSP. Without several conditions precedent, CEQA prohibits the approval of an EIR for any project involving the construction of a high school site containing a natural gas pipeline, unless that pipeline serves only that school or neighborhood.⁹¹

29-66

Additionally, CEQA prohibits the approval of any EIR for any project involving the construction of a facility which might emit hazardous air emissions within ¼ of a mile of a school.⁹² Will any schools be within a ¼ mile of the proposed energy park?

⁸⁴ Attached as Exhibit 9 to this letter is a copy of a document titled Placer Parkway "Land To Be Preserved For Future Placer Parkway" dated June 2003.

⁸⁵ Exhibit E, p. 27.

⁸⁶ *Ibid.*

⁸⁷ DEIR, p. 5-20.

⁸⁸ DEIR, Vol. II, Figure 5-1.

⁸⁹ DEIR, p. 5-20.

⁹⁰ DEIR, Figure 5-1.

⁹¹ Pub. Resources Code, § 21151.8, subd. (a)(1)(C)

⁹² Pub. Resources Code, § 21151.4

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Based upon the questions we have raised with the limited amount of time provided, it appears that the proposed annexation of the WRSP and SOI Amendment Area is inconsistent with the City's mandatory general plan policy requiring that specific plans "ensure a *comprehensive, logical growth process* for new development areas."⁹³

29-67

Sincerely,



Bill Yeates

Attachments: Exhibits 1 through 9

⁹³ 2010 General Plan at p. II-49, Policy G-6.

NORTH ROSEVILLE SPECIFIC PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT

Prepared for:

City of Roseville
Planning Department

Prepared by:

EIP Associates
Sacramento, California

May 1997

Drought Conditions

In 1991, the City of Roseville developed and adopted the Roseville Water Conservation and Drought Mitigation Plan. Under this plan, the City has authority to declare water shortage conditions and implement drought related mitigation measures. The City can initiate this process by declaring the drought stage and imposing the appropriate and corresponding drought response measures. The stages and drought response measures are presented in Table 4.12-2. City groundwater wells can be activated to supplement surface water during droughts, but cannot be used to avoid declaration of Stage I or Stage II conditions.

Due to the past drought conditions throughout California, Roseville's water entitlement was reduced by 50 percent in 1990, 75 percent in 1991, 28 percent in 1992, and 44 percent in 1994. The 75 percent reduction in 1991 required the City to exercise water options with PCWA. Even with the PCWA option, the City had a 3,000 af/yr shortfall in 1991, which equated to 2.7 mgd and represented approximately 20 percent of the water demand. Per the Water Conservation and Drought Mitigation Plan, the City of Roseville declared a Stage II drought and imposed the corresponding drought response measures. Although substantial rainfall during the 1992-1993 and 1994-1995 rain seasons has ended the drought, the City's Drought Mitigation Plans would apply during any future droughts.

Water Treatment

The City operates the Roseville Water Treatment Plant, a potable water treatment plant that treats raw water from Folsom Reservoir. The plant is located on Barton Road in Placer County. The plant has primary clarification and filtration capabilities. Water treatment consists of coagulation, flocculation, filtration, and disinfection. Other chemicals used are lime for pH control and fluoride for the health of residents.

In 1989, the plant was expanded to a treatment capacity of 48 mgd. A 12 mgd water treatment plant expansion is scheduled to begin the design phase in 1997 with project completion scheduled for the Year 2001. A second expansion of 12 mgd is expected to be complete by 2010 or 2011, bringing total treatment capacity to 72 mgd. Future expansions would occur as needed.²

Water Conveyance and Distribution

As discussed above, the City's water supply is provided by the USBR and PCWA. The USBR water discharged from Folsom Reservoir is conveyed through an 84-inch diameter tunnel through Folsom Dam. USBR restrictions on the velocity of flow through the tunnel limit the rate of water conveyance from the reservoir to 249 mgd; however, normal flows have not yet reached this limit and historic flows have only reached 136 mgd. Due to this limitation and to commitments with other users, the maximum amount of water that can be conveyed to the City of Roseville through existing USBR facilities is 42 mgd, even though the City is entitled to 55.3 mgd of supply. The City is currently designing modifications to USBR pumping facilities to increase the peak conveyance capacity to 96 mgd.

CITY OF ROSEVILLE

A. INTRODUCTION

The City of Roseville (Roseville) is located in the southern part of Placer County adjacent to Sacramento County.

Roseville currently has about 24,500 connections, of which about 22,000 are residential.

Roseville has a contract with the United States Bureau of Reclamation (USBR) for 32,000 AF and a contract with PCWA for 30,000 AF of American River water. All surface water is diverted from the Folsom Reservoir.

Roseville also has groundwater wells for emergency backup.

B. SEVEN ELEMENTS OF THE *WATER FORUM AGREEMENT*: INTEGRATED PACKAGE

In order to achieve the Water Forum's two coequal objectives, providing a safe reliable water supply and preserving the values of the Lower American River, all signatories to the *Water Forum Agreement* need to endorse and, where appropriate, participate in each of seven complementary actions.

- Increased Surface Water Diversions
- Actions to Meet Customers' Needs While Reducing Diversion Impacts in Drier Years
- Support for an Improved Pattern of Fishery Flow Releases from Folsom Reservoir
- Lower American River Habitat Management Element
- Water Conservation Element
- Groundwater Management Element
- Water Forum Successor Effort

For each interest to get its needs met, it has to endorse all seven elements. Based on this linkage, signatories agree to endorse and, where appropriate, participate in all seven of these elements.

C. BASELINE DIVERSIONS FROM AMERICAN RIVER

Baseline diversions represent the historic maximum amount of water diverted annually from the American River through the year 1995.

The baseline for Roseville's American River diversion is 19,800 AF.

D. AGREEMENT FOR MEETING ROSEVILLE'S WATER SUPPLY NEEDS TO THE YEAR 2030

1. MOST YEARS: As it applies to the Roseville's portion of the Agreement, Most Years is defined as follows: Years when the projected March through November Unimpaired Inflow to Folsom Reservoir is greater than 950,000 acre feet.

In most years, Roseville will divert and use 54,900 AF.

2. DRIER YEARS: As it applies to the Roseville's portion of the Agreement, Drier Years is defined as follows: Years when the projected March through November Unimpaired Inflow to Folsom Reservoir is less than 950,000 acre feet and greater than or equal to 400,000 acre feet.

In drier years, Roseville will divert and use a decreasing amount of surface water from 54,900 AF to 39,800 AF in proportion to the decrease in unimpaired inflow, from 950,000 to 400,000 AF, to Folsom Reservoir. During drier years Roseville will continue to meet their customers' needs while reducing diversions by additional conservation, using groundwater, and using reclaimed water. Additionally, Roseville will enter into an agreement with the Placer County Water Agency (PCWA) for replacing water to the River, up to 20,000 AF, from reoperation of PCWA's Middle Fork Project (MFP) reservoirs.

3. DRIEST YEARS (i.e. CONFERENCE YEARS): Defined for purposes of the *Water Forum Agreement* as follows: Years when the projected March through November Unimpaired Inflow to Folsom Reservoir is less than 400,000 acre feet.

In the driest years, Roseville will divert and use up to 39,800 AF. In the driest years, Roseville will continue to meet their customers' needs while reducing diversions by additional conservation, using groundwater, and using reclaimed water. Additionally, Roseville will enter into an agreement with PCWA for replacing 20,000 AF of water to the River from reoperation of PCWA's MFP reservoirs.

However it is recognized that in years when the projected unimpaired inflow to Folsom Reservoir is less than 400,000 acre feet there may not be sufficient water available to provide the purveyors with the driest years quantities specified in their agreements and provide the expected driest years flows to the mouth of the American River. In those years Roseville will participate in a conference with other stakeholders on how the available water should be managed. The conferees will be guided by the Conference Year Principles described in Section Four, I. of the *Water Forum Agreement*.

State Highway 65, generally south of Hammonton Road and north of South Beale Road and 6th Street adjacent to Beale AFB.

Unit 12, Western Placer County Unit (32,230 ac (13,043 ha))

The Western Placer Unit contains numerous occurrences of the species (CNDDDB 2002) within functionally intact vernal pool complexes. Vernal pool fairy shrimp within this unit occur in both Northern Hardpan and Northern Volcanic Mudflow vernal pools as described by Sawyer and Keeler-Wolf (1995). This unit also supports vernal pool fairy shrimp found in vernal pools on Exchequer soils on the Mehrten geologic formation, a rare type of Northern Volcanic Mudflow vernal pool which has been reduced to only a few acres within Placer County (criterion 2). The pools are relatively short-lived and do not provide habitat for most other species of fairy shrimp (CNDDDB 2002).

This unit includes a large number of conservation areas established specifically to contribute to the recovery of vernal pool fairy shrimp, and partly established through conservation efforts under section 7 of the Act. It is, therefore, more likely to maintain its occupied habitat over time (criterion 4). These protected areas include the Ahart Preserve, one of the few remaining examples of Northern Volcanic Mudflow vernal pools in the region (criterion 2), as well as the Orchard Creek Conservation Bank. This conservation bank was established for the protection of vernal pool fairy shrimp, and to compensate for the loss of thousands of acres of vernal pool grassland habitats throughout Placer and Sacramento Counties. Additional smaller conservation areas in this unit are located within the cities of Lincoln and Roseville, and in Placer County. Approximately 20 percent of all mitigation areas established for the long-term protection of vernal pool fairy shrimp are found within this unit. Placer County is currently developing a NCCP/HCP for the conservation of vernal pool fairy shrimp in this area. A WRP easement of 157 ac (63 ha) for the protection of wetland resources occurs within this unit.

The Western Placer Unit contains 70 percent of the remaining vernal pool habitats in Placer County. TNC identified this area as one of the outstanding vernal pool sites remaining in the Sacramento Valley (criterion 4). This unit generally occurs in western Placer County immediately north of the Sacramento County line, north of the City of Roseville, and northeast of the City of Rocklin. The northern boundary

occurs just north of the City of Lincoln. This unit occurs mostly west of State Highway 65.

Unit 17, Napa River Unit, Napa and Sonoma Counties (1,554 ac (629 ha))

The Napa River unit represents the western extent of the species' range (criterion 1). This unit represents the only area where vernal pool fairy shrimp occur in vernal pool habitats forming a transition zone with tidal marshes (criterion 2). The boundaries of this unit were designed to include vernal pool complexes mapped by Holland (1998) and within the Fagan Marsh Ecological Area owned by CDFG (901 ac (420 ha)).

The Napa River parallels the western boundary of this unit. This unit is located on private and CDFG land, including the Napa-Sonoma Marsh and Fagan Marsh Wildlife Areas. Most of this unit is situated south and southwest of the City of Napa, primarily west of Highway 29, south of Highway 12, and east of Highway 121. This unit forms a narrow strip following the northwestern banks of the Napa River and extending westward along Hudeman and Schell sloughs.

Unit 18, San Joaquin Unit, San Joaquin County (14,343 ac (5,805 ha))

This unit contains vernal pool habitats identified by Holland (1998) and San Joaquin County (1998) that support populations of vernal pool fairy shrimp (CNDDDB 2002) found within Northern Volcanic Mudflow vernal pools on the Laguna geologic formation, as well as high terrace pools on the Valley Springs geologic formation. The Northern Volcanic Mudflow vernal pools tend to be short-lived, and are a relatively rare habitat type for vernal pool fairy shrimp (criterion 2). This unit contains the largest vernal pool complex remaining in San Joaquin County and the southern Sacramento Valley (criterion 1).

This unit occupies the area from the Calaveras River south to Duck Creek. The eastern boundary extends to near Valley Springs at the intersection of State routes 12 and 26. The western boundary extends to near Tully Road east of the City of Lodi.

Unit 19A, B, and C, Altamont Hills Unit, Contra Costa, and Alameda Counties (7,902 ac (3,198 ha))

This unit contains vernal pool habitats mapped by Holland (1998) and East Bay Regional Parks District (2001) supporting vernal pool fairy shrimp occurrences identified by CNDDDB (2002) within unique sandstone outcrops. These habitats include very small (less

than 3.3 ft (1 m) in diameter) clear water depression pools in sandstone outcrops which provide the necessary inundation to support vernal pool fairy shrimp (Eriksen and Belk 1999). The unit represents the only known location that supports vernal pool fairy shrimp within sandstone outcrop pools (criterion 2) (Eriksen and Belk 1999).

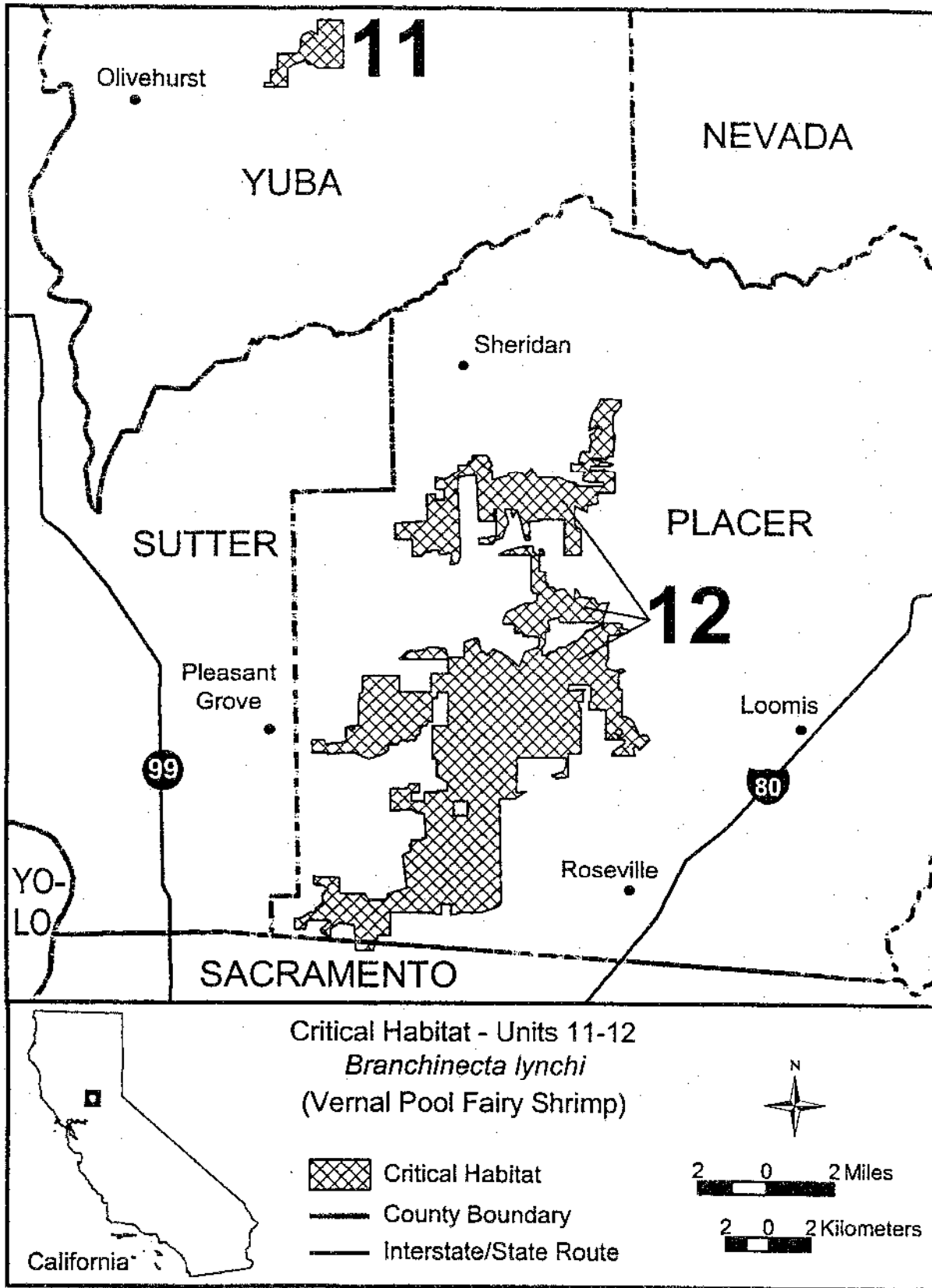
The unit is comprised of three subunits in the general vicinity of Mount Diablo and Morgan Territory Regional Park. The unit primarily consists of private land, with 108 ac (44 ha) owned by the State, and an additional 711 ac (288 ha) administered by the CDFG for conservation purposes.

The unit lies north of Corral Hollow Road, west of Clifton Court Forebay, east of the City of Danville, southeast of Concord, and south of Antioch. It includes vernal pool habitat within the Altamont Hills, around the northern and eastern boundaries of the City of Livermore, and east of the Altamont Hills and west of Clifton Court Forebay.

Unit 21, Stanislaus Unit, Stanislaus and Merced Counties (48,599 ac (19,668 ha))

This unit contains occurrences of the species within large, relatively intact, and contiguous vernal pool complexes ranging from the floor of the valley to the low-elevation foothills (Holland 1998; CNDDDB 2001). These areas are essential to the conservation of vernal pool fairy shrimp because they provide relatively undisturbed, hydrologically intact vernal pool habitats that will likely continue to support natural vernal pool ecosystem processes and maintain suitable habitat conditions for vernal pool fairy shrimp (criterion 4). This unit contains vernal pool fairy shrimp living within hardpan pools that occur on soils of alluvial fans and terraces forming numerous small pools and swales on mima mound topography. Soils supporting these vernal pools are typically older than those of the alluvial terraces in the Sacramento area.

The Stanislaus Unit is in the northern portion of the chain of vernal pools that runs through the southern Sierra Nevada foothills, within the Southern Sierra Foothill vernal pool region described by Keeler-Wolf *et al.* (1998). This vernal pool region contains 35 percent of all remaining vernal pool habitat in the Central Valley, and is extremely important to the conservation of vernal pool fairy shrimp and other vernal pool species (criterion 1 and 2). Land ownership within this unit includes the BLM (7 ha (17 ac)) and California State Parks (61 ac (25 ha)). The well-known Hickman vernal pool complex is located within this unit as well as Hickman Pool, one of the largest



MEMORANDUM
County of Placer
Planning Department

TO: BOARD OF SUPERVISORS
FROM: Planning Department - Frederic K. Yeager
DATE: October 9, 2003
SUBJECT: West Placer County Land Use Issues

SUMMARY:

The Planning Department is bringing forward a discussion about land use issues in West Placer County to seek direction from the Board of Supervisors in light of a wide variety of development issues that will significantly affect the pattern of growth and resource protection in this area.

Two General Plan amendment requests have been submitted: 1) the Placer Ranch project on 2213 acres in the western portion of the Sunset Industrial Area to include a branch campus of CSU Sacramento and residential, commercial and industrial uses and 2) the De La Salle University and Community on 1100 acres located south of Pleasant Grove Creek and west of the proposed West Roseville Specific Plan Area, to include a full scale private university and a residential and commercial community. These two projects have the potential to impact two other on-going projects, the County's Habitat Conservation Plan and conservation strategy, and the Placer Parkway proposal. Other major projects in the West Placer County area that should be considered in this context are the Placer Vineyards Specific Plan project (5200 acres) and the West Roseville Specific Plan and Sphere of Influence Amendment (5500 acres).

BACKGROUND/CONTEXT:

Growth in the west part of the County has made Placer County the fastest growing County in the State. Much of this growth has been within the Cities of Roseville, Rocklin and Lincoln. In addition, the Placer Vineyards Specific Plan project, under consideration and study for the last several years, has the potential to urbanize the area to the south of Baseline Road. The West Roseville Specific Plan and the proposed Roseville sphere of influence expansion of the "MOU" area, could result in the urbanization of a large area to the west of Fiddymont Road. Finally, the Phase 1 Habitat Conservation Plan, and the conservation strategy that must accompany it, will identify areas that need to be conserved throughout the western part of the County.

The newly proposed Placer Ranch and De La Salle projects would create substantial new growth beyond that addressed in the existing County General Plan. At the same time the projects are proposing to bring a large public university and a smaller private university to the region. A number of studies have been prepared, some under the County's direction, that have demonstrated the impact of and need for higher education facilities in this region. The desirability of having a university locate in Placer County and the possible desirable primary and secondary impacts of

higher education facilities have been addressed in various studies and is not an issue which is questioned in this report.

Richard Rosan, the president of the Urban Land Institute, in a presentation titled "The Key Role of Universities in Our Nation's Economic Growth and Urban Revitalization" (Exhibit 13) has stated, "Few institutions have more to offer in propelling economic development on both a national and local basis than our nation's colleges and universities. They are the creators and disseminators of knowledge and understanding that can help address urban challenges. As leading institutions in their communities, they are powerful economic drivers, technology centers, employers, developers and investors." In addition to these potential economic benefits, other social and cultural benefits may follow. "The traditional insularity of universities is being superseded by the solidarity of school and community. Urban universities are putting their money and human capital to work in collaboration and cooperation with the local government, and the non-profit and private sector. They are targeting a wide range of issues, including local economic development projects, affordable housing, public health services and environmental protection." There is ".....an increasing emphasis on the university's role as a major civic participant, and on the responsibility of the university faculty and staff to be engaged in community issues that affect the university either directly or indirectly. Certainly, greater involvement in housing and community development is one manifestation of this civic engagement. In addition, universities are expanding their teaching and research focus to include social outreach to youth and families, kindergarten through high school education, information technology and public policy."

DIRECTION REQUESTED:

With all of this activity taking place at one time, and because of the long-term policy implications of these activities, the staff will be asking the Board for consideration in providing policy direction. Such direction will assist the County and landowners in addressing the inevitable issues that arise in the review of major projects such as these. The direction provided by the Board will guide the ongoing development review, environmental review, infrastructure planning, and HCP process and establish a framework for the consideration of changes in General Plan policies, if they are to be considered.

Neither of the proposed development projects would comply with the current policy language found in Part III of the General Plan - "General Standards for the Consideration of Future Amendments to the General Plan". In addition, both proposals would require the modification of numerous General Plan policies including those that address buffers between incompatible uses, agricultural preservation, orderly development and extension of services, and for Placer Ranch, preservation of industrial land/job creation and other policies of the Sunset Industrial Plan. Other issues that affect one or both of the proposals include, availability of services including sewer, water and adequate road capacity, location of the future Placer Parkway, the County/City of Roseville Memorandum of Understanding and the immediate cancellation of a Williamson Act contract. However, both proposals will bring benefits to the County as well, including economic growth and institutions of higher learning that would implement General Plan Policy 4.J.17 which calls for higher education programs and facilities to be available to Placer County residents.

The staff is seeking direction from the Board on a number of specific issues and overall direction on the continued consideration of the four proposals discussed below.

In order to assist the Board in addressing the issues at hand, the four proposals are described first, followed by a discussion of fourteen major topics or issues. Finally, Exhibit 16 (pink pages) contains the nine most important that summarize the discussion topics raised in this report, organizes them to consolidate similar issues, and presents questions and alternative possible responses for the Board's consideration.

PROJECT DESCRIPTIONS:

Following is detailed information about the two newly proposed development projects, the two related infrastructure projects, and a topical discussion of issues that will affect the review, timing, design, or location.

Placer Ranch

The Placer Ranch project is proposed on a 2213 acre site within the Sunset Industrial Area that borders the City of Roseville and is located partially within the City of Roseville sphere of influence. The landfill borders a portion of the site on the north. Fiddymont Road bisects the property and Sunset Blvd. currently terminates near the east end of the site. Although the Placer Parkway alignment has yet to be determined, project plans show it crossing through the northern portion of the site with two interchanges.

Proposal - A formal application has not yet been submitted, but the applicants have given the Planning Department a proposal statement and accompanying site plans. The proposed project has recently been revised to incorporate higher residential densities, pocket parks, a pedestrian orientation and two Village Commercial Centers, one close to the campus and higher density residential uses and the other close to major business centers and higher density residential uses. The proposal includes the following land uses:

Site area: 2,213.4 +/- acres
Residential acreage: 507 acres
Total Residential units: 4794
 S.F. Residential 4-8 units/acre: 2610
 Multi-Family 18 units/acre: 1651
 Mixed Use Residential units: 533
Commercial Acreage: 194 acres
 Mixed Use: 43 acres
 General Commercial: 60 acres
 Highway Service: 91 acres
Total Commercial square footage: 1,454,120
Office and Professional Acreage: 218 acres
Office and Professional Square footage: 1,905,227
Industrial Acreage: 548
 Industrial: 104 acres
 Industrial Park: 153 acres
 Business Park: 289 acres
Total Industrial Square footage: 6,180,607
CSUS Branch Campus acres: 245 acres
University enrollment projected: 15,000+

Other schools: 20 acres
Parks/Detention Basin: 90 acres
Open Space: 104 acres
Core Right of Way: 291 acres

Current general plan and zoning designations - The entire site is within the Sunset Industrial Area Plan. Approximately 40% of the site is within the Industrial land use category, with a small node of commercial, and the remaining 60% is designated Agricultural, 80 acre minimum. This Agricultural area of the site is within the Planning Area designated as Agricultural/Fairgrounds Relocation Area, which is considered one of the prime sites for a re-location of the Placer County Fairgrounds currently located in the City of Roseville. Most of the Industrial designated land is zoned Farm - Development Reserve - 160 acre building site, with a small portion zoned Commercial and Industrial Park. The Agricultural area is zoned Farm, 80 acre minimum parcel size.

Entitlements - No formal application has yet been submitted. Applicants are requesting a two-tier environmental document and a consultant has been selected. The evaluation would begin with a Constraints Analysis, with special emphasis on traffic issues early in the process. The information provided in the constraints analysis will be utilized in developing a Specific Plan for the project site. Other initial entitlements sought include General Plan amendments, Sunset Industrial Area Plan amendments and a rezoning. Later entitlements would include subdivisions, use permits, design review, etc.

De La Salle University and Community

The De La Salle/Christian Brothers University project is proposed on 1100 acres of land located south of Pleasant Grove Creek between Brewer Road and the western boundary of the City of Roseville's proposed West Roseville Specific Plan. The site is approximately three miles north of Baseline Road.

Proposal - De La Salle University and Community will be modeled after St. Mary's College in Moraga. The University is planned as a four-year liberal arts residential campus, with a variety of undergraduate and graduate degrees. The entire De La Salle University property is comprised of two parts: the 600 acre campus itself, and the adjoining 500 acres, the De La Salle Community property. The development of the adjoining De La Salle Community is proposed to fund the construction and operation of the De La Salle University campus. The proposal includes concepts like mixed uses with interaction between neighborhoods, shopping and employment opportunities, educational and recreational facilities that promote alternatives to single occupant vehicles including a pedestrian orientation and transit opportunities. The proposed land uses include:

Site area: 1,100 acres
Residential acreage: 365 acres
Total Residential units: 2342
 S.F. Residential 4.5-7 units/acre: 1662
 Multi-family 17 units/acre: 680
Commercial acreage: 73 acres
 Community Commercial: 70 acres
 Neighborhood Commercial: 3 acres
Commercial square footage: 954,000

University campus acreage: 600 acres
University enrollment projected: 6,000
Parks: 31 acres
School: 11 acres
Open Space/Parkway: 20 acres

Current general plan and zoning designations - The General Plan designation is Agriculture/Timber, 80 acre minimum and the zoning is Farm, 80 acre minimum parcel size.

Entitlements - The applicants have applied for a General Plan amendment and rezoning, including creation of a new University zone district. They will also be preparing a Specific Plan for consideration by the County. They are requesting that preparation of an EIR begin as soon as possible. Later entitlements will include subdivisions, use permit, design review, etc.

Habitat Conservation Plan/Natural Communities Conservation Plan

In 1998, the Board of Supervisors directed the Planning Department to initiate the open space conservation program now known as the Placer Legacy Open Space and Agricultural Conservation Program. As a part of this program the Board directed the staff to seek to obtain program-level (i.e., regional) permits for regulatory compliance with the federal and state Endangered Species Acts and for federal Clean Water Act requirements for wetlands. In order to comply with this direction, the staff has initiated the preparation of a Natural Communities Conservation Plan to address state-listed endangered species (NCCP), a Habitat Conservation Plan to address federally listed endangered species (HCP) and a Programmatic General Permit for wetlands. These permits will take the form of our implementation agreement between the County, participating local agencies, and the State & Federal regulatory agencies. Placer County would be responsible for integrating the State/Federal regulatory requirements into the County's development review process. The program is intended to improve our ability to adequately compensate for losses to our biological resources, and also to provide certainty and streamlining of the development process.

The NCCP/HCP effort has been divided into three phases with the first phase encompassing western Placer County (essentially the unincorporated area west of Meadow Vista/Christian Valley). Phase 2 is in the upper foothills of the Sierra Nevada and on the east slope (e.g., Martis Valley) and the third phase is the central portion of the Sierra Nevada range. Priority has been given to completing the Phase 1 area due to the number of species and the potential for growth to affect those species and their habitat. Key habitats include vernal pools, grasslands, riparian areas, oak woodlands, and streams.

Staff has recently released a conservation strategy overview for the Phase 1 area. This overview discusses a number of guiding principles that will provide a foundation for the preparation of the Conservation Plan for the NCCP/HCP. It also provides background information on existing conditions and provides a number of potential or draft implementation alternatives. A number of the conclusions reached in this document are relevant to the discussion before the Board at this time. The important conclusions include the following:

- All of the present biological value, but not necessarily all of the present land acreage, will need to be conserved in order to meet the conservation goals and regulatory requirements of the Conservation Plan.

- The Western Placer of the future has a limited capacity for further urbanization as historically conducted if the conservation goals and objectives of the NCCP/HCP are to be met and Placer County's quality of life is to be preserved. Conservation will thus require modifications to urban growth patterns with conservation emphasis placed outside of the urban areas.
- Conservation of agricultural lands and provision of low intensity public recreation has broad public support in the County and will be included in the Conservation Plan and considered along with conservation of the natural communities themselves.
- The majority, but not all, of the Conservation Plan will have to be put in place through fees or "in-lieu" land dedications with endowments as mitigation for urban/suburban development and other activities that could result in impacts to natural communities, agricultural land, or protected species.
- The large scale of conservation needed cannot be accomplished solely by preserving biological values on the site of future public and private projects.
- Onsite conservation will be considered only when concerns about habitat integrity, fragmentation, isolation, management capability, and land use compatibility are suitably addressed, such as when onsite preservation areas can be attached or linked to larger conservation areas.
- Conservation lands should be located within Placer County. In limited circumstances, out-of-county mitigation may occur where there is a reasonable biological justification such as watershed relationship, species population relationships or opportunities to improve connectivity.
- Mitigation will need to be in place before project impacts occur.
- State and federal permits are expected to run until 2050, but would describe a system of monitoring and adaptive management that would allow the program to run indefinitely.
- The general plans of the County and any participating cities will likely need to be supplemented by policy amendments, specific implementing ordinances, and procedural requirements for development permitting and CEQA compliance.

The above conclusions are based upon the evaluation of the current General Plan of the County and the General Plans of the 5 west Placer cities. The projects being reviewed by the Board of Supervisors would contribute additional impacts and could affect the ability to successfully implement the NCCP/HCP. It is premature to determine the exact impact of these projects on the NCCP/HCP because of the tentative status of the projects. However, it is possible to identify a number of areas of concern.

- The projects, as currently proposed, will displace substantial additional natural communities including vernal pools, grasslands, wetlands, and riparian areas.
- Habitat within the development areas not proposed for direct impact will remain in a highly fragmented condition in an urban setting. Such habitats will have substantially diminished values, be incapable of active management required of the adaptive management component of a conservation plan, and will most likely not have viable connections with surrounding protected communities.
- Onsite avoidance will most likely be less successful than large-scale offsite conservation and restoration unless large habitat acreage can be dedicated to conservation (and assured active management) or small, highly unique, natural communities are located on the property.
- The projects will contribute to cumulative impacts. This cumulative impact is becoming increasingly important due to the limited amount of suitable conservation lands that remain

in the landscape of western Placer County. The western County undeveloped landscape can be viewed in much the same way we consider surface water supplies for urban growth, i.e., there is only so much available without having to revert to alternatives such as groundwater, increased efficiency, etc. Our conservation landscape is a critical component of our community and there is a finite supply that must be conserved. Depletion of open space and agricultural land by near-term development could foreclose critical agricultural and open space opportunities and become a rigid constraint on necessary development in the future.

- If these projects are added to the existing buildout development scenario anticipated in County/City General Plans, it will likely be necessary to conserve substantial portions of the remaining landscape and to conduct costly restoration activities to maintain suitable biological values.

Placer Parkway

Placer Parkway is a planned multi-modal transportation corridor that will connect Hwy 65 to Hwy 99/70 in Sutter County. The current effort underway will result in the establishment of a route alignment in order to preserve the corridor from development pressures. The studies have been started and will cost about \$5 million and take four to five years to complete. The route alignment process must follow federal procedures as federal funds are being used on this project. The federal agencies require that a route be selected that will minimize impacts to the environment. Approval of a land development project along the corridor prior to route selection is problematic. This is because a highway alignment that avoids a newly approved project at the expense of the environment would face serious and possibly fatal obstacles. The later section on Placer Parkway will address this issue in more detail and offer alternatives to reduce the risk to the future establishment of a route.

Other Related Major Development Proposals

West Roseville Specific Plan (WRSP)

The West Roseville Specific Plan comprises 3,161 acres currently zoned Farm, 80 acre minimum and proposed to be annexed to the City of Roseville. This area is outside Roseville's current Sphere of Influence, therefore an amended Sphere is proposed. The City of Roseville is also proposing to add an additional 2,365 acres to their Sphere of Influence. These areas are located to the north and south of the proposed WRSP project.

Project Description: 8,430 residential units of varying densities and 163 acres of commercial and industrial uses.

Status: The West Roseville Specific Plan EIR is being prepared by the City of Roseville. The County has commented on the Administrative Draft documents. The Draft EIR was released in September for public review.

Placer Vineyards Specific Plan (PVSP)

Site and Acreage: 5,158 acres - most is currently zoned Farm, 80 acre minimum and a relatively small amount of the area is zoned Residential Agriculture, 10 acre minimum.

Project Description: Phase 1 is on 2,264 acres - 7,632 residential units and 3,909,510 square feet of non-residential development are proposed. Phases 2 and 3 would be on 961 and 1797 acres respectively. It is anticipated that Phase 2 will accommodate a total of 3,980 residential units and 1,304,562 square feet of non-residential development and that Phase 3 will accommodate a total of 2,520 residential units and 1,470,339 square feet of non-residential development.

Status: In 1994 the Placer County General Plan was amended to allow for this level of development with the preparation and adoption of a Specific Plan, currently in progress. The County has been reviewing the Administrative Draft EIR, but the Draft EIR has not yet been released to the public. This will likely occur within the next few months. The public and interested agencies and organizations will have the opportunity to comment on the EIR. When the Final EIR is released, public hearings to consider the EIR and adoption of the Specific Plan will be scheduled before the Planning Commission and then the Board of Supervisors. Individual project applications (subdivisions, use permits, etc.) will follow adoption of the Specific Plan.

DISCUSSION OF TOPICS

The following is a discussion of topics that are raised by the proposals under discussion. The topics are by no means all inclusive, however they do contain the most important issues that will need to be addressed in proceeding with planning for the western part of Placer County. It is no surprise that the two development projects being discussed, Placer Ranch and De La Salle University and Community, present a challenge in terms of a comparison to the current General Plan policies. The current General Plan did not anticipate such projects and therefore the policies of the Plan will not "fit" the projects in all cases. In many cases the policies are applicable to development generally and may be applicable to these projects as well.

This report has recognized the potential benefits of the university components of the proposed projects. These benefits are real and are likely to be meaningful to the residents of the County. In order to balance those benefits there must be an identification of the potential costs, not only in monetary terms but also in a broader sense. The following section addresses a number of issues that will need to be resolved if the projects are to proceed. In some cases there are alternatives to the projects as proposed that could be made that would minimize potential impacts or changes that would better address some of the issues raised.

The questions contained at the end of each section are intended to stimulate thought and more clearly identify choices that will need to be made at some point. They are not intended to be answered as a part of the Board's discussion. It is Exhibit 16 that contains a summary of the issues and alternative responses that may enable the Board to provide meaningful direction at the conclusion of this workshop.

A. GENERAL STANDARDS FOR THE CONSIDERATION OF FUTURE AMENDMENTS TO THE GENERAL PLAN - Part III of the General Plan discusses the timing, circumstances and standards for consideration of future General Plan amendments (Exhibit 6). The General Plan indicates that the most appropriate location for additional growth, and the area that will be considered first by the County, is the "Future Study Area" in southwest Placer County. It goes on to state that the County will not consider GPAs in the Future Study Area until the West Placer Specific Plan, now known as the Placer Vineyards Specific Plan, has been adopted by the County. It is anticipated that the PVSP will be presented to the Board of Supervisors for consideration in 2004.

The General Plan goes on to state that at that time, the County will evaluate past development trends, market demand, and other factors to determine if it is appropriate to consider future amendments within this area.

- "4. Prior to consideration of such GPAs the following should have occurred or been demonstrated.
 - a. There is a market demand for additional urban or suburban development within the regional analysis area of the County proposed for such development, following an examination of current growth projections, available land, and existing development."

The De La Salle University site is within the Future Study Area. The Placer Ranch site is not within the Future Study Area.

As part of this consideration it is important to evaluate the current status of General Plan build out and what holding capacity remains in order to accommodate future growth. Because the market demand is not limited to the unincorporated area, as a part of any such evaluation it is important to consider the holding capacity of the incorporated area as well. Most jurisdictions in the greater Sacramento metropolitan area use statistics from SACOG to identify growth trends and population and employment projections. A review of SACOG's data provides good background information when considering the timing of future general plan amendments. The California Department of Finance (DOF) also provides useful information on current population estimates and total County estimates for the year 2040.

Current Population

The DOF estimate for the current County population (2003) is 275,600 which is broken down as follows:

Jurisdiction	Population
Colfax	1,710
Auburn	12,250
Loomis	6,175
Rocklin	43,600
Lincoln	20,550
Roseville	90,700
Unincorporated	100,600
Total	275,600

2040 Population

For 2040, DOF has projected a County population total of 522,214 persons. I acknowledge the DOF 2040 population estimate has not been broken down by jurisdiction. The additional growth between now and 2040 is estimated to be 246,614 persons occupying approximately 101,907 households (at a County-wide average of 2.42 persons/dwelling unit).

Holding Capacity

The holding capacity as represented in the following chart is derived from the existing adopted General Plan land use designations. The figures below represent the holding capacity of the County but do not include the holding capacity of the Tahoe Basin. Also, the figures represent the current holding capacity as opposed to the proposed holding capacity associated with the proposed Martis Valley and Foresthill Community Plans, or the West Roseville Specific Plan.

Jurisdiction	Total Remaining Dwelling Unit Holding Capacity	Remaining Population Holding Capacity
Colfax	525	1,271
Auburn	8,135	19,687
Loomis	3,371	8,159
Rocklin	13,585	32,876
Lincoln	15,078	36,489
Roseville	20,136	48,729
Unincorporated	116,177	281,148
Total Available Holding Capacity	177,007	428,359

Buildout

The buildout population is simply based upon the total amount of land devoted to residential land uses and what intensity of residential development has been assigned to those uses. A number of factors can affect the buildout estimate including person/household densities, vacancy rates, variable rates of absorption from one community to the next and percentage of vacation housing. For purposes of this brief assessment, the staff is simply presenting the total residential holding capacity expressed in the various general plans of the County and the Cities multiplied by 2.42 persons/dwelling unit. This estimate presents an "order of magnitude" that could be considerably refined. The data is derived from the SACOG "Blueprint" program.

Jurisdiction	Current Population	Remaining Holding Capacity	Total Buildout Population
Colfax	1,710	1,271	2,981
Auburn	12,250	19,687	31,937
Loomis	6,175	8,159	14,334
Rocklin	43,600	32,876	76,476
Lincoln	20,550	36,489	57,039
Roseville	90,700	48,729	139,429
Unincorporated	100,600	281,148	381,748
Total	275,600	428,359	703,944

Summary

The remaining holding capacity represents an increment of growth of approximately 181,700 persons above the 2040 population estimate of the Department of Finance. With the adjustments

that may result from reductions in holding capacity with the Martis Valley and Foresthill Community Plans, increases from the proposed West Roseville Specific Plan, and an assumed reduction in capacity because of environmental and infrastructure constraints; there is an assumed increment of growth available for at least 40-50 years based on existing General Plans of the Cities and County. The issue at hand will revolve around the demand that exists within smaller areas and whether currently planned growth areas are suitably located to best accommodate new growth.

ISSUES TO CONSIDER: 1. Should the County process the proposed General Plan amendments prior to the adoption of the Placer Vineyards Specific Plan? 2. Is it appropriate to direct each project proposal to fully address and meet the list of standards and requirements outlined in Part III of the General Plan? 4. Should the Placer Ranch project be treated differently since it is not within the Future Study Area?

B. WEST PLACER LAND USE ISSUES FISCAL CONSIDERATIONS:

Preliminary studies provide a framework for further evaluation of the economic and fiscal implications associated with the development of universities. Development of a university would bring broad, although potentially indirect, economic benefit to the community. In addition, university purchasing and consumer spending, along with real estate development stimulated by the university, may promote more direct local economic activity. These potential benefits must be weighed against the loss of property tax that would occur with a tax-exempt institution and the service costs that would be associated with a university and any surrounding development.

With both proposals a tax-exempt institution would replace other land uses. The universities and proposed residential development would replace agricultural land and, in the case of Placer Ranch, some potential revenue generating (property-tax) light industrial uses and business uses in the Sunset Industrial Area that tend to be economically beneficial to the County. Fiscal modeling suggests that these non-residential uses offset more costly uses, primarily residential, that occur in other areas of the County.

Since there would be a loss of property tax and a residential population is introduced, that in part, would replace the land uses planned for employee population; one might expect that the change in land use may generate higher costs, relative to revenues, than would the existing land use scenario. The mix and character of uses both on and off campus, the proximity of ancillary services, the type and amount of retail development on or near the campus, and the extent to which the universities provide their own public services, are material to the fiscal balance of the project(s). Other elements, such as in-lieu property taxes and university provided community amenities could further tip the balance and mitigate potential fiscal impacts.

While there are broad social and economic benefits that may result from construction of higher education facilities in Placer County, the specific impacts to the County must be further evaluated should the Board provide direction for consideration of these proposals. Such evaluation should include fiscal impact studies identifying more specific direct and indirect impacts of the projects, comparisons with existing/proposed land uses (delineation of opportunity costs) and planning of projects in such a way that fiscal impacts are minimized.

ISSUES TO CONSIDER: What mix of land uses, on both a project and countywide level, will create an appropriate balance of fiscal, environmental, and social issues?

C. PRESERVATION OF AGRICULTURAL LAND - There are numerous General Plan goals and policies that call for the preservation of agriculturally zoned lands and agricultural uses as well as the preservation of a viable agricultural segment of the economy in Placer County. They include the following policies:

"1.H.1. - The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.

"1.H.2. - The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas."

"Goal 7.A: To provide for the long-term conservation and use of agriculturally-designated lands.

7.A.1. - The County shall protect agriculturally-designated areas from conversion to non-agricultural uses."

The intent of these policies is to support the continued viability of the agricultural economy. In addition, Placer County policies support conservation of agricultural land to serve as wildlife habitat and working visual open space that is integral to the rural quality of life that makes this area a unique and desirable place to live.

Both projects are outside areas designated for urban uses except for a portion of the Placer Ranch site which is designated for future industrial uses. The Placer Ranch site is primarily designated Agricultural and 640 acres are encumbered by a Williamson Act contract. The De La Salle University site is entirely designated for agricultural use and a large portion is currently planted in rice. With the westward expansion of development with the Placer Vineyards, West Roseville Specific Plan, De La Salle and Placer Ranch projects, intervening agricultural lands would also be impacted and likely considered for conversion to urban uses (the City of Roseville's discussion of the balance of the MOU area in the WRSP EIR demonstrates this point). In addition, further westward expansion requests beyond these project sites may be made if there is no clear boundary beyond which urban growth will be prohibited.

As you will read in more detail under item K, four alternative conservation and growth scenarios have been evaluated for the NCCP/HCP. From the land cover analysis prepared, it has been possible to estimate the amount of agricultural land in the West Placer area that will be developed in each of the four scenarios analyzed. The currently undeveloped area of West Placer County encompasses 130,236 acres, of that 103,506 acres are either currently utilized for agriculture or suitable for certain types of agricultural pursuits. The crops include alfalfa, irrigated pasture, rice, row crops, vineyards and seasonal grains. In addition, substantial acreage is identified as annual grassland, oak woodland savannah, Valley Oak woodland and vernal pool complex, all of which are grazed or suitable for grazing for livestock production.

Without amending the General Plan or expanding any City sphere of influence, substantial loss of agricultural land is anticipated as outlined in Alternative 1 as described in the HCP/Conservation strategy. The other three alternatives document additional development scenarios with alternative 3 and 4 adding the proposed Placer Ranch and the De La Salle University and Community developments. The following chart estimates the loss of agricultural land and the economic impacts

that would result from such loss under the four alternatives addressed in the HCP/Conservation strategy (see Exhibit 8 for a memo from the Agricultural Commissioner and a detailed breakdown by crop type).

This loss of the agricultural land base will be in addition to losses documented over the last ten years. The Placer County Agricultural Crop Report for 2002 indicates that between 1991 and 2001, there was a 35% decrease in orchard/vineyard land, 11% decrease in irrigated pasture and an 18% decrease in dry pasture.

	Agricultural acres to be converted	Percentage Loss of Ag land base	Estimated value of Ag Production Loss	Loss of total income generated as a result of Ag production *
Alternative 1 Develop existing spheres of influence and Placer Vineyards	9,225	8%	\$4,410,137.00	\$13,230,411.00
Alternative 2 The above development plus an expanded Roseville sphere including the West Roseville Specific Plan	14,510	14%	\$6,518,461.00	\$19,555,383.00
Alternative 3 The above development plus Placer Ranch, De La Salle, and expanded Lincoln sphere	18,735	18%	\$8,221,368.00	\$24,664,104.00
Alternative 4 The above development plus more expansion of Lincoln sphere and development north and south of the De La Salle site	24,635	23%	\$12,987,060.00	\$38,961,180.00

Impacts on West Placer County Agriculture

* A multiplier of three has been utilized to represent the ripple effects agriculture creates in the local economy in the form of jobs, income, and output. Source: The Measure of California Agriculture 2002, UC Davis, Agricultural Issues Center, and The Friant Unit of the Central Valley (water) project, and the Friant Water Users Authority.

According to the Placer County Agricultural Commissioner, "More losses to the County's agricultural land base would be significant and every option for preserving that land base needs to be considered throughout the decision-making process. Options may include non-approval, relocation of the projects and/or mitigation of the negative impacts such development represents to farmland, habitat, and a rural quality of life. Despite the fact that the County has a Right-to-Farm Ordinance, there is no doubt that farming or ranching adjacent to or near urban development is much more difficult. Urban neighbors are often upset about standard farming and ranching practices and conflicts arise that are hard or impossible to resolve. The conversion of agricultural land to non-agricultural land uses will obviously continue this trend unless the losses to the land base are mitigated. There are just so many acres left that are suitable for agricultural production and once they are developed, they are gone forever. If the extent of development approaches that

considered in the conservation strategy Alternatives 3 and 4, the future of agriculture in Placer County will be severely threatened. If these two large projects, which convert agricultural land to urban uses, are to move forward through the environmental /development review process, some permanent protection of surrounding lands is essential if agriculture is to continue to be viable in Placer County."

ISSUES TO CONSIDER: 1. Given the goals and policies of the General Plan calling for conservation of agriculturally designated land, is it appropriate to consider these two large scale General Plan amendments on agricultural lands? 2. Shall a threshold of minimum agricultural lands be established to ensure the preservation of a viable agricultural segment of the County's economy? 3. What types of protection can be afforded to remaining agricultural lands should these projects proceed?

D. BUFFERS BETWEEN INCOMPATIBLE LAND USES - The General Plan includes many policies that call for appropriate buffers between incompatible land uses, including the following:

"Goal 7.B: To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas."

"7.B.1. The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland."

According to Table I-4 of the PCGP, buffers between agricultural and non-agricultural uses should be from 100 to 800 feet, depending on the agricultural pursuit and the project-specific characteristics.

"Goal 4.G: To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County."

"4.G.4. The County shall ensure that landfills and transfer stations are buffered from incompatible development."

"4G.11. When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as the dominant land use in the area. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of one mile."

In addition to the one-mile buffer for residential uses, Table I-5 of the PCGP shows a minimum buffer between solid waste disposal sites and commercial sites of 1,000 feet and a minimum buffer between solid waste disposal sites and recreation of 500 feet.

The De La Salle University and Placer Ranch sites are located on and surrounded by agriculturally zoned property. Therefore, they will not only convert agricultural land to non-agricultural uses, they are likely to encroach into the agricultural buffers described in the General Plan as they are currently proposed.

ISSUES TO CONSIDER: If the two proposals are to proceed forward through the environmental review process, should the full agricultural buffer requirements as prescribed in the General Plan be applied?

The Placer Ranch site is located directly south of the Western Regional Sanitary Landfill operation and future expansion area. The proposed conceptual site plan shows industrial, industrial park, office-professional and business park uses closest to the Landfill. However, residential uses are proposed within the one mile buffer around the Landfill and expansion area. In addition, the CSUS campus would be located approximately 3200 feet from the landfill and 2500 feet from the landfill expansion area. Commercial sites are proposed well within the buffer.

There are no specialized setbacks that apply to college campuses, but this use would appear to be fairly noise and nuisance sensitive. Both the Cities of Rocklin and Roseville have expressed concern about the proximity of the university campus to the landfill and expansion area (see attached Exhibit 11).

ISSUES TO CONSIDER 1. Should the County require adherence to the one-mile buffer between the landfill and expansion area and any residential uses? 2. Should on-campus housing be subject to the same standard? 3. If some reduced standard is to be considered, what should it be or how should it be calculated? 4. Given the sensitivity of campus activities including classrooms and outdoor uses to incompatible uses, particularly noise, odor, and dust, what would be an appropriate buffer between the landfill and expansion area and the campus?

E. PRESERVATION OF INDUSTRIALLY ZONED LAND - The General Plan includes a number of policies intended to foster job creation/retention in Placer County to encourage a jobs/housing balance. These policies include the following:

"1.N.10. The county shall support the development of primary wage earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento."

"1.N.11. The County shall retain undeveloped industrially-zoned land in the unincorporated area for future use."

The Placer Ranch proposal differs from this policy direction by converting a large segment of the Sunset Industrial Plan Industrial Reserve Area to a variety of uses including business park, industrial park, office professional, multi-family residential, single-family residential, and commercial uses. The reasons for the policy of retaining industrial land include financial considerations as well as job creation. The County has long considered the County's broader economic health to be dependent upon a balanced mix of land uses. Where many parts of the County are devoted to residential uses, typically requiring extensive services and therefore costs to the County, the industrial areas generally require few services and generate revenues that offset other costs. The loss of the County's industrial areas, and therefore future industrial uses, could tip this economic balance upon which many fiscal decisions of the County have been based.

Another consequence of the development proposed in the Sunset Industrial area will be the limitation on future expansion of the area. At present the Sunset Industrial Area includes a future expansion area and agricultural lands to the west. Over the long term, this current arrangement allows for future expansion to the west if demand exists at some point in time. The proposed Placer Ranch project would eliminate this option.

ISSUES TO CONSIDER: 1. Given the recent residential growth within the Cities of Rocklin, Roseville and Lincoln and proposed residential projects, including the West Roseville Specific Plan and Placer Vineyards, would it be appropriate to consider a General Plan amendment that will

convert Industrial Reserve land to residential and other uses? 2. Should the amount of such land that is to be converted be dependent upon a showing that the overall County fiscal balance is not adversely affected? 3. Is it appropriate to foreclose on the future option of expanding the Sunset Industrial Area? 4. Is the remaining available industrial land sufficient to accommodate projected growth of industrial uses?

F. ORDERLY DEVELOPMENT - The General Plan includes numerous policies that encourage urban growth to be directed to the cities or to existing community plan areas, and to support logical growth patterns. These policies include the following:

Part III - Standards and Requirements within Future Study Area

"2. Where appropriate, annexation should be considered first for proposed urban projects. The County supports logical, planned growth, contiguous to existing urban areas."

"3. The County shall consider GPAs that designate areas for significant new growth where the planning and design carries out the following objectives:

- a. Concentrate higher-density residential uses and appropriate support services along segments of the transportation system with good road and transit connections to the remainder of the region;
- b. Support concentrations of medium and high-density residential uses and higher intensities of non-residential uses within one-quarter mile of transit stops along truck lines of major transportation systems;"

"1.A.2. The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services."

"1.M.1. The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced."

"4.D.3. The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit."

Both proposals appear to contradict the above General Plan policies. Both proposals would be located outside of nearby cities and are not contiguous to existing urban areas. Neither project is located on a major transportation route or is served by transit located along a major transportation route. A portion of the Placer Ranch site is within the Roseville Sphere of Influence and the De La Salle site is located outside of Roseville's Sphere. Annexations to Roseville are not proposed, although the City has indicated they may be interested in annexing these project sites. The extension of sewer services outside of city spheres of influence and community plan areas would be required.

ISSUES TO CONSIDER: 1. Given the above General Plan policies related to directing major new growth to cities, and lack of consistency with current infrastructure plans, should the County consider the proposed General Plan amendments within the unincorporated area or suggest that project proponents approach the City of Roseville? 2. Should the Placer Ranch and De La Salle projects be treated differently since one is partially within the City of Roseville sphere of influence and the other is not? 3. Are the public benefits of these university campuses substantial enough to

warrant revising the General Plan policies related to the location of new development and annexation?

G. AVAILABILITY OF INFRASTRUCTURE

The PCGP contains numerous policies to ensure that development occurs when and where infrastructure is available. Part III of the General Plan also includes the following policy to insure adequate infrastructure planning:

“9. New development areas shall be designed and constructed to provide all public infrastructure, facilities and service necessary to serve both initial and buildout populations, including but not limited to: adequate surface water supplies; sewage collection, treatment, and disposal facilities; public utilities; police and fire protection and emergency services, school and medical facilities where warranted by population; and public transportation. Extensions of new infrastructure, including water, sewer, roads, etc. should be compatible with existing incorporated Cities' General Plans.”

The extension of the new infrastructure is not compatible with existing incorporated Cities' General Plans (see attached Exhibit 11 for comments from the Cities of Rocklin and Roseville). Developing plans and financing for an adequate road network and sewer facilities will be necessary during the environmental review stage which must be coordinated with the surrounding cities who share these facilities. The adequacy of the road network will have to be evaluated extensively during the environmental review process, and coordinated with PCTPA, Caltrans, and the surrounding Cities. This issue is discussed further under items L and M. In terms of solid waste disposal, the addition of these two large projects to the area will likely generate the need to expand the landfill earlier than otherwise anticipated. It is critical to the County and the Cities of Lincoln, Rocklin and Roseville that share the facility, that no land use decisions are made that compromise the ability of the Landfill Authority to operate efficiently and expand their operations as necessary. The ability of the County to provide police and fire protection and emergency services will be tied to an economic analysis to insure that these developments generate revenues to cover the costs of providing such services (PCGP policy 4.B.3.) and the cost of providing facilities necessary to delivering the services (PCGP Policy 4.A.1.).

Issues related to Sewer Service

Wastewater treatment in western Placer County is currently provided at facilities in Lincoln and Roseville. Both cities are constructing new treatment facilities. Lincoln's new plant will be in operation in 2005, and will replace its existing plant. Roseville's Pleasant Grove plant will be operational by the end of 2003, and will operate in conjunction with the existing Dry Creek plant. Options for additional wastewater treatment beyond the currently planned capacities include:

- Expansion of Roseville's facilities
- Expansion of Lincoln's new facility
- Development of new treatment facilities
- Transport of wastewater to Sacramento County for treatment.

Roseville's Treatment Facilities

The Dry Creek/Pleasant Grove service area includes those areas generally south of Athens Avenue, east of Fiddymont Road, south of Baseline, east of Watt Avenue, and north of the Sacramento County line. The service area is currently being expanded to include the proposed West Roseville Specific Plan Annexation Area. Provision of services to areas outside the service area requires that the service area be formally expanded. In the case of the Roseville Regional facilities, expansion of the service area requires:

- Modification of the Roseville Regional Wastewater Treatment Masterplan. This plan details wastewater service and operations within the service area, establishing flow basin designations, discharge volumes, infrastructure needs, etc. This document was the basis for the environmental impact report prepared in 1996, analyzing wastewater services in the region.
- Modification of the Memorandum of Understanding between the City of Roseville and the Fish and Wildlife Service. This MOU outlines conditions for the operation of the treatment facilities, and specifically defines the existing service area.
- Modifications to the Funding Agreement and Operations Agreement between the City of Roseville, the South Placer Municipal Utility District and the County. These agencies form the South Placer Wastewater Authority, a Joint Powers Authority responsible for funding capital construction of infrastructure.

Expansion of the Roseville Treatment Facilities would require the following actions:

- Both the Dry Creek and Pleasant Grove treatment plants would need to be expanded to accommodate significant flows beyond those projected in the Roseville Regional Wastewater Treatment Masterplan.
- The National Pollution Discharge Elimination System (NPDES) discharge permits for the Dry Creek and Pleasant Grove Treatment Plants would both need to be modified. These permits are issued by the Central Valley Regional Water Quality Control Board and govern the operation of the treatment facilities.
- Expansion of the Pleasant Grove Treatment Plant beyond the master-planned capacity may require modifications to the designated 1000' non-residential buffer surrounding the plant.
- Expansion of treatment capacity would require construction of infrastructure to distribute reclaimed water. Due to regulatory constraints associated with discharging wastewater into Dry Creek and Pleasant Grove Creek, particularly during warm weather and low-flow periods, it is likely that the use and/or storage of reclaimed water will be required to far greater degrees in the future.

All of the areas west of Roseville are downhill from the treatment plants, requiring wastewater be pumped back to the treatment facilities.

All of the actions listed would require environmental review.

Lincoln Treatment Facility

The City of Lincoln operates a secondary treatment system with spray irrigation for disposal. This plant is near capacity and cannot be expanded. Lincoln is currently constructing a new tertiary treatment facility with both discharge and land-disposal capabilities. This facility will be online in 2005, and will ultimately replace the existing plant.

Topography and distances may make transportation of wastewater to Lincoln more expensive than transportation to Roseville. Due to the land-intensive nature of Lincoln's treatment/disposal process, expansion of Lincoln's facilities may be far more expensive than expansion of Roseville's plants. Treatment at Lincoln's new facility would require:

- Development of agreements with the City for expanding and operating the treatment plant and associated infrastructure.
- Construction of infrastructure to transport wastewater uphill from the south and west, and to distribute reclaimed water back to those areas.
- Modification of the National Pollution Discharge Elimination System (NPDES) discharge permit issued by the Central Valley Regional Water Quality Control Board.
- Expansion of Lincoln's plant beyond the currently planned capacity would require the dedication of large tracts of land for spray irrigation.

All of the areas south and west of Lincoln are downhill from the treatment plant, requiring wastewater be pumped back to the treatment facilities.

All of the actions listed are subject to environmental review.

Development of New Treatment Facilities

Accurately estimating the cost and timeframe for permitting and constructing a new treatment plant would require significant investment; however, permitting additional discharges to Pleasant Grove Creek or Auburn Ravine would be problematic at best. Any new treatment would need to be premised either on extensive use of reclaimed water and/or construction of a transmission pipe to the Sacramento River. The RWQCB is on record as being opposed to any new discharges to the Sacramento River upstream of the inlet to the City of Sacramento Water Treatment Plant.

Transport of Wastewater to Sacramento County for Treatment

A large transmission pipe could be constructed to the Sacramento County Regional Sanitation District (SCRSD) treatment facility near Elk Grove. However, there is not sufficient capacity in the SCRSD collection/transmission system for the volume of water that could be produced by the various proposed developments. This alternative would; therefore, require approximately 30 miles of transmission pipe be constructed, primarily through developed areas of Sacramento County. This would likely prove to be far more expensive than any of the other alternatives.

In conclusion, there appears to be two potentially viable alternatives for sewerage the Placer Ranch project; via either the City of Roseville or Lincoln. However, each of these alternatives has its own set of regulatory as well as other implications. In regards to De La Salle, feasible sewerage options are more limited and currently favor only the Roseville option with the same set of regulatory issues as previously described.

Water Availability

In terms of infrastructure development, the most important concern is the availability of surface water to serve these projects. PCWA has consistently indicated that there is enough water available to serve projects that are consistent with the County and Cities' General Plans. This is true even after bringing on-line the proposed 35,000 acre foot extraction from the Sacramento River. The Agency's projection that supply and demand are balanced at the buildout of the existing general plans within the PCWA service area has several major assumptions built into it. Specifically:

- that the existing general plans can/will buildout to 80% of their maximum theoretical density;
- that there will be no increase in conservation/water use efficiency in either the Agency's treated or raw water systems;
- that there will be no increase in the supply of reclaimed water;
- that Roseville and San Juan Water District will require 100% of their contract/option quantities to supply the buildout needs of their service areas;
- that there will be no change in the current amount of water needed to supply agriculture in our service area; and,
- there will be no increase in use of groundwater.

Both projects would generate substantial urban growth beyond what is planned in the County and Cities' General Plans. The above policy No. 9 (from Part III of the PCGP) indicates that any new development area must be served by surface water supplies. With regard to the Placer Ranch project, we have heard from the applicant and PCWA that they may be able to utilize the water already allocated to the SIA area to serve this project. Since the entire site would be developed in an urban fashion and the SIA Plan only anticipated half of the site developing as industrial land, it will be important to determine the assumptions the applicant used in reaching this conclusion. It may be that water intended for the core industrial/commercial area of the Plan would have to be re-allocated to serve Placer Ranch and result in limits on industrial development in other parts of the Sunset Industrial Area.

The applicants for the De La Salle University and Community have proposed the use of groundwater, at least on an interim basis. This runs counter to numerous General Plan policies, including No. 9 cited above, as a condition for considering any General Plan amendment to allow urban uses.

ISSUES TO CONSIDER: 1. Should the projects be considered if infrastructure plans can be amended to demonstrate how adequate public services and facilities can be provided and funded by the new development? 2. Is the Board willing to consider modifying General Plan policies which require that new development be served with surface water? 3. Is the Board willing to consider re-

allocating water supplies that could serve other properties in order to serve these two projects with surface water?

H. SUNSET INDUSTRIAL AREA (SIA) PLAN POLICY CONSIDERATIONS

The Placer Ranch project is entirely within the Sunset Industrial Area (SIA). The single most important goal of the SIA Plan is to improve the ability of the County to attract new industrial development and to retain and allow for the expansion of existing development in a modern, and attractive industrial park setting. The SIA Plan includes numerous goals and policies which call for industrial uses to predominate in order to create and retain jobs, to preserve agricultural land, to provide a fairgrounds re-location area, to prevent residential uses, to retain suitable habitat, and to provide adequate buffers around public facilities, particularly the landfill. These goals, objectives, and policies include the following:

Goal: "To improve the opportunities for industrial and other employment based development in the SIA in order to attract new industries, retain existing industries, to allow existing industries to expand, and to provide the necessary public and private sector services and facilities for all area employers, businesses and patrons."

Objectives:

"Protect existing and future industrial development from residential encroachment."

"Protect the Western Regional Sanitary Landfill facility, the Western Placer Waste Management Authority Material Recovery Facility, and landfill expansion properties from the incompatible encroachment of residential, commercial and professional uses."

"Prepare and implement a habitat conservation/mitigation plan in order to balance the need for economic growth against the County's desire to provide suitable habitat for the ongoing viability of the area's plant and animal resources."

"Examine the potential to move an expanded Placer County Fairgrounds from the City of Roseville into the SIA."

Policies:

"1.A.1. Protect the Sunset Industrial Area from encroachment by incompatible uses."

"1.A.6. (in part) The Sunset Industrial Area shall be dominated by an industrial land inventory."

"1.A.8. The County shall permit the development of only agricultural, industrial or similar compatible land uses around Western Placer Waste Management Authority properties. Residential uses around these properties are not considered a compatible use."

Goal 1.E: "To provide for the long-term conservation and use of agriculturally designated lands."

Policies:

"1.E.1. The County shall protect agriculturally designated areas from conversion to non-agricultural uses."

"1.E.5. The County shall encourage infill development in undeveloped areas of the Sunset Industrial Area as an alternative to expanding urban uses into agricultural areas."

Goal 8.A. "To maintain a healthy and diverse local economy that meets the present and future employment, public safety, and service needs of Placer County residents and

to expand the economic base to better serve the needs of residents and local businesses.”

Policy:

“8.B.2. The County shall seek to retain the SIA as an unincorporated, non-residential region for the development of employment-generating uses and activities.”

The Placer Ranch project, as proposed, would convert agriculturally designated land and Industrial Reserve land to a variety of uses including a college campus and 4794 residential units. Residential, and other sensitive uses, are proposed within the one-mile residential buffer from the landfill and expansion area. Potentially incompatible uses are proposed in close proximity to industrial uses. Options for habitat conservation and re-location of the fairgrounds will be reduced.

ISSUES TO CONSIDER: 1. Should the County consider amendments to the Placer County General Plan and the Sunset Industrial Area Plan to accommodate the Placer Ranch project? 2. Should the County request that the Placer Ranch applicants eliminate residential uses, other than on-campus housing, to provide greater consistency with the SIA Plan? 3. Should the County require a redesign of the project to locate the campus and any related housing as far from the landfill and industrial areas as feasible (to the west) to eliminate potential incompatibility issues?

I. IMMEDIATE CANCELLATION OF A WILLIAMSON ACT CONTRACT

The westerly 640 acres of the Placer Ranch project site is within an Agricultural Preserve, subject to a Williamson Act Contract. The Land Conservation Act (aka Williamson Act) was passed by the State Legislature in 1965 in order to preserve the maximum amount of the limited supply of agricultural land in the State. Financial incentives are provided to farmers and ranchers in the form of reduced property taxes for property owners who maintain their land in agricultural production. The State and local regulations allow interested property owners to enter into a contract with the County to keep their land in production for an on-going ten year period, which automatically renews every year unless a property owner requests to enter into a 10-year phaseout by filing a Notice of Non-Renewal. Placer Ranch property owners filed a Notice of Non-renewal in November 2002 to enter into a 10-year phase-out to remove the land from contract. They have requested an immediate cancellation of the Williamson Act Contract in order to accommodate the proposed Placer Ranch project.

Both State law and the Placer County Administrative Rules allow the Board of Supervisors to cancel a Williamson Act contract only under extraordinary circumstances. In fact, it has never been done in Placer County in order to allow for the development of contracted lands.

In order to approve a cancellation request, the Board of Supervisors must find that either 1) the cancellation is consistent with the purposes of the California Land Conservation Act of 1965 or 2) the cancellation is in the public interest in that other public concerns substantially outweigh the objectives of the Land Conservation Act. In either case, it is necessary for the Board to make all of the following findings: 1) that cancellation is not likely to result in the removal of adjacent lands from agricultural use, 2) an alternative use is proposed which is consistent with the County General Plan, 3) cancellation will not result in discontinuous patterns of urban development and 4) there is no proximate noncontracted land which is available and suitable for the proposed alternative use, or

development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

ISSUES TO CONSIDER: 1. Does the Board find it appropriate to entertain a request for cancellation of the Williamson Act contract in order to accommodate the proposed project that would place primarily residential uses on the contracted land? 2. If the Board does not find it appropriate to consider canceling the Williamson Act contract, is it appropriate to process the proposed General Plan amendment, but notify the applicants that they will have to wait for phase-out to occur before development can take place on the contracted land? 3. Another option would be for the Board to indicate that cancellation of the Williamson Act contract could only be considered in order to accommodate the proposed branch campus of CSUS, a public university, so the finding of public interest could be made. (This would require the applicants to re-design the proposal to place the campus on the westerly 640 acres. In addition to better meeting Williamson Act requirements for cancellation, placing the campus on the western edge would provide a more definite boundary to development and a more compatible use to surrounding agricultural uses.)

J. COUNTY/ROSEVILLE MEMORANDUM OF UNDERSTANDING

In July of 1997 the County and the City of Roseville entered into a Memorandum of Understanding that addresses issues of mutual concern related to land use in the "Roseville/South Placer County area"(See Exhibit 10). One specific component of the MOU potentially affects the proposed Placer Ranch project. Section Six addresses the landfill buffer zone as follows:

"Both the City and the County hereby acknowledge their continued support and endorsement of the policy of maintaining a one mile buffer zone around landfill operations, as set forth in Policy No. 4.G.11 of the Placer County General Plan..."

Neither the Placer Ranch nor De La Salle projects are within the "transition area" referenced in the MOU however both are on the immediate border of that area, both are in the greater "Roseville/South Placer County area" referenced in the preamble, and both are the types of projects that the MOU was intended to address as they affect the City. For that reason another section of the MOU may provide guidance to be considered in this discussion. Section Four of the MOU addresses development standards as follows:

"...any approval resulting from such application shall be conditioned to require that all physical development, infrastructure development, and public services be constructed, installed, financed, and provided at an "urban" standard of development or service. By way of illustration and not limitation, the parties agree that the minimum standards set forth in the "Development Standards" document attached hereto.....shall be required of all development within the Transition Area...."

The attached "Development Standards" (part of Exhibit 10) indicate that surface water must be provided. The De La Salle project has now proposed the use of groundwater for at least an interim period of time to serve the project. Lastly, the City of Roseville has suggested (see Exhibit 11) that the MOU should be expanded to address the two project areas, thus allowing for a more formal coordination process. Such an agreement would be consistent with section 16 of Part III of the General Plan which states:

"16. In conjunction with the processing of a GPA application for development located within the future study area, the County will enter into an agreement with the adjoining city that would specify acceptable levels of service (including police, fire, park programs, etc.)

and measures to mitigate impacts to municipal facilities (transportation, circulation, parks, libraries, etc.)."

ISSUES TO CONSIDER: 1. Does the specific reference to the landfill buffer in the MOU mean that the staff should ensure that such a buffer is maintained with the Placer Ranch project? 2. Should the "Development Standards" attached to the MOU provide guidance to staff in determining the appropriate public service standards for the Placer Ranch and De La Salle projects?

K. CONSERVATION STRATEGY/HABITAT CONSERVATION PLAN

As discussed earlier, the staff is working with a number of resource agencies on the development of an NCCP/HCP to address impacts associated with endangered species and their associated habitat. The staff has prepared an analysis, called the HCP Draft Conservation Strategy, that was released in mid-September. The draft identifies some of the anticipated impacts associated with growth on a number of endangered species and a range of alternative conservation and growth scenarios that will be used for further evaluation. The subject projects are incorporated into two of the four growth scenarios

The staff seeks direction on certain issues related to the NCCP/HCP; because these projects have a large footprint on the landscape and they are located in an area of the County that contains a number of key resources (e.g., vernal pools, riparian and grassland habitats) it will be important for staff and the proponents to understand how such projects can be evaluated for a determination of impacts and how those impacts should be mitigated. In particular, it will be important to know how a comprehensive mitigation strategy will be not only consistent with the NCCP/HCP but how it can initiate the implementation of such a program.

ISSUES TO CONSIDER: 1. Should the projects be designed or located to ensure that they do not prevent the successful development and implementation of the HCP/NCCP? 2. Should the projects emphasize the avoidance of important biological resources through project design and further to avoid such resources in a way that provides for offsite connectivity?, or 3. Should the projects mitigate biological resources entirely offsite through large-scale conservation that also addresses the loss of open space and agricultural lands? This is a key part of the discussion related to the Conservation Plan. There is a concern that the historical emphasis on avoidance of small on-site areas of natural habitat will result in a highly fragmented landscape of sensitive natural communities that will provide diminished value over time. 4. Should the projects be required to mitigate their open space and biological resource impacts entirely within the political boundaries of Placer County except in those circumstances where there are opportunities such as watershed relationships, species population relationships or opportunities to improve connectivity? 5. Should the projects be required to mitigate their impacts before the anticipated "take" of the species and/or the habitat they inhabit? Many conservation plans have a lag between the availability of funding (especially if it's a fee-based program) and the ability to provide compensatory lands. Additionally, because restoration is an important part of the County's Conservation Plan, the 2-10 year period it takes for restored habitats to mature represents a temporal impact that must be addressed. 6. Should the projects be treated as independent proposals or be treated as "interim" projects and be incorporated into the unfolding conservation plan and follow the guidance from future documents?

L. PLACER PARKWAY ROUTE ALIGNMENT

The effort to identify a corridor between Highway 65 and Highway 99/70 for the Placer Parkway is underway. The proposed project's Tier 1 environmental document will result in the selection of a corridor alignment. This work should be completed by 2007.

The process must meet both State and Federal environmental requirements. The Federal Resource Agencies require local agencies to follow a process that places top priority on environmental constraints. Federal funding will be needed to plan and construct the route so federal procedures need to be followed.

It would be preferable to wait until the highway alignment is established before approving land development projects along the corridor. This is because the goal of the route alignment process is to find the route that results in the least environmental damage while meeting the project objectives. This process is best done on a regional scale and with a minimum of constraints. A highway alignment that avoids a newly approved project at the expense of the environment would face serious, possibly fatal, obstacles.

The proponents of the projects (West Roseville Specific Plan, Placer Ranch and De La Salle University) have advocated for a process where their projects are considered prior to route adoption. There is risk in doing this in that the best highway alignment from an environmental standpoint could conflict with any of these land development projects. This may not be known until late in the highway alignment process after the land development project is already approved. The risk can be reduced, but not eliminated by requiring additional environmental studies for these proposals. In the case of Placer Ranch, the Parkway alignment must pass through the project and therefore the challenge is to find the best highway alignment from an environmental standpoint and then plan the land development around it. In the case of De La Salle University and Community, the question is whether the best highway alignment passes through the proposed site. In order to answer these questions, an extra level of environmental review is necessary. This work will involve looking at areas adjacent to the project site and may involve duplicate studies. However, even with this extra work there is still a risk because individual projects cannot view the entire fifteen-mile corridor and make assessments based upon overall impacts. Further, these incremental evaluations could "point" the Parkway corridor to a sensitive environmental area.

ISSUES TO CONSIDER: 1. Should these land development proposals be delayed until the Placer Parkway alignment is established? 2. If not, should the projects be required to conduct supplemental environmental studies to reduce the risk to the Placer Parkway Route Alignment process now underway by PCTPA and Placer County?

M. TRANSPORTATION INFRASTRUCTURE FINANCING

Transportation planning in the West Placer region has forecast the need for major Transportation improvements in the future. These forecasts rely on the General Plans of the jurisdictions in the region for land use assumptions. Major new land development proposals will result in more traffic and therefore additional improvements. More importantly the new facilities will be needed sooner.

Local roadway systems have typically been funded through traffic mitigation fee programs. Regional facilities are funded through a combination of State, Federal and local sources. A recent analysis has shown that funding for the regional system falls well short of available revenue. The new land development proposals will exacerbate this problem unless they construct extensive improvements or contribute funds well in excess of current fee programs.

The State Transportation Improvement Program (STIP) is the main source of funds for regional improvements. Currently these funds are being spent on the Hwy 65 Bypass of Lincoln. In order to construct this project (\$210 million), the County will be borrowing against the future share of these funds, essentially using all available STIP funds through the year 2014.

The next three major regional improvements that will be needed are the widening of Hwy 65, Placer Parkway and improvements to I-80 through Roseville. The South Placer Regional Transportation Authority (SPRTA) has provided for \$50 million in funding for Placer Parkway in the fee program for the region. The cost of the facility will exceed \$300 million. The remainder of the funding for the facility has not been identified. The cost of widening Hwy 65 has not been determined and there are no fees currently being collected for this work. The I-80 project is the County's number one priority for Federal funds under the next Transportation Enhancement Act (TEA) cycle, however no construction funds have been identified (\$100 million plus). The funding for all three of these regional facilities goes way beyond the current capacity of Federal, State and local funding programs.

ISSUES TO CONSIDER: Should the consideration of major new land development proposals include an analysis of the cost, funding, and schedule for major regional transportation infrastructure projects (e.g., Placer Parkway and Hwy 65)?

N. ALTERNATIVE LOCATIONS FOR UNIVERSITIES

As indicated above, there are numerous potential benefits provided by higher education facilities in Placer County. In many ways the university proposals themselves are far less problematic than the additional development proposed to accompany them. Because of the potential benefits it may be appropriate to look at possible alternative sites or project modifications that could accommodate the universities. There are a number of alternative locations within West Placer County that could accommodate university campuses without amending the General Plan or extending urban development and infrastructure further to the west than currently anticipated. Although such sites are not without challenges, they may be far more easily met. These areas or project changes include the following opportunities:

A. Sunset Industrial Plan Area

The SIA Plan encompasses 8883 acres - of that 3646 acres are designated agricultural, 3479 acres are designated industrial, and 941 acres are designated commercial or business park. The Placer Ranch site is primarily within the agricultural designation (about 60%), with most of the rest designated industrial, but located within the Industrial Reserve Area intended to be used as an extension of the Industrial Core area at such time that additional development area is needed. Substantial new residential growth is occurring or is proposed within the City of Roseville, immediately adjacent to the proposed Placer Ranch project. The CSUS campus is proposed within the agricultural area, with residential uses proposed to the south and west. The proposed campus site could be moved to the west, replacing the proposed residential uses, and provide a more logical

buffer for agricultural uses while also maximizing the distance from the landfill, and maximizing potential industrial uses. The necessary residential uses to support the students and staff of the university would be available to the immediate south. Such an alternative could address many issues that will be raised by the current proposed project design.

B. Placer Vineyards Specific Plan Area

The 1994 General Plan designated the area now known as Placer Vineyards as a major new growth area to be planned and developed through the Specific Plan process. The Placer Vineyards Specific Plan has been prepared in draft form and the accompanying EIR will be released for public comment within the next few months. The Specific Plan area encompasses 5,158 acres and will accommodate as many as 14,000 residential units in addition to business park, office, town center office/commercial and commercial uses intended to generate up to 14,000 jobs. This is a very large new growth area already designated for development that could accommodate one or more university campuses.

C. West Roseville Specific Plan and Sphere of Influence Expansion Area

The West Roseville Specific Plan encompasses 3,162 acres west of the City of Roseville that is proposed for annexation and an additional 2,100 acres is proposed to be added to the City's sphere of influence. This is an undeveloped area proposed for development into residential neighborhoods, community commercial, business/professional, light industrial and industrial land uses. Again, sufficient area is available to accommodate one or more university campuses that would be located within the community of Roseville where a broader level of land uses and services would be available. This project does not require a General Plan amendment on the part of Placer County, but it does require an amendment to Roseville's Sphere of Influence, which must be approved by LAFCO. The remainder of the Expanded Sphere, particularly the area south of the WRSP and north of Placer Vineyards, is also an available undeveloped area that could accommodate a university and would provide a more compact, contiguous pattern of growth than the proposed De La Salle site. A portion of this site is under the same ownership as the proposed De La Salle site.

D. Adjacent to the West Roseville Specific Plan Area

Yet another alternative would be to relocate the proposed campus to the property that immediately adjoins the WRSP area and include the "community" property, intended for residential and commercial uses, within the Sphere of Influence expansion area to the south. Again this would result in a more logical pattern of development while minimizing impacts on agricultural lands and habitat, reduce the cost of extending infrastructure, provide residential and commercial support uses in close proximity and still allow for the endowment concept presented by the project proponent.

Whether the landowners or the Board wish to discuss alternative locations for these types of development at this time, the issue must be addressed as a part of any future environmental review for either project.

ISSUES TO CONSIDER: Should the County work with the university proponents to explore alternative locations that do not raise the same agricultural, infrastructure, water, land use, or circulation issues as the two sites currently proposed?

STAFF RECOMMENDATIONS

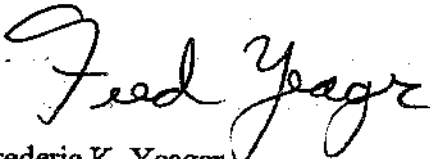
The staff has addressed many topics in this report that in one way or another affect the Board's consideration of, and interrelationship between, the four major proposals discussed. In an effort to assist the Board in providing clear direction on how the County should proceed from this point, these topics have been condensed into nine issues. These nine issues are summarized and specific questions attached to each one in Exhibit 16. Possible responses, are also provided to assist the Board in weighing alternative approaches to the issues. The staff suggests that the Board, following a presentation on the topics in this report and public comment from project proponents, other agencies and the public, consider addressing the issues in the order presented in Exhibit 16.

The staff's recommendations, when taken collectively, would result in the following direction:

- The County is very supportive of locating one or more universities in western Placer County. It is possible to resolve many of the issues identified by modifying the current project proposals.
- Amendments to the General Plan will be entertained in order to accommodate one or more universities.
- Existing planned development can provide much of the support uses, in immediately adjacent areas, especially housing, for both proposed universities. The proposed sphere expansion area can provide an opportunity for the private endowment needed for the private university and this alternative should be considered.
- Infrastructure needs must be met including the funding and construction of adequate sewers, water infrastructure from a surface water supply, and roads.
- The landfill must be protected from encroachment of incompatible uses including most types of residential uses. Although the one-mile buffer for residential uses is appropriate, the County would consider a project that placed the campus as far from the landfill as possible on the same ownership, and would consider on-campus housing if appropriately buffered.
- New development that uses agricultural lands and removes suitable wildlife habitat must be responsible for creating and financing a program that permanently protects other areas.
- The Placer Parkway routing process must be considered concurrently with the planning for new development within the corridor being studied.

The staff is prepared to assist the Board and to provide information in any way that will be helpful to this discussion.

Respectfully submitted,



Frederic K. Yeager
Planning Director

FKY/PLANNER'S INITIALS:DU

EXHIBITS:

1. Maps*

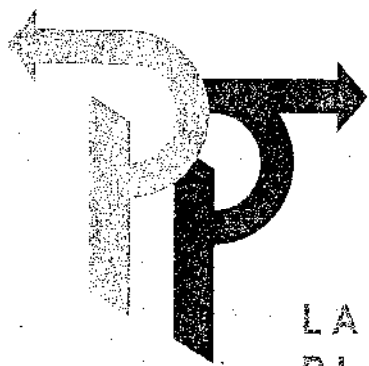
- a) Base Map
- b) Sphere's of Influence
- c) Key Properties & Proposed Roadways
- d) Future Study Area & M.O.U. Area
- e) Existing General Plan Designations
- f) Circulation Diagram
- g) Conservation Lands
- h) Detailed Land Use 1 & 2

- 2. Project Description – Placer Ranch*
- 3. Project Description - De La Salle University & Community*
- 4. Project Description - Placer Vineyards*
- 5. Project Description - West Roseville Specific Plan*
- 6. Part III - PCGP
- 7. HCP/NCCP - Draft Conservation Strategy Overview*
- 8. Agricultural Commissioner's Report
- 9. 2002 Agricultural Crop Report
- 10. MOU County/Roseville
- 11. Correspondence - Roseville
- 12. Correspondence - Rocklin
- 13. "Implications of a Private University in Placer County"
- 14. "The Key Role of Universities in Our Nation's Economic Growth and Urban Revitalization"
- 15. Summary of key issues - 1 page
- 16. Issues 1-9

*** Provided under separate cover**

- cc:
- CEO
 - County Council
 - Facilities
 - DPW
 - Planning
 - Economic Development
 - Landfill Authority
 - Roseville
 - Rocklin
 - Lincoln
 - PCTPA
 - PCWA
 - Placer Ranch
 - De La Salle
 - Placer Vineyards
 - West Roseville Specific Plan Applicant
 - BWG
 - BIA
 - Sierra Club
 - West Placer MAC
 - Rural Lincoln MAC
 - Planning Commission

/fred/2003/West Placer Visioning/westplacerbosmemo



PLACER PARKWAY

CORRIDOR PRESERVATION

LAND TO BE PRESERVED FOR FUTURE PLACER PARKWAY

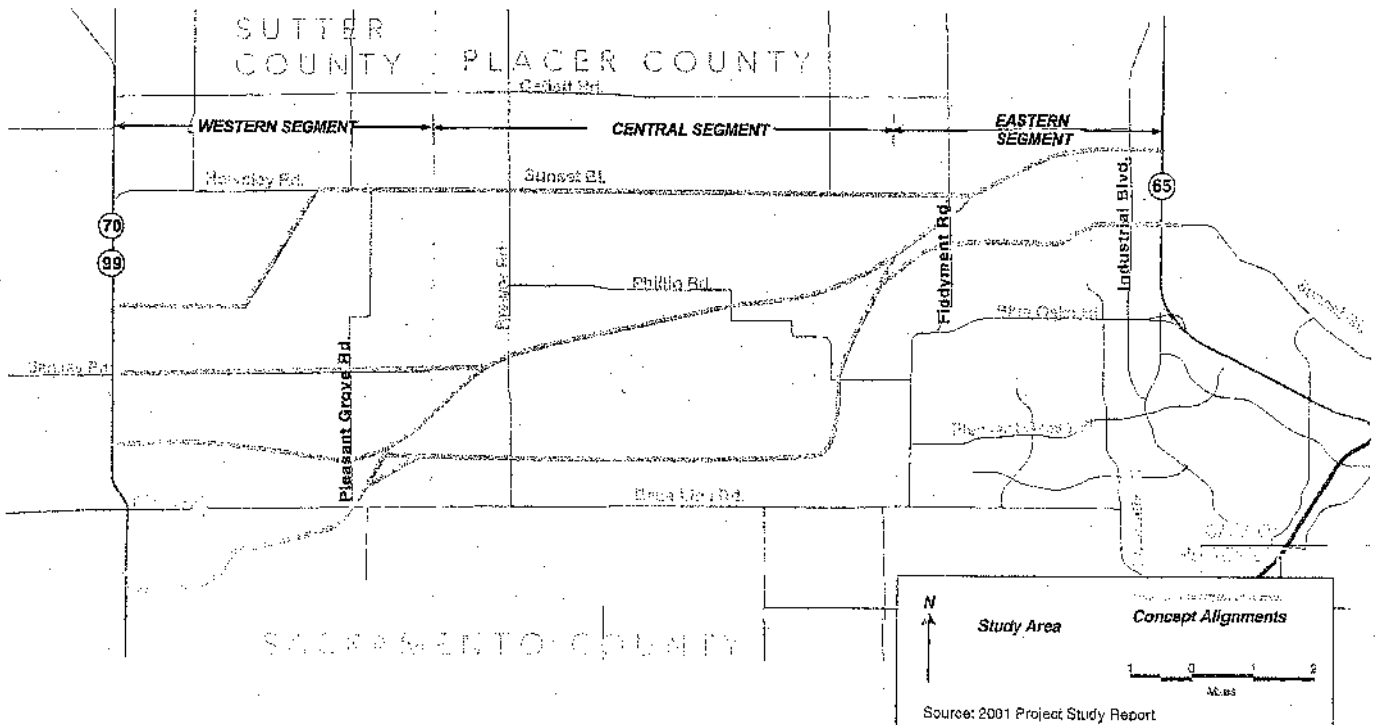
Placer Parkway is a proposed 15-mile long, east-west transportation corridor that will connect rapidly growing western Placer County with Sutter County industrial development and the airport to the west—linking State Highway 65 with State Highway 70/99 (see map). Residents, community leaders and business representatives are now discussing where to preserve a corridor for the future Parkway.

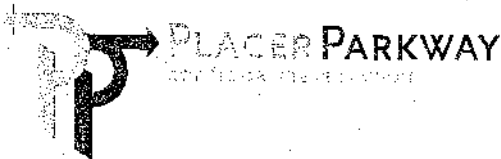
The Parkway is a high-priority regional transportation project. Employment, population growth, and traffic have become major issues for many people who live and work in the area. The amount of time and productivity lost has a real impact on the regional economy and our quality of life. At

the same time, preserving agricultural open space and habitat is also critical.

The Placer Parkway Corridor Preservation will identify and preserve land for a future transportation corridor that will offer several key benefits:

- Ease traffic and enhance the flow of people and goods
- Link rapidly growing areas of western Placer County and planned industrial development in south Sutter County
- Improve access to the I-5 corridor and the Sacramento International Airport
- Provide an alternative to heavily traveled Interstate 80





- Promote agricultural open space to preserve and enhance natural resources
- Restrict access along an approximately 7-mile central segment between Fiddymment Road in Placer County and Pleasant Grove Road in Sutter County

A key objective of the project is to preserve enough land for a 1,000-foot-wide central segment corridor and 500-foot-wide eastern and western segment corridors. Several concept corridors were identified via a previous study (see map).

Within the corridor, Placer Parkway would be divided into three segments:

- Western: Highway 70/99 to the Sutter/Placer County line
- Central: Sutter/Placer County line to Fiddymment Road, with no access (preserving a 1,000-foot-wide, 7-mile-long corridor from Pleasant Grove Road to Fiddymment Road).
- Eastern: Fiddymment Road to Highway 65

The Placer County Transportation Planning Agency (PCTPA) is administering the project for the South Placer Regional Transportation Authority (SPRTA) and Sutter County. PCTPA is the regional transportation planning agency for Placer County and its six cities. SPRTA consists of several PCTPA

member jurisdictions in western Placer County.

PCTPA will be preparing a Tier 1 Environmental Impact Statement/Environmental Impact Report (EIS/EIR). A Tier 1 document is used for long-term projects and to streamline environmental review. This will help to ensure that the land needed for a future transportation corridor can be preserved now. The Tier 1 EIS/EIR will address state and federal environmental requirements and will outline public concerns in enough detail to make an informed choice about selecting a corridor alignment. A future Tier 2 environmental review would address design and construction issues for the specific alignment within the corridor.

SPRTA and Sutter County are co-lead agencies for California Environmental Quality Act compliance. Caltrans is acting on behalf of the Federal Highways Administration, lead agency for National Environmental Policy Act compliance.

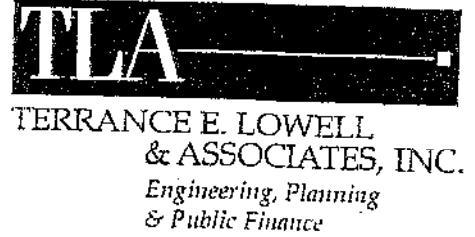
PCTPA has programmed about \$4.7 million to complete the required federal and State environmental review. SPRTA oversees a regional fee program that is expected to collect about \$50 million for acquiring a corridor. Actual construction funding for the transportation facility is not anticipated until after 2015.

There will be many opportunities for the public to provide input into this environmental review. For more information about the project and upcoming meetings, go to:

www.placerparkway.org

Or contact:

Celia McAdam, Executive Director,
 PCTPA, 550 High Street, Suite 107,
 Auburn, CA 95603.
 Telephone: 530-823-4030
 Fax: 530-823-4036
 Email: cmcadam@pctpa.org



February 28, 2003

Mr Fred Yeager
Planning Director
11414 B Avenue
Auburn, CA 95603

RE: PRE-EIR SUBMITTAL FOR PLACER RANCH

Dear Fred:

As discussed at last weeks meeting we are submitting the attached project description and map sets. The attached transmittal indicates the number of copies/map sets provided. If additional sets are needed let me know and we can quickly provide them.

Eric Bryant has forwarded you our list of possible EIR consultants so that the County can begin to arrange the meeting we discussed last week. I anticipate we will be able to provide additional project studies at that meeting.

If you have any questions or need for additional copies/information please lets me know. The proponent is anxious to get started with the process and we are prepared to quickly respond to any information you feel is needed to initiate things

Thanks for all your help and we look forward to working with Staff on this exciting project.

Sincerely:

A handwritten signature in black ink, appearing to read "M. Steve Spain", written over a horizontal line.

M. Steve Spain
VP - Planning Director

Placer County

1.0 BACKGROUND INFORMATION

Project Name: Placer Ranch

Project Contacts for Placer Ranch:

Property Owner:

Placer Ranch Inc.
6731 Five Star Blvd. #F,
Rocklin, CA 95677

Developer:

Bryant Properties
2150 Professional Drive, Suite 170
Roseville, CA 95661

Engineer:

Terrance E. Lowell & Associates
1528 Eureka Road, Suite 100
Roseville, CA 95661

2.0 PROJECT LOCATION

The project site is located within the boundaries of the Sunset Industrial Area Plan encompassing portions of the Industrial Core Area, the Sunset Boulevard Corridor West, the Industrial Area and the Agricultural/Fairgrounds Relocation Area. The project site consists of 2,213.4+/- acres located immediately to the north of the boundary with the City of Roseville and the proposed West Roseville Specific Plan area, in unincorporated Placer County.

The site is located approximately one mile west of the State Route 65/Sunset Boulevard interchange. Other roads within or adjacent to the project include a one-mile segment of Fiddymont Road, a 1.5 mile segment of Sunset Boulevard West, Sunset Boulevard and Nichols Drive. The project is comprised of 13 existing parcels that extend generally one mile in width from the north boundary of the City of Roseville to the southern boundary of the Placer County landfill. From west to east, the site extends approximately 3 ½ miles beginning from approximately ¼ mile west of the existing western terminus of Sunset Boulevard, to the site's most westerly boundary.

A.P.N.	PARCEL SIZE	SLA PLANNING AREA
017-020-018	541.4+/- ac	Agricultural and Fairgrounds Relocation Area
017-020-019	98.6+/- ac	Agricultural and Fairgrounds Relocation Area
017-061-007	86.5+/- ac	Industrial Core Area
017-061-011	72.0+/- ac	Industrial Reserve Area
017-061-012	261.7+/- ac	Industrial Reserve Area
017-061-036	287.2+/- ac	Industrial Reserve Area
017-061-047	318.1+/- ac	Agricultural and Fairgrounds Relocation Area
017-061-058	227.3+/- ac	Agricultural and Fairgrounds Relocation Area
017-061-059	90.8+/- ac	Agricultural and Fairgrounds Relocation Area
017-061-060	89.2+/- ac	Industrial Core Area/Sunset Boulevard Corridor West
017-061-061	18.7+/- ac	Industrial Core Area/Sunset Boulevard Corridor West
017-061-077	59.4+/- ac	Industrial Reserve Area
017-061-078	65.4+/- ac	Industrial Core Area
Total	2216.3+/- ac	

The portion of the site east of Fiddymment Road is within the City of Roseville's sphere of influence. Additionally, the West Roseville Specific Plan area abuts the westerly portion of the subject site to the south.

3.0 PROJECT SETTING

The project site is presently undeveloped, containing non-native annual grasslands on the east and agricultural uses including hay and rice production on small tracks in the western portions of the site. The site has minimal topographic relief with elevations on the site ranging from a high of 140 feet msl in the eastern portion of the site to a low of 90 feet msl in the west. Tributaries of Pleasant Grove Creek traverse the site generally from the northeast to the southwest. Trees are largely absent of this site with the exception of areas along the drainages. Wetland areas are dispersed in many areas in association with the riparian corridors.

4.0 PROJECT APPROVALS

It is anticipated that the following project approvals would be required by the County of Placer for the Placer Ranch project:

- General Plan Amendment including amendment of the Sunset Area Industrial Plan and the Placer County General Plan;
- Development Agreements;
- Pre-zoning land;
- Adoption of the Placer Ranch Specific Plan;
- Adoption of Specific Plan Design Guidelines;
- Approval of Large Lot Tentative Map;
- Certification of the EIR;
- Utility Service Area Annexations (City of Roseville Wastewater Treatment Service Area)
- Cancellation of a Williamson Act Land Conservation Contract

5.0 PROJECT DESCRIPTION

A. Project Objectives

The Placer Ranch Specific Plan is intended to augment the Sunset Industrial Area Plan (SIAP) and help define land use classifications, development standards, identify needed infrastructure improvements needed, and design guidelines for guiding future development. The Placer Ranch Specific Plan is being proposed to meet the following objectives:

- Provide a site for construction of a university in South Placer County.
- Provide the opportunity for CSUS to expand to meet the growing need for higher education in the South Placer and greater Sacramento region.
- Provide a university site within/proximate to an area already planned by Placer County for extensive office and industrial development.
- Provide for higher education opportunities that will in a unique way complement and enhance business and job growth within south Placer County.
- Promote the orderly, systematic and comprehensive planning of land within the project site and the Sunset Industrial Area Plan.

- Provide a commercial, business professional and industrial land base that will promote and enhance job opportunities in South Placer County.
- Provide the residential, parks, open space and school land uses needed to support and augment a viable university community.
- Preserve and incorporate existing natural resources and open space in the master land use plan.
- Provide pedestrian trails both within open space areas and throughout the plan that will promote alternative use transportation systems.

B. Existing General Plan and Zoning Designations

Under the Placer County Sunset Industrial Area Plan (SIAP), the land use designations on the project site are as follows:

SUNSET INDUSTRIAL AREA LAND USE DESIGNATIONS			
A.P.N.	Agriculture 80 ac. Minimum	INDUSTRIAL	COMMERCIAL
017-020-018	541.4+/- ac	-	-
017-020-019	98.6+/- ac	-	-
017-061-007	-	83.5+/- ac	3.0+/- ac
017-061-011	-	72.0+/- ac	-
017-061-012	-	261.7+/- ac	-
017-061-036	-	287.2+/- ac	-
017-061-047	318.1+/- ac	-	-
017-061-058	227.3+/- ac	-	-
017-061-059	90.8+/- ac	-	-
017-061-060	-	82.2+/- ac	7.0+/- ac
017-061-061	-	18.7+/- ac	-
017-061-077	-	59.4+/- ac	-
017-061-078	-	65.4+/- ac	-
TOTAL	1276.10+/- ac	930.10+/- ac	10.0+/- ac

Agriculture 80 ac. Minimum These designations identify lands set aside for the production of food and fiber, including areas of prime and non-prime agricultural soils.

Industrial This designation provides for all types of manufacturing, assembly storage and distribution, and research and development activities in settings ranging from industrial parks dominated by light industrial activities to heavy industrial areas which could include power plants, batch plants, outdoor manufacturing and other heavy industrial uses.

General Commercial This designation identifies a variety of urban commercial uses including shopping districts, service commercial areas, office areas, and neighborhood-serving commercial centers and is generally applied to areas along major transportation corridors. This designation is intended to provide goods and services to the businesses and employees working within the Sunset Industrial Area in order to reduce vehicle trips to other areas in the vicinity, which currently provide these goods and services.

Under the Placer County Sunset Industrial Area Plan (SIAP), the zoning districts on the project site are as follows:

SUNSET INDUSTRIAL AREA ZONING DISTRICTS							
A.P.N.	F-B-X-80	F-B-X-80-SP	F-DR-B-X-160	F-DR-B-X-160-SP	INP-DC	C2-UP-DC	TOTAL
017-020-018	449.6+/- ac	91.8+/- ac	-	-	-	-	541.4+/- ac
017-020-019	98.6+/- ac	-	-	-	-	-	98.6+/- ac
017-061-007	-	-	-	-	79.5+/- ac	7.0+/- ac	86.5+/- ac
017-061-011	-	-	72.0+/- ac	-	-	-	72.0+/- ac
017-061-012	-	-	216.7+/- ac	45.0+/- ac	-	-	261.7+/- ac
017-061-036	-	-	242.2+/- ac	45.0+/- ac	-	-	287.2+/- ac
017-061-047	196.9+/- ac	121.2+/- ac	-	-	-	-	318.1+/- ac
017-061-058	106.1+/- ac	121.2+/- ac	-	-	-	-	227.3+/- ac
017-061-059	90.8+/- ac	-	-	-	-	-	90.8+/- ac
017-061-060	-	-	-	-	86.2+/- ac	3.0+/- ac	89.2+/- ac
017-061-061	-	-	-	-	18.7+/- ac	-	18.7+/- ac
017-061-077	-	-	-	59.4+/- ac	-	-	59.4+/- ac
017-061-078	-	-	-	-	65.4+/- ac	-	65.4+/- ac
TOTAL	942.00+/- ac	334.20+/- ac	530.90+/- ac	149.40+/- ac	249.80+/- ac	10.00+/- ac	2216.3 +/- ac

Land uses permitted under the Farm Zone designation will continue to be permitted in the project area until the Specific Plan process is complete. Figure 1 depicts the existing General Plan and Zoning designations for the Specific Plan area and adjacent properties.

Farm (F) to provide areas for the conduct of commercial agricultural operations than can also accommodate necessary services to support agricultural uses, together with residential land uses at low population densities.

Industrial Park (INP) is intended primarily for light industrial uses such as manufacturing, assembly, research and development and similar industrial uses, as well as limited commercial and office uses that are compatible and appropriate along with industrial uses.

General Commercial (C2) is intended to provide areas for the continued use, enhancement, and new development of retail, personal service, entertainment, office and related commercial uses that will attract patrons from all areas of the community and region. The C2 district is located mainly along major transportation corridors.

Special Purpose (SP) is applied to property around the landfill properties.

Combining Design Scenic Corridor (DC) is used where design review approval is required prior to construction.

C. Project Intent

It is intended that an entitlement track process can be identified that would facilitate a Fall 2006 opening for the university campus. This could entail a master use permit for development of the portions of the site currently designated industrial or industrial reserve, and a Specific Plan for the remaining 1280 acres that are currently designated for Agricultural uses. An alternative scenario would be to remove the site from the Sunset Industrial Area and preparing a Specific Plan for the entire site. Ongoing discussions with Placer County are anticipated to resolve and define the most appropriate entitlement process.

The Placer Ranch Specific Plan proposes a mix of land uses, including industrial, commercial, office and professional, educational, residential, parks and open space, on the approximately 2,213.4+/- acres of property. Of the total acreage, 350.2+/- acres are designated Industrial, 352.6+/- acres are designated Business Park, 343.5+/- acres are designated General Commercial, 261.8+/- acres are designated College Campus, 437+/- are designated Residential, 122.3+/- are designated Park and Open Space, 51.3+/- acres are designated for various public facilities—schools and multi-use detention basins, and 294.7+/- acres are designated for public road rights-of-way.

At buildout, the project area is expected to contain approximately 1,261,118-square foot of commercial development, 1,106,250-square foot of industrial development, 3,165,070-square foot of industrial park development, 1,701,454-square foot of office and professional uses, 3,686,221-square foot of business park uses, 6,607,718-square foot of college campus development, and 3,095 dwelling units of residential development.

LAND USE

The Specific Plan area proposes sixteen zoning districts. A summary of the proposed land uses is provided in Table 1 and the proposed land use configuration is depicted in Figure 2.

Commercial Three categories of commercial zones are proposed, namely, General Commercial (C-2), Commercial Planned Development (CPD) and Highway Services (HS).

General Commercial (C-2) The General Commercial (C-2) zone district is intended to provide areas for the continued use, enhancement, and new development of retail, personal service, entertainment, office and related commercial uses that will attract patrons from all areas of the specific plan and region. Two parcels, totaling approximately 27 acres, have been designated general commercial. The C-2 districts are located mainly along major transportation corridors.

Commercial Planned Development (CPD) The purpose of the Commercial Planned Development (CPD) zone district is to designate areas appropriate for mixed-use community shopping centers, office parks, and other similar developments, where excellence in site planning and building design are important objectives. Two parcels, totaling approximately 33 acres, located in the southern portions of the plan area are designated commercial planned development. These are in proximity to proposed residential developments.

Highway Services (HS) The Highway Services (HS) zone district provides areas for commercial uses and services oriented toward the traveling public. One 39-acre site located at the intersection of Fiddymont Road and the proposed Placer Parkway is designated for highway services.

Land Use	Acreage	% Of Total	Number of Dwelling Units	Potential Square Footage
S.F. Residential	398.8	18.0	2,408	-
RS-5	166.8	7.5	833	-
RS-6	138.3	6.2	828	-
RS-8	93.7	4.2	747	-
M.F. Residential	38.2	1.7	687	-
RM-18	38.2	1.7	687	-
Commercial	148.2	6.7	-	1,291,118
Comm. Plan Dev.	84.5	3.8	-	736,164
Gen. Comm.	25.7	1.2	-	223,898
Highway Services	38.0	1.7	-	331,056
Office & Professional	195.3	8.8	-	1,701,454
Industrial	702.8	31.8	-	7,957,541
Industrial	90.7	4.1	-	1,106,250
Industrial Park	259.5	11.7	-	3,165,070
Business Park	352.6	15.9	-	3,686,221
Public (Schools)	281.8	12.7	-	-
College Campus	261.8	11.8	-	To Be Determined
School (K-6)	20.0	0.9	-	-
Park/D. Basin	31.3	1.4	-	-
Park	27.1	1.2	-	-
Open Space	95.2	4.3	-	-
Corr/R/W	294.7	13.3	-	-
Total	2213.4	100%	3,095	10,950,113

Office and Professional The Office and Professional (OP) district is intended primarily for the development and operation of professional and administrative offices, personal services, as well as limited warehousing uses that are compatible and appropriate along with office and professional uses, rather than retail trade. New development in such areas would be planned and designed to be relatively compatible with residential uses. Five sites totaling approximately 195.3 acres, spread around the plan area's northern, central and eastern portions, have been designated office and professional.

Industrial Development Three categories of industrial zones totaling approximately 702.8 acres are proposed within the Specific Plan Area. These are Industrial (IN), Industrial Park (INP) and Business Park (BP).

Industrial (IN) District The Industrial (IN) zone district is intended for a wide range of industrial activities including manufacturing, assembly, wholesale distribution, and storage. Two parcels, totaling approximately 90.7 acres, have been designated industrial. One of the industrial parcels is located in the northern portion of the site adjacent to the Western Regional Sanitary Landfill. The second site is located adjacent to the existing power plant in the southeastern corner of the plan area.

Industrial Park (INP) District The Industrial Park (INP) zone district is intended primarily for light industrial uses such as manufacturing, assembly, research and development and similar industrial uses, as well as limited commercial and office uses that are compatible and appropriate along with industrial uses. Site development in the industrial

park district is characterized by careful attention to attractive building design, landscaping, and less site coverage than in other commercial and industrial districts.

Seven sites totaling approximately 259.5 acres, spread around the plan area's northern and eastern portions, mostly along transportation corridors, have been designated for industrial park uses.

Business Park (BP) District The purpose of the Business Park (BP) zone district is to designate areas appropriate for the development of a mixture of light industrial, office and commercial land uses in a campus-like setting. Such uses may include high-technology manufacturing and assembly, warehousing, professional offices, research and development, and commercial uses that are primarily for the support of the employees of other businesses in the district and the businesses themselves. The intent of the BP zone is that allowed businesses will involve larger numbers of employees, and will construct facilities that are attractive and environmentally sensitive. The types of industrial and office land uses that will be appropriate in the zone will be those with most of their employee positions at primary wage earner levels, with salaries comparable to the county's median income level. Land uses that involve any outdoor manufacturing or storage, or that emit any appreciable amount of visible gasses, particulate, steam, heat, odor, vibration, glare, dust, or excessive noise will not be allowed.

Eight sites totaling approximately 352.6 acres, spread generally around the eastern half of the plan area, have been designated for business park uses.

College Campus (Campus) District A total of approximately 261.8 acres of contiguous land within the plan area is designated College Campus District for the purpose of future development of a full-scale, on-site intensive, state-of-the-art college campus. The proposed college campus site is located in the central portions of the western half of the specific plan area.

Residential Zone Districts The Specific Plan designates approximately 437 acres for the development of 3,095 residential dwelling units to serve the housing needs of the proposed plan. Residential parcels are located near the western and southern boundaries of the plan area, and generally serve as a transitional zone or buffer between adjacent existing and planned residential developments in the City of Roseville and proposed industrial and other non-residential land uses within the plan area.

Two general residential districts, namely, Residential Single-Family (RS) and Residential Multi-Family (RM), are proposed within the specific plan area.

Residential Single-Family The RS district is intended to provide areas for residential development characterized by detached and attached single-family homes. The Specific Plan proposes three categories of RS zones.

Residential Single-Family, 5 Dwelling Units per acre (RS-5) The purpose of the RS-5 district is to provide for medium density, single-family detached residential units. A minimum lot size of 6,500 square feet will apply to traditional single-family lots.

Residential Single-Family, 6 Dwelling Units per acre (RS-6) The purpose of the RS-6 district is to provide for medium density, single-family detached and attached residential units. A minimum lot size of 5,000 square feet will apply to traditional single-family lots.

Residential Single-Family, 8 Dwelling Units per acre (RS-8) To provide for medium density, single-family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 3,500 square feet will apply to traditional single-family lots.

Residential Multi-Family (RM) The RM district is intended to provide areas for residential neighborhoods of single-family dwellings, multiple single-family dwellings on one lot, halfplexes, duplexes, apartments, and other multiple-family attached dwelling units such as condominiums. Development in the RM district will utilize innovative site planning and provide on-site recreational amenities. Two RM districts would be located adjacent to the college campus. The plan proposes the following RM zone:

Residential Multi-Family, 18 Dwelling Units per acre (RM-18) To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design. Minimum lot size of 2 acres for multi-family.

Schools It is anticipated that the proposed Placer Ranch Specific Plan will generate the need for elementary school facilities for approximately 1,076 new students. The plan therefore designates two 10-acre K-6 school sites. The proposed school sites are located near the western boundary of the plan area and are within proximity of proposed residential areas.

Park/Basin (P/B) The Park/Basin (P/B) district is intended to serve the dual purpose of providing for onsite retention/detention needs of the plan, and also be developed as passive/active park facilities. The Specific Plan designates two sites totaling approximately 31 acres, generally located in the plan area's low elevation points, for these purposes.

Parks The Specific Plan designates five parcels, comprising approximately 27.1 acres, for the development of park facilities. Two 5-acre parcels are located adjacent to proposed elementary school facilities. The remaining three park sites are located within proposed residential parcels. Each of the proposed park sites is to be developed as active neighborhood focus public recreational facilities. Recreational activities at these public parks may include the following: passive and active recreational interests, turf area for multi-use recreational activities, pre-school and school-aged playgrounds, picnic areas, hard courts for basketball and tennis, and restrooms.

Open Space Approximately 95.2 acres have been designated Open Space (OS), exclusive of open space contained within the Campus District. The land preserved as open space includes the floodplain corridors along existing creeks and drainage channels and incorporate a significant amount of the wetland resources present in the area. Additional areas would be provided to provide open space linkages between developed areas. Allowable uses in this zone are research and monitoring of plants and/or animals, as well as reconstruction of native habitat. Recreational uses other than pedestrian trail crossings will not be allowed in the open space areas. Development adjacent to these areas will require special setbacks to buffer potential impacts. Structures, paved areas and landscaping will be a minimum of 25 feet from open space land and water resources (i.e., perennial streams, intermittent streams, wetlands). Hiking, jogging and bicycling will be allowable uses for these buffer areas.

CIRCULATION

The existing roads within or bordering the project area, Fiddymment Road, Sunset Boulevard West and Nichols Drive, are two-directional, two-lane rural roads. Currently, these roads support less traffic than their design capacities. Uses proposed within the Specific Plan area and on

surrounding properties will increase the traffic on these roads and require improvements to meet standards for Placer County.

Circulation system within the Placer Ranch Specific Plan project area would be composed of major road connections, local streets, and pedestrian/bikeway network. The extension, realignment and/or improvement of existing arterial roadways such as Fiddymont Road, Foothills Boulevard, Sunset Boulevard, Nichols Drive, Sunset Boulevard West and Woodcreek Oaks Boulevard would constitute the backbone of the project's proposed circulation plan. Fiddymont Road and the proposed extensions of Woodcreek Oaks Boulevard and Foothills Boulevards would provide north-south connections within the plan area. Sunset Boulevard West and the extensions of Sunset Boulevard and Nichols Drive would provide primary east-west connections within the plan area. All of these roads are anticipated to be at least four lane public roadways.

The proposed circulation system also accounts for plans by Placer County Transportation Planning Agency (PCTPA) to locate a segment of the proposed Placer Parkway within the Placer Ranch Specific Plan area. Consistent with the project study plan (PSR) of the proposed Placer Parkway, the plan includes an east-west right-of-way alignment for Placer Parkway. The Placer Ranch Specific Plan incorporates the future Placer Parkway into its overall circulation system by making provision for future interchanges where the proposed parkway intersects Fiddymont Road and Foothills Boulevard.

PUBLIC FACILITIES AND SERVICES

The Placer Ranch Specific Plan provides for a variety of public facilities and services, including water, wastewater, recycled water, storm drainage and flood control, police and fire, solid waste, and electric and natural gas service. Each of these is described briefly below.

Potable Water It is anticipated that the Placer County Water Agency (PCWA) would provide potable water to the Placer Ranch project.

Wastewater The proposed project would construct wastewater infrastructure consistent with the Regional Wastewater Master Plan. The project would require annexation of a portion of the project site into the City of Roseville Wastewater Treatment Service Area.

Storm Drainage and Flood Control The proposed Placer Ranch site is located within the Pleasant Grove Creek watershed. Improvements to the drainage system within the specific plan area would include rechannelizing minor tributaries, construction of drainage basins, construction of pipe conveyance systems, and construction of culverts and bridges over creeks and tributaries.

NATURAL RESOURCES

The Placer Ranch Specific Plan land use has been configured with the intent of ensuring that the natural resources of the project area are conserved and that impacts associated with development are mitigated to the extent possible.

Wetlands A variety of wetland resources are located within the Placer Ranch Specific Plan area. These include creek, intermittent and ephemeral drainages, vernal pools, seasonal wetlands and swales, and emergent marshes. It is anticipated that while a majority of these would be preserved onsite, there would be a substantial offsite preservation component.

Oak Woodlands Oak woodlands on the site are minimal, contained primarily within the on-site drainages. The specific plan land uses have been configured to retain a majority of the existing oak woodlands in permanent open space. However, some tree removal may be necessary to accommodate developments proposed. Any removal of native oak trees would be subject to the County's Tree Preservation requirements.

Historic Resources A records search has been conducted for the Placer Ranch site. The records indicated that there are no significant or potentially significant archaeological resources within the project area. Nevertheless, a complete survey of the site will be conducted as part of the EIR process.

AGRICULTURAL RESOURCES

The Placer Ranch Specific Plan will entail the conversion of approximately 1,920 acres of agricultural lands to non-agricultural uses. Additionally, the immediate cancellation of a Williamson Act Land Conservation Contract would be required on the westernmost 640 acres of the site. A Notice of Non-renewal was filed with Placer County in November 2002 for removal of the land from contract.

6.0 SUMMARY OF POTENTIAL IMPACTS

The EIR will address the anticipated environmental impacts on a project-specific level for the Placer Ranch Specific Plan Area. At this time, it is anticipated that the EIR will address impacts associated with the project in the following issue areas:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrological and Water Quality
- Land Use and Planning
- Noise
- Population, Employment and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Fiscal Impact Analysis

It is anticipated that the following significant impacts could be identified in the draft EIR.

- Conversion of farmland.
- Conflict with existing zoning for agricultural use or a Williamson Act contract.
- Involve other changes in the existing environment, which due to their location or nature, could result in the conversion of farmland to non-agricultural uses.
- Expose sensitive receptors to substantial pollutant concentrations.
- Population growth inducement;

- Adverse effect on a scenic vista;
- Lack of certainty regarding sufficient water supplies available to serve the project from existing entitlements and resources;
- Potential violation of the Placer County Air Pollution Control District source review rules;
- Potential cumulatively considerable increase in criteria air pollutants;
- Increase in noise levels associated with increased traffic and project construction and operation;
- Conflicts with applicable plans or policies;
- Conversion of undeveloped land;
- Adverse effects on candidate, sensitive or special-status species, riparian habitat or other sensitive natural communities, federally defined wetlands, or wildlife corridors;
- Increase in current wastewater treatment requirements;
- Construction of new wastewater, drainage, or water supply facilities;
- Increase in the rate or amount of surface runoff in a manner, which would result in or contribute to flooding on or off-site.
- Creation of objectionable odors;
- Soil erosion or the loss of topsoil;
- Locating structures on expansive soils;
- Depletion of groundwater supplies or alteration of existing drainage patterns;
- Conflict with any local policies or ordinances protecting biological resources, or habitat conservation plan;
- Exposure of sensitive receptors to noise impacts from the surrounding land uses;
- Adverse effect on the provision of public services (including police, fire, schools, parks);
- Creation of a new source of light and glare.

7.0 JUSTIFICATION FOR CAMPUS LOCATION

The Placer Ranch project is intended to meet a jobs-housing balance. Because of the constraints created by the sanitary landfill and the required setbacks from the landfill, potential housing areas are limited to the western and southern periphery of the project site.

The Placer Ranch project is intended to be a fully integrated self-contained community. The campus should be located in close proximity to housing for students, staff and faculty. Richard Dober, a renowned expert on campus planning states that, "as a land use the campus should be located in an area which is in keeping with the educational objectives of the institution. The availability of housing, commercial centers, schools and churches for those living off campus is an important consideration." Furthermore, it is anticipated that the college and housing would provide a collaborative relationship with the local business community requiring reasonably close proximity to both professional and industrial developments.

Access is a primary consideration in the siting of the college campus. The proposed campus parcel is sited to have quick access to the Placer Parkway's Fiddymont Road interchange. The college is to be an institution for the entire Western Placer region and function conjunctively with Sierra College in Rocklin.

Within the Placer Ranch site, the siting of the campus also maximizes non-vehicular travel and emphasizes pedestrian access by placing it at the center of residential, office, commercial and industrial development. Open space corridors in and adjacent to the campus can be used as pedestrian corridors, linking the campus use to areas designated for housing and employment.

8.0 PLACER RANCH CONCEPT ANALYSIS

A. Setting

The 2,200 ac Placer Ranch property is located uniquely within Placer County's Sunset Industrial Area (SIA). The SIA is an ±8,000 community plan area which lies between the Cities of Roseville, Rocklin and Lincoln, each of which represent some of the fastest growing cities in the State of California. The SIA was planned and approved in 1997 with the anticipation it would provide Placer County a land use base for future business, high tech industry and manufacturing jobs.

B. Design Concept

The overall design intent of Placer Ranch is aimed at blending the SIA's anticipated business professional and industrial land uses, with a site for a university and a mixed-use residential community that can augment and support an institute for higher learning and employment center.

The university itself possibly represents the most significant end user in the history of development in Placer County. The significance of the university lies in the ability to provide Placer County an institution for higher learning, advance education in Placer County and provide local businesses and industry with an educated work force.

C. Design Goals

The development of the proposed Placer Ranch Master Plan required analysis of numerous factors related to the environment, existing and proposed land uses as well as the areas infrastructure needs and deficiencies. As with any large master planned project, design goals must address such considerations as well as local, State and Federal development policies.

The post analysis challenge then is to define a blend of proposed land uses and open space with infrastructure solutions needed to serve the development. The planning process must address and find commensurate compromise with all these and other applicable design considerations.

The resultant findings of this process lead to the following design goals on which the proposed land use design is founded:

D. Land Use

- As part of the SIA, the plan must propose an industrial, business professional and commercial land use mix that, to the extent possible, is compatible with the intent of the community plan. The plan must address Placer County's goal of the job base opportunities anticipated in the SIA.
- With the introduction of a university, the proposed plan must find compromise with the non-residential intent of the SIA. Land use design must blend the university with the job base uses proposed in the SIA so the resulting benefit of an educated work force can be realized. The project design must also provide a land use mix that supports the related needs of a university community. To accomplish this, the plan must sensitively deviate from the non-residential intent of the SIA to provide both single and multi-family residential land uses, parks, open spaces and schools.

- Given the defined significance of Placer County's Western Regional Sanitary Landfill, the plan must respect the influence and policies related to the regional facility. Land use design must find adequate compromise with these policies while at the same time provide the type and blend of uses needed to support a viable university setting. Residential land uses should make sure to address policy issue of buffers from the landfill while balancing the need for housing within a university community
- With immediate adjacency to the City Roseville and its existing residential edge, the plan must address potential land use conflicts inherent between them and the non-residential intent of the SIA. Land use design must provide an appropriate intensity and use transition between residential and non-residential development.
- Residential land uses should take into account the principals of smart growth. Residential densities should be higher than the typical 3, 4 and 5 dwelling units per acre along major transportation corridors. Residential uses should also account for housing types typical to university settings and provide housing opportunities for students and employees of the university. Components of the residential housing mix should also be aimed at addressing the need for affordable housing in South Placer County.

E. Infrastructure

- Given local limitations of the domestic water source and the demands generated by a project of this magnitude, the plan must address the sensitivities of water conservation. Infrastructure design must provide solutions that are efficient and sensitive to resource limitations. Design should make extensive use of drought resistant landscaping, maximize the re-use of treated water for irrigation and other potential uses and help develop a water conservation program in cooperation with Placer County Water Agency.
- Implementation of two regional wastewater treatment facilities in the Cities of Roseville and Lincoln will significantly increase treatment capacities in the region. Infrastructure design must work with both facilities to define treatment responsibilities and conveyance systems adequate to serve the proposed project. The plan must also implement annexation of the proposed plan into applicable district boundaries.
- Preservation of existing natural drainages and identification of both pre and post development storm water runoff will significantly influence project design. Drainage design must utilize existing drainages for conveyance of post development storm water runoff. Design must also be adequately sized for projected flows, provide development areas that are safe from 100 year storm events and provide solutions for both storm water detention and retention.

F. Circulation

- Project proximity to adjacent jurisdictions and their housing base, SR 65 and the City of Lincoln Airpark provide unique opportunities that can enhance success of the concept. Proximity to quality housing and regional transportation corridors should create a unique opportunity to attract manufacturing, business professional and industrial development. Circulation design should be aimed at maximizing opportunities associated with existing transportation facilities and adjacent, supporting land uses.










- The degree and type of land use afforded the project under the SIA will result in a dramatic increase in job generating land use in South Placer County. This combined with the quantity of high quality housing in the local area can enhance the existing jobs/housing balance dramatically. The number of potential jobs provided with the Placer Ranch Plan Area can, over time, result in a significant reduction in the number of local residents that have to drive outside the area for employment. The project circulation system should be designed to take advantage of this opportunity and provide efficient roadway connections to the job base proposed within in the plan.

A primary goal of the plan, via its proposed circulation system, should be to help enhance the ability for residents of South Placer County to both live and work in the immediate area. An additional plan goal should be a land use design aimed at balancing the positive affects of reducing long work commutes (outside the local area) and the additional local traffic the may result from the project. A balance between localized traffic impacts and the more regional benefit of fewer workers driving long commute distances should be considered.

Circulation goals should be aimed at providing other forms of transportation such as pedestrian trails and bike lanes that interconnect appropriate land uses within the plan. The plan should also provide convenient and well-placed transit stops to take advantage of mass transit opportunities.

- It is anticipated that the proposed Placer Parkway would be routed through all or a portion of the Placer Ranch property. This facility will provide the region with a significant new transportation corridor that is needed in South Placer County. Design goals should be aimed at defining an alignment for the parkway that minimizes impacts to natural resources, drainages and at the same time provides convenient connections to local street systems.
- Project influence on adjacent jurisdictions could result in impacts to local street systems. Circulation design should take such potential conditions into account when locating roadway connections between jurisdictions. Design goals should also take into account a balance between the potential regional benefits of shorter commute drives for local residents and impacts that may result from the close proximity between jobs and housing.

SUNSET INDUSTRIAL AREA LAND USE DIAGRAM

-  Agricultural 20 Ac. Min.
-  Agricultural 80 Ac. Min.
-  Business Park
-  Business Park*
-  Commercial
-  Industrial
-  Open Space
-  Public Facility
-  Public Facility/Agricultural 80 Ac. Min.

* Development other than Agriculture or Open Space uses shall not be permitted on these parcels until such time that a state highway interchange is constructed at N. Whitney Blvd. or roads parallel to S.R. 85 provide alternative access

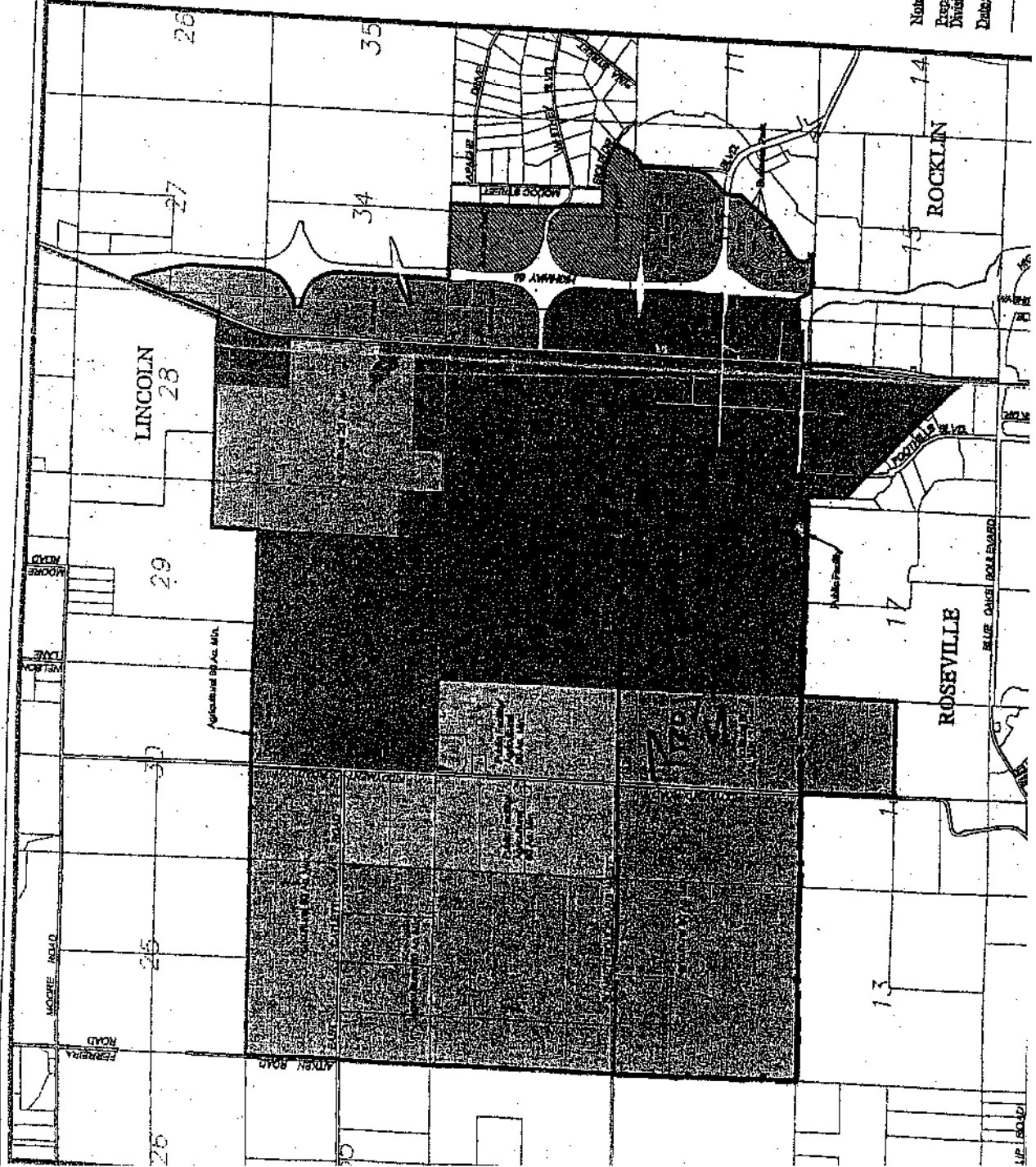
Accepted by the Board of Supervisors on
June 24, 1997
Resolution Number: 97-176
(GPA-316)



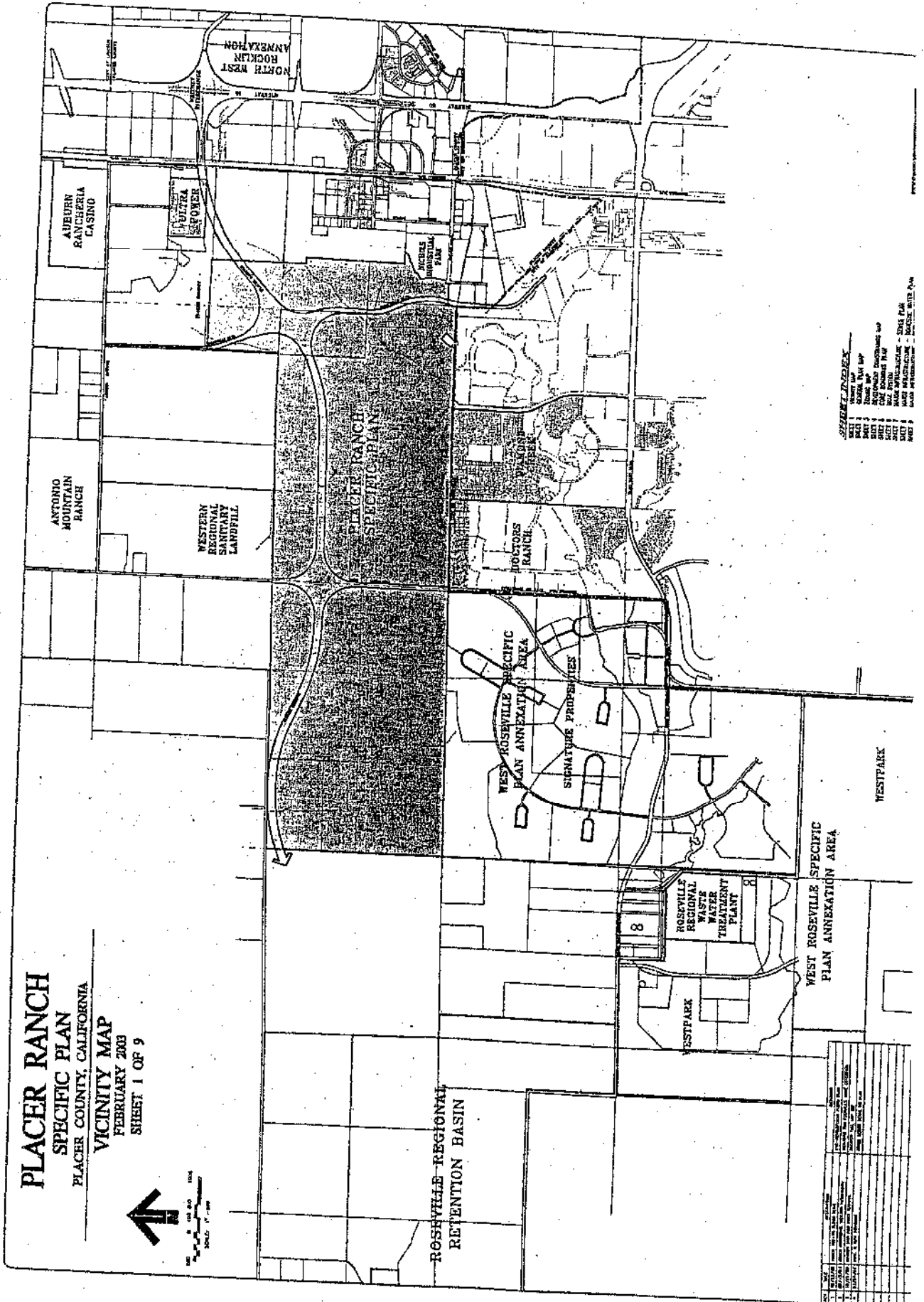
Not to Scale

Note: A larger more legible map is available in the Planning Department.
Prepared by: Facer County Planning Department, Geographic Information
Division.

Date: June 24, 1997



**PLACER RANCH
SPECIFIC PLAN
PLACER COUNTY, CALIFORNIA
VICINITY MAP
FEBRUARY 2003
SHEET 1 OF 9**



- SHEET INDEX**
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 - SHEET 2: PLACER RANCH SPECIFIC PLAN
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 - SHEET 7: PLACER RANCH SPECIFIC PLAN
 - SHEET 8: PLACER RANCH SPECIFIC PLAN
 - SHEET 9: PLACER RANCH SPECIFIC PLAN

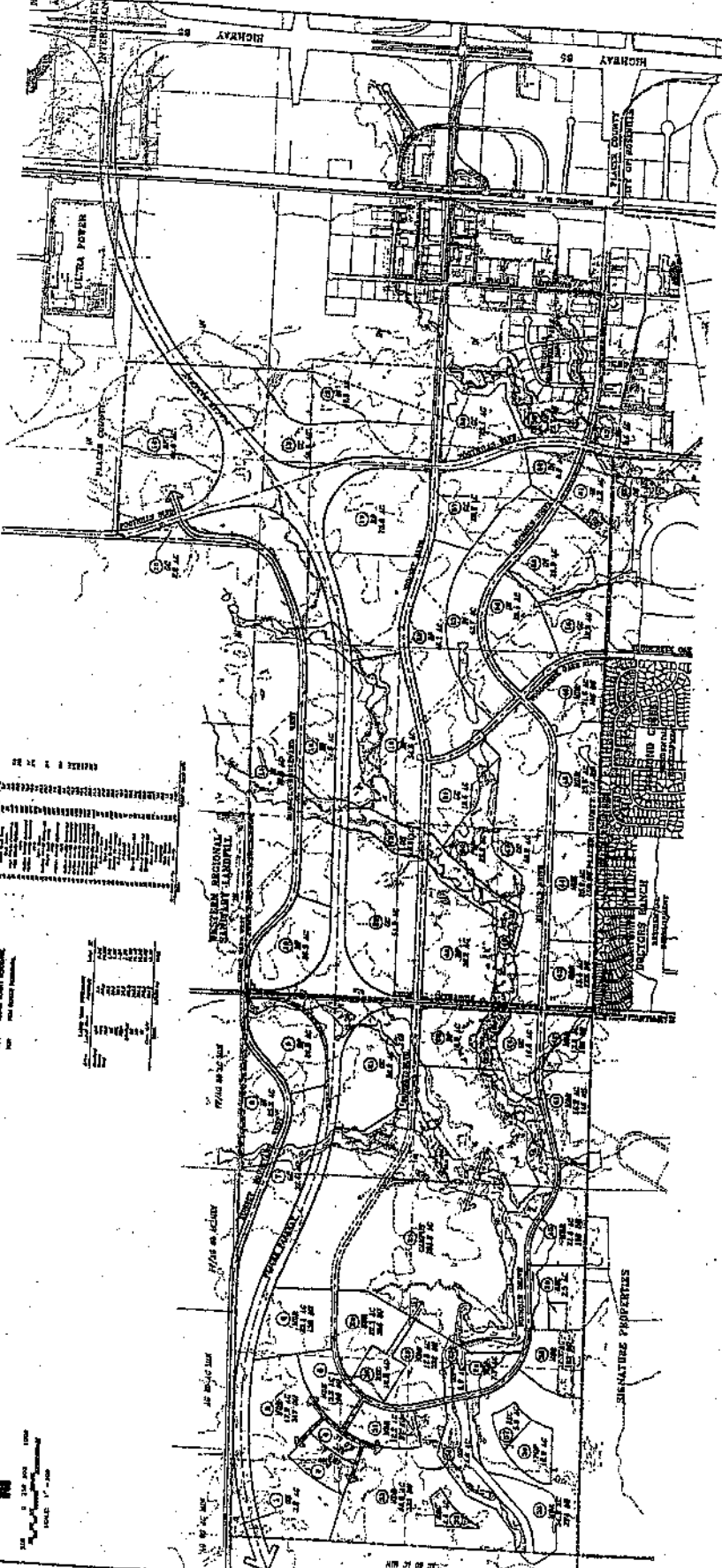
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PLACER RANCH
SPECIFIC PLAN
PLACER COUNTY, CALIFORNIA
GENERAL PLAN MAP
FEBRUARY 2003
SHEET 2 OF 9



LEGEND

1	EXISTING HIGHWAY
2	EXISTING LOCAL ROAD
3	EXISTING TRAIL
4	EXISTING WATERWAY
5	EXISTING POWERLINE
6	EXISTING TELEPHONE LINE
7	EXISTING RAILROAD
8	EXISTING AIRWAY
9	EXISTING FENCE
10	EXISTING UTILITY
11	EXISTING CONCRETE
12	EXISTING ASPHALT
13	EXISTING GRAVEL
14	EXISTING DIRT
15	EXISTING SAND
16	EXISTING GRAVEL SAND
17	EXISTING SAND GRAVEL
18	EXISTING SAND SILT
19	EXISTING SAND SILT GRAVEL
20	EXISTING SAND SILT GRAVEL CLAY
21	EXISTING SAND SILT GRAVEL CLAY LIMESTONE
22	EXISTING SAND SILT GRAVEL CLAY LIMESTONE SHALE
23	EXISTING SAND SILT GRAVEL CLAY LIMESTONE SHALE SLATE
24	EXISTING SAND SILT GRAVEL CLAY LIMESTONE SHALE SLATE GNEISS
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27	EXISTING SAND SILT GRAVEL CLAY LIMESTONE SHALE SLATE GNEISS QUARTZITE MARBLE GRANITE
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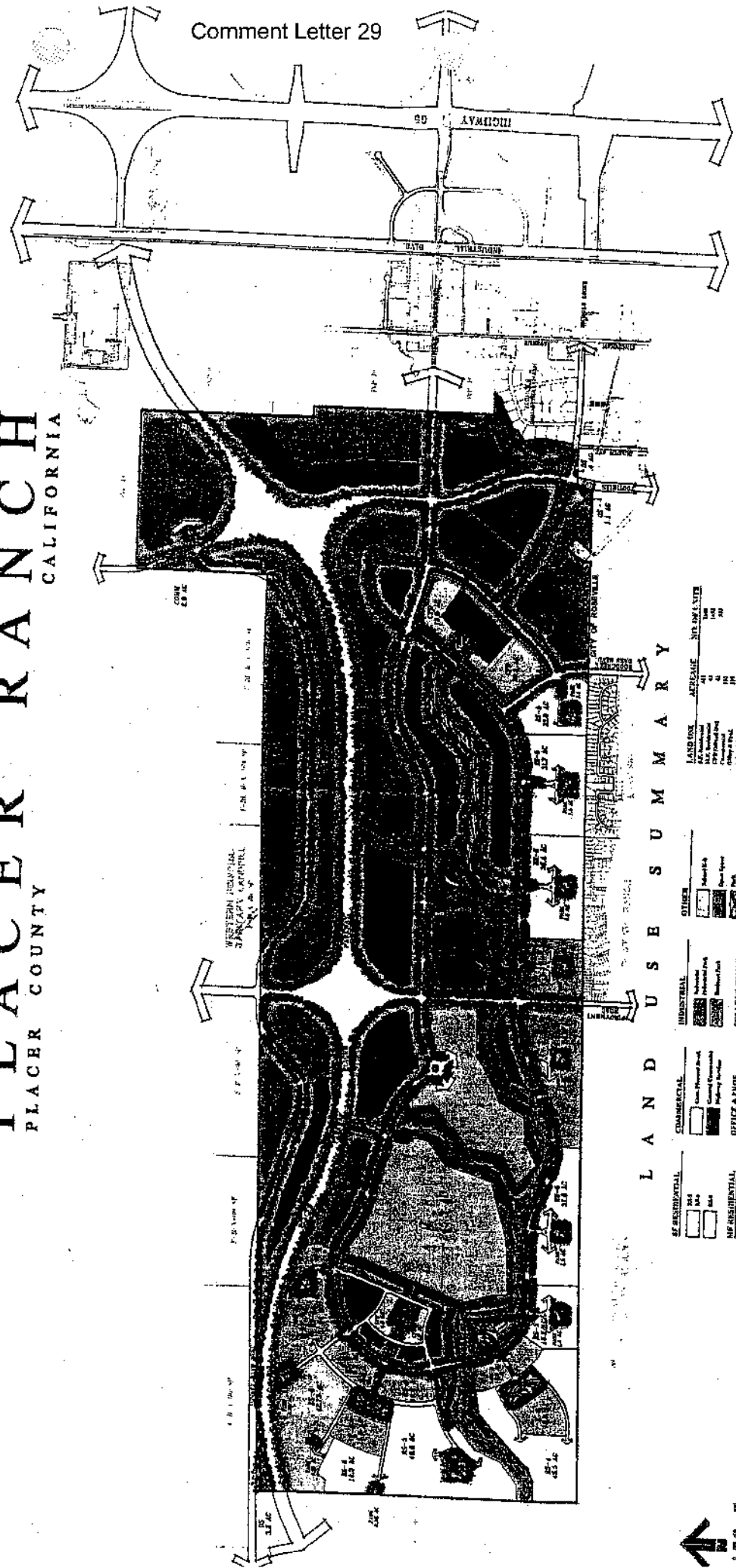
SMART GROWTH LAND USE SUMMARY

LAND USE	ACREAGE	% OF PROJECT	NUMBER OF DWELLING UNITS	POTENTIAL NON-RESIDENTIAL S.F.
S.F. Residential	415.26	18.76	2610	-
RS-4	45.55	2.06	182	-
RS-5	121.83	5.50	609	-
RS-6	82.31	3.70	494	-
RS-8	165.57	7.48	1325	-
Multi-Family Res.	91.81	4.15	1653	-
RM-18	91.80	4.15	1653 /	-
Commercial	194.57	8.78	533	1,454,120
CPD (Mixed-Use)	42.02	1.89	533	159,081
Gen. Comm.	60.74	2.74	-	495,190
Hwy Service	91.81	4.15	-	799,849
Office & Professional	218.69	9.88	-	1,905,227
Industrial	548.15	24.76	-	6,180,607
Industrial	104.83	4.74	-	1,278,591
Industrial Park	153.38	6.93	-	1,870,867
Business Park	289.94	13.10	-	3,031,149
Schools	265.30	11.97	-	To Be Determined
College Campus	245.3	11.8	-	To Be Determined
K-6	20.00	.89	-	To Be Determined
Parks/D. Basin	90.82	3.77	-	-
Open Space	104.34	4.71	-	-
Core R/W	291.79	13.18	-	-
Total	2213.4	100%	4798 /	9,539,954

L:\proj\10\1083\Documents\Placer Ranch\Project Description\SMART GROWTH LAND USE SUMMARY.doc

8/2/12

S P E C I F I C P L A N P L A C E R R A N C H P L A C E R C O U N T Y C A L I F O R N I A



L A N D U S E S U M M A R Y

LAND USE	ACREAGE	SQ. FT. PER ACRE
RESIDENTIAL	100	100,000
COMMERCIAL	50	50,000
INDUSTRIAL	20	20,000
OFFICE & PARK	10	10,000
OTHER	10	10,000
TOTAL	190	190,000

THANATEUM INC.
10000 1st St.
San Francisco, CA 94103
415-774-1100

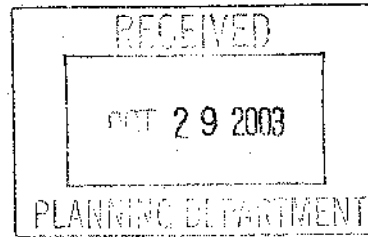


COPY

March 20, 2002

HAND DELIVERED

Mayor Claudia Gamar and
Members of the City Council
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747



Re: West Roseville Area Plan Rezone – Item #30 on Tonight’s Agenda

Dear Mayor Gamar and Council Members:

It is my understanding that the Council is taking no specific action on this item, therefore I will keep my comments brief. Also, since we only received the technical information on March 14, we are very appreciative of the assistance of Derrick Whitehead and Kelye McKinney in understanding the details in such a short period of time.

Concept

In concept, I support the notion that Roseville should do its best to control its borders. However, since resources are limited and finite, at some point that control will not be by further expansion but rather challenges to projects in the County that have a negative impact on the City. In the past, the City has taken this role, which has benefited the residents in the City of Roseville and their quality of life. Where the line is for Roseville’s future growth and annexation without compromising levels of service, I don’t purport to know; however, it is clear we are coming close to that line.

Water

When I read a report that states that a project can work, as long as we reduce water demands by 20%, aggressively use reclaimed water, and introduce aquifer storage and recovery, that creates a whole host of concerns. In the last water fee increase, Roseville published a technical memorandum dated August 10, 1995. As expected, Roseville did an excellent job seeking input from those who would be impacted by this increase. The North Roseville Owners Group, together with Del Webb, hired CH2M Hill to look very carefully at Roseville’s assumptions behind the significant increase in the water fee. At the end of that study, we

Mayor Claudia Gamar and
Members of the City Council
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decided that while Roseville was conservative, they were not overly conservative, and that since those monies funded the large transmission water mains, being a little conservative was good. The City essentially implemented the conservative numbers for transmission mains and a different set of assumptions for local distribution lines because clearly their impacts were more predictable. In the end, this was accepted by all and we accepted the higher fee.

Page Two of that study determined that the six highest years utilized a demand of 320 gallons per person per day and the data from that study was from 1980 to 1992. As we sought to convince the City of a different approach on demand, we compared Roseville's demand numbers and other assumption to other cities and, again, found that while Roseville was conservative, they were not overly conservative for the transmission mains. With this being the conclusion after so much work, you can understand my discomfort with the notion of a wholesale discount upon demand, and even more discomfoting, is the notion that the benefit of this reduction will be utilized by the West plan. To be clear, I do believe the demand number can be modified and other concepts explored by staff utilized to correctly analyze Roseville's true water capability. However, I think it is impossible to make that exact decision today (i.e., is 20% the right number?) and even more impossible to predict how Roseville's nonexistent aquifer storage and recovery and well field actually work.

Clearly, there are financial questions as well (i.e., if Roseville really does have a lower demand, does that mean Roseville has been overcharging for the connection fee?). I believe that these questions will be answered when the City updates its water fee. Even if we utilize a lower demand assumption I am sure there are other capital improvements not previously anticipated that will probably make any concerns about the fee being too high moot. I would assume that after that fee is updated, that those assumptions would then be utilized in the West area plan analysis.

The concepts discussed in those studies as well as the 1994 work by CH2M Hill on the fee review, the 1995 work on Aquifer Storage and Recovery Feasibility, are all things that should be explored; however, until they are proven with some time for performance criteria, it would simply be impossible to allocate land use on such unproven assumptions. Again, I understand that is not what is occurring this evening; however, at some point, it will be discussed. When that time comes, it seems inevitable that there will be a choice as to how much is actually approved based on proven resources.

Mayor Claudia Gamar and
Members of the City Council
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Phasing

Because of the limitation on Roseville's facilities, both in water as well as traffic and other limited resources, ultimately it will be surprising if the entire plan could be serviced without putting the City's standards at risk. By the same token, it also seems logical to assume that some portion of the plan could be serviced today without putting any of those levels of service at risk. Such an approach would allow other technology to be implemented and monitored for perhaps 5-7 years, whatever is determined appropriate, and then allocate land use based on hard data. It seems that such an approach has benefits, both to the applicant and to the City, and hopefully can be explored.

Thank you for the opportunity to comment on tonight's discussions. I apologize for not being able to be here in person. While I have other concerns with the materials, since no decision is being made tonight on land use, it probably is appropriate to discuss those items at a future date.

Best regards,

Diamond Creek Partners, LTD.,
a California limited partnership

Stephen L. Des Jardins
President of Diamond Equities, Inc.

SLD/jb

cc: Patty Dunn, *City of Roseville Community Development*
Derrick Whitehead, *City of Roseville Environmental Utilities*
Keiye McKinney, *City of Roseville Environmental Utilities*
John Tallman, *Signature Properties*

■ Response to Comment Letter 29

Law Office of J. William Yeates, on behalf of Stephen Des Jardins, Diamond Equities, Inc., and Diamond Creek Partners, Ltd. (October 29, 2003)

Response to Comment 1

This comment provides introductory text that identifies the commenting entities. Further, the comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 2

Responses to certain comments on the Draft EIR are provided following this paragraph, as the commenter indicates that specific comments will follow Comment 29-2. With respect to the length of the document, while CEQA indicates that Draft EIRs should normally be less than 350 pages, these recommended page limits were adopted to encourage agencies to avoid preparing unnecessarily long EIRs and to focus their analysis on the key environmental issues. The page limits correspond to the page limits for an environmental impact statement prepared under NEPA in an effort to make the two systems compatible. However, as reflected in *Practice under the California Environmental Quality Act* (Kostka and Zischke 1999), "These page limits are rarely observed. EIRs are frequently invalidated by the courts for including too little information but rarely for including too much information." In order to provide full disclosure of the environmental impacts that would result from construction and/or operation of a project that covers a large geographic area with various environmental resources and several ownership interests, at two levels of details (project level and program level), more than 350 pages were required. To the extent possible, additional information is provided in the technical appendices, rather than in the body of the Draft EIR, to reduce the number of pages to the maximum extent feasible.

The commenter is also correct in noting that several reference documents were not included in the Draft EIR, but are available for review at the City of Roseville. This is consistent with CEQA Guidelines Section 15148.

Response to Comment 3

Refer to Topical Response B (Adequacy of Public Review Period) for discussion the Adequacy of Public Review Period and the many opportunities for public participation. Refer also to Topical Response C (Adequacy of Draft EIR) for a discussion as to why recirculation of the Draft EIR is not necessary.

Response to Comment 4

Neither the General Plan nor any other planning document or state law recommends a minimum or maximum number of units appropriate for a Specific Plan. The City's General Plan calls for comprehensive rather than incremental land use and facilities planning through the use of comprehensive plans that integrate various elements of development including implementation strategies secured through development agreements and the establishment of financing districts to ensure funding and maintenance of facilities and improvements.

Units are one measure of a specific plan's size. Residential units are typically only one type of land use contained in specific plans. Specific plans also include other land uses such as, but not limited to Commercial, Industrial, Public/Quasi-Public, Business Professional, Parks, and Open Space land uses. Other land uses are desirable in specific plans to insure that the fiscal impacts of residential units on the City's General Fund are offset by the fiscal benefits from other land uses.

In terms of the size of the West Roseville Specific Plan compared to other Specific Plans in the City, the Northwest Roseville Specific Plan, originally approved in May 1989, contains 8,898 units, which is more units than proposed in the WRSP. The issue of how many units are appropriate with one approval is a City Council decision that also depends on the City's ability to provide services when the demand for those services occurs. In order to address the question of the City's ability to provide services in the West Plan and/or maintain existing levels of service to existing residents and businesses, the City completed a Feasibility Analysis before beginning the process of evaluating the WRSP. The Feasibility Analysis was prepared over the course of 10 months and presented to the City Council for their direction prior to initiating the specific plan analysis and preparation of an EIR. The Feasibility Analysis concluded that the City could provide service to the Plan area.

For historical context, the City approved 7,161 units in a short (10 month) time frame with the approval of the following specific plans:

- Highland Reserve North, Approved by Council 5/28/97, 1,770 units
- North Roseville Phase 1, Approved by Council 8/6/97, 2,509 units
- Stoneridge, Approved by Council 3/18/98, 2,882 units

All three Specific Plans were processed simultaneously with staggered approvals due to the staff time and hearing schedules needed for each specific plan.

One year and 10 months after NRSP Phase 1 was approved, NRSP Phase 2 was approved with another 2,466 units. This brings total units to 9,627. North Plan Phase III (Dr.'s Ranch) was approved with 600 units bringing the grand total to 10,227.

With the exception of project phasing for the orderly and logical extension of services, the City's has not prescribed the rate of specific plan build out but rather the ability to meet all service demands within each specific plan. The actual rate of development is a function of several things:

- Market demand/influences (e.g. strength of economy, interest rates, etc.)
- The establishment of a financing district to pay for the cost of backbone improvements (sewer, water, roads, etc.) following the land use entitlement process
- Construction and completion of backbone infrastructure prior to initiation of individual projects within the Plan area
- Type of land uses within the plan/phase

Specific Plans have allowed the City to react to various growth rates over time while minimizing impacts to services and quality of life and are recognized as the comprehensive planning process, rather than the establishment of growth limitations, that are a key component to Roseville's growth management strategy.

The proposed General Plan Amendment does not include the elimination of the Urban Reserve land use designation. Additionally, the General Plan does not require a designation of Urban Reserve before consideration of a Specific Plan, or that a Specific Plan contain an urban reserve component. The use of the Urban Reserve land use category is at the discretion of the City Council.

Urban Reserve is defined by the General Plan as a "...land use designation applied to those lands that are anticipated to receive urban land entitlements but at the present time are constrained by growth management policies, availability of services or other limitations." With the approval of the last specific plan, no further Urban Reserve land use exists in the City limits. As such, Growth Management policies that reference this land use are out of date by referring to a land use category that doesn't apply to any land in the City. The land use category has not been eliminated, however its reference in General Plan policies doesn't have an application.

Land proposed for annexation is first required to be within a City's sphere of influence. Land in the sphere is similar to land that was inside the City designated Urban Reserve, it cannot develop without Council approval of a General Plan Amendment to designate more specific land use. The intent of the amendment language was to more accurately reflect present conditions in the City without eliminating the option to use Urban Reserve in the future.

Response to Comment 5

As reflected on page 5-3 of the Final EIR, "Development of the proposed project would result in the continued commitment of the majority of the project site to urban development, thereby precluding any other uses for the lifespan of the project."

The project description provided in the Final EIR is consistent with CEQA's requirements for a project description, which are outlined in Section 15124 of the CEQA Guidelines. The Specific Plan contains a full program of implementation measures (including financing measures) to ensure the provision of all infrastructure, facilities, public services, and/or mitigation measures that are necessary to support the proposed development. These implementation measures are described in Section 11 (Implementation and Administration) of the Specific Plan and Section 2.4.3 (Project Description, Implementation) of the Final EIR. CEQA does not require Development Agreements, Financing Plans, and other project implementation documents to be prior to public review of the Draft EIR. The Development Agreements and Financing Plans will, however, be available for review and consideration by the City (and the interested public) prior to consideration of approval or denial of the proposed project.

Response to Comment 6

This comment provides text introducing a consultant hired on behalf of the commenter to assist in providing comments on the Draft EIR. It does not provide a comment on an environmental issue, and no further response is required. However, responses have been provided to all of the comments raised by International Engineering Services, which are provided in Response to Comment Letter 29A.

Response to Comment 7

Refer to Topical Response G (Water Supply) for a discussion of long-term supply contract and water supply reliability of the City's USBR and PCWA water supply entitlements. In addition, *Technical Memorandum, Task 7-Water Supply Strategy*, Montgomery Watson Harza, April 10, 2003), which is provided in Appendix R (Utilities Technical Memoranda) of the Final EIR, also discusses the increase in reliability due to implementation of the Water Forum Agreement.

As demonstrated in Topical Response G (Water Supply, Section VII.a), existing surface water entitlements of 55,700 AF/yr can meet the City's wet year demands 51,620 AF, leaving a surplus surface water supply of 4,080 AF. In addition, the City has provisions in place to receive up to 39,800 AF/yr of supply in the driest years. Specifically, Topical Response G (Water Supply, Section II) indicates that during dry, drier, or driest years, the City's maximum diversion will decrease from 54,900 AF/yr to 39,800 AF/yr with PCWA's Middle Fork Project providing replacement water to the river equivalent to Roseville's diversions above baseline conditions (1995 levels of diversion =19,800 AF/yr plus 20,000 AF/yr

resulting from an agreement with PCWA to re-operate their Middle Fork Project reservoirs). However, it is acknowledged that in certain extreme conditions, or potentially in successive dry years, it is possible, although highly unlikely, that Roseville's diversion from the American River could drop below 39,800 AF/yr. The likelihood of this scenario is remote, but if it should occur, Roseville would be required to supplement water supplies with groundwater, recycled water, and additional conservation measures. Refer also to Topical Response G (Water Supply, Sections I.a.i and II.g) and Responses to Comments 29A-12, 29A-13, and 29A-14 for a discussion of long-term supply contract and supply reliability

The commenter also questions what restrictions are placed on existing wheeling contracts for PCWA water. Refer to Topical Response G (Water Supply, Section I.b) for a discussion of water supplies provided by PCWA.

The commenter states that the City does not have a contract with SJWD for the 3,200 AF/yr of water supply reflected in the Final EIR and questions what conditions are attached to that source of water supply. The City entered into an MOU with SJWD for the transfer of the 3,200 AF/yr to the City, which documents all conditions established for this transfer. The MOU is included as Appendix X of this Final EIR. Refer also to Topical Response G (Water Supply, Section I.c) for additional information regarding the SJWD supply and its reliability.

The commenter also questioned why the surplus of 4,080 AF/yr should be allocated to the proposed project, rather than re-allocated to proposed uses within the existing City boundaries or to those entities that have already invested in infrastructure in the City. There is sufficient supply for the existing and proposed uses within the City, using the established demand factors. Once the WRSP is annexed to the City, the City will determine the adequacy of water supplies on a citywide basis and will not allocate particular supplies to particular sub-areas.

The commenter also questions the need for maintaining a reserve between demand and available water supply in times of drought. Maintaining a reserve does not necessarily secure the water supply for use during drought conditions. As specified in the Water Forum Agreement, the City has pre-established limitations on the amount of water that is available during drought years. Refer to Topical Response G (Water Supply, Section II) for a detailed discussion of the Water Forum Agreement and Topical Response G (Water Supply, Section V) for a detailed discussion of the City's policies related to actions to be taken during drought conditions, which apply to all City water supply customers. The City has also elected to develop such a reserve through an in-lieu groundwater banking at Reason Farms, as described in Topical Response G (Water Supply, Section IV).

Response to Comment 8

The commenter is correctly citing text from the Draft EIR. No response is required.

Response to Comment 9

While the City cannot require the replacement of water-saving devices as homes age and new technology becomes available, the City does have an active water conservation program, which was established as required by the City's USBR contract and the Water Forum Agreement, to educate the community on various ways to conserve water. As a part of this program, the City has initiated a low-flow toilet rebate program. The State has also mandated that only low flow fixtures be sold in home improvement stores, which will further ensure the use of water saving fixture devices. Other water conservation incentives include conservation pricing for water use in the City's metered water rates, which encourages customers to reduce water use in order to reduce their water bill. In addition, a full description of conservation "Best Management Practices" is described in detail in the City's Urban Water Management Plan, which is available for review from the City's Permit Center or on the City's website.

Response to Comment 10

The City is not aware of any other external factors that would have affected or artificially lowered the use of water within the City during the time period that meter data was collected for the water demand factor study. During that time period, the City did not implement any drought restrictions nor was the City actively soliciting increased water conservation from its customers. The City also has no reason to believe that the cutbacks cited by the commenter in years 1990, 1991, 1992, and 1994 would have affected the results of the study. Further, the data was adjusted upwards using a normalization factor to reflect average demands in higher water use years. Refer to Topical Response G (Water Supply, Section III) for a discussion of modification to the City's water demand factors.

Response to Comment 11

As mentioned in Response to Comment 29-10, the City had not implemented any drought stages during the time period that meter data was collected for the demand factor revision study. Refer to Topical Response G (Water Supply, Section III) for a discussion of modification to the City's water demand factors.

Response to Comment 12

The City is committed to supplying a safe and reliable water supply to all of its customers. However, when water resources are reduced due to dry or driest year conditions, all Roseville customers would be

required to conserve water according to the City's existing Municipal Code (Section 14.09—Water Conservation), which is included as Appendix Z to this Final EIR.

With respect to NEC, the majority of groundwater wells planned for construction by the City and those planned for this project are located in a different pressure zone from NEC. When these wells are used, the existing City pressure-reducing stations will prevent this water from reaching NEC facilities. As such, adverse impacts to NEC from this project are not anticipated.

The only other business that could potentially be affected by groundwater use in the City is the Roseville Dialysis Center. The Roseville Dialysis Center is a current City customer, and the addition of the WRSP would not change any existing circumstance with respect to the use of groundwater to fulfill City demands during drier and driest years. The City has established provisions to notify the Roseville Dialysis Center during drought conditions that could affect the Center's water supply.

Further, a water quality analysis was performed on a groundwater sample collected from the City's Diamond Creek well. Results show that all constituent concentrations are within drinking water standards. Total hardness was reported at 152 mg/l. The American Water Works Association classifies this as bordering between soft and hard water, where water with less than 75 mg/l is considered soft and above 150 mg/l is considered hard. Neither the USEPA nor the State has policies with respect to the hardness of public water supplies.

Response to Comment 13

Refer to Topical Response G (Water Supply, Sections II.b and V) for a discussion of the City's policies related to service during drought conditions, including the provision of water in "dry or driest" years that existed in 1990, 1991, 1992, and 1994. As discussed in the Topical Response, the City was able to provide sufficient water supplies during in 1990, 1991, 1992, and 1994 and is anticipated to continue to be able to provide water if, or when, dry or driest conditions exist in the future. Providing 4,080 AF/yr of surplus water to areas outside of the existing General Plan area will not affect the City's ability to provide water during dry or driest year conditions. The limiting factor during these hydrologic year types is the amount of water the City may divert from the American River as outlined in the City's Water Forum Agreement (refer also to Topical Response G [Water Supply, Section II]). The City has established a strategy to meet the needs of existing customers during dry and driest years.

Various levels of conservation would be required of all Roseville water customers depending upon the drought stage. The drought stage is defined by the amount of water supply available from the American River to the City to serve its customers. During droughts, demands are reduced by customer conservation and short falls in supplies are made up by the use of groundwater. The City has further

reduced its reliance on surface water through implementing an extensive recycled water program. The use of recycled water reduces normal year demands by transferring irrigation customers from potable water to recycled water. Roseville anticipates the use of 3,000 AF/yr of recycled water at build out of the City and, with the WRSP, the use of recycled water would increase to 4,526 AF/yr. Recycled water is also more reliable than potable water during drought conditions.

Response to Comment 14

This comment provides text introducing a consultant hired on behalf of the commenter to assist in providing comments on the Draft EIR. It does not provide a comment on an environmental issue, and no further response is required.

The commenter also indicates that comments in addition to those provided by his consultant are being provided. Responses to those comments are provided in Responses to Comments 29-15 through 29-48.

Response to Comment 15

Refer to Response to Comments 20-6, 29-18, and 5-3 for a discussion of traffic analysis. Refer also to all responses to Comment Letter 35B, which provides a discussion of the transportation and circulation analysis.

Response to Comment 16

The traffic volume assignment for the proposed project may accurately represent 2020 conditions, but substantial uncertainty is associated when trying to predict traffic conditions almost 20 years into the future. It is possible that the proposed project would contribute higher volumes of traffic in 2020 onto regional roadways such as Baseline Road, SR-65, and I-80. Impact 4.3-3 in the Final EIR acknowledges the adverse impact of the proposed project on these facilities. Further, the project, by itself, cannot be expected to mitigate this impact independently because no financing program exists to collect the project's fair share contribution of improvements or the remaining fair-share from other projects or contributors. Recommending the development of an improvement program for regional roadway improvements is a good idea, but cannot be relied upon as mitigation because agency approvals necessary to develop such a program have not been granted at this time. As a result, this impact was considered significant and unavoidable.

Consistent with the requirements of CTQA, the Final EIR discloses this impact and the problem associated with providing adequate mitigation. The Final EIR contains this response, which provides additional information about the uncertainty of predicting future conditions and acknowledging that the

traffic contribution to regional roadways could be higher. Nevertheless, the contribution does not reach a level that would constitute the project being solely responsible for mitigation.

Response to Comment 17

Development of the proposed project would not preclude any Placer Parkway alignments although it could increase the cost of the project if an alignment through the project is selected after entitlements are granted. The cost increase could be substantial if the alignment selection occurs after development occurs. Nevertheless, an increase in cost is not considered an environmental impact. Further, the proposed project is not reliant on Placer Parkway as mitigation. Model runs with Placer Parkway were done as an alternatives analysis, and show that traffic would improve. It was not included as part of the project, because it is more conservative to assume it is not in place, in order to require mitigation as part of the project.

As part of the alternatives analysis, the Final EIR provided additional information on the compatibility of Placer Parkway should an alignment be built along the northwestern boundary of the project and two other alternatives within the SOI Area. In addition, as part of the development agreements, the City is requiring that all purchasers of lots or residential units located within the WRSP be notified that there is a "potential Placer Parkway within the WRSP boundaries."

Response to Comment 18

The City of Roseville has maintained a traffic impact fee program that does not rely on outside funding sources to pay for the public road improvements necessary to accommodate land use development within the City. The current traffic impact fee program was adopted by the City Council in 2002 as part of the CIP update and provides full funding for the City roadway improvements required to accommodate currently entitled development through 2020 (refer to pages 4.3-44 and 4.3-45 of the Final EIR).

The methodology used to determine the City's Capital Improvement Program is included within the Technical Memorandum and associated Final EIR for the Update to the City's Capital Improvement Program certified in September 2002. The updated CIP identifies improvements necessary to maintain the City's LOS standard through year 2020. Fees are collected on a fair share basis as outlined with the Technical Memorandum. As stated within the Final EIR and within the Development Agreement by and between the City of Roseville and the Landowners, the CIP will be updated so as to include the WRSP and the additional CIP projects identified in the Final EIR.

Response to Comment 19

Refer to Response to Comment 20-6, 29-18, and 5-3 for a discussion of funding for roadway improvements.

Response to Comment 20

Refer to Response to Comment 20-6, 29-18, and 5-3 for a discussion on funding for roadway improvements.

Response to Comment 21

In response to this comment, Table 4.4-3 of the EIR has been revised as follows to include ambient air quality data for 2002 and 8-hour ozone concentrations.

Table 4.4-3 Summary of Air Pollutant Data Compared to Relevant Federal and State Ambient Air Quality Standards, 1999–2001

Pollutant	2000			2001			2002		
	RCK ¹	RSV ¹	NHI ¹	RCK ¹	RSV ¹	NHI ¹	RCK ¹	RSV ¹	NHI ¹
OZONE									
Highest 1-hour (ppm)	0.118	0.128	0.120	0.128	0.122	0.132	0.135	0.131	0.123
Days>0.12 ppm (Fed)	3	1	0	1	0	1	2	2	0
Days>0.09 ppm (Cal)		13	10	18	13	12	21	21	14
Highest 8-hour (ppm)	0.098	0.100	0.100	0.097	0.102	0.094	0.111	0.105	0.101
Days>0.08 ppm (Fed)	12	8	7	8	9	7	15	11	11
CARBON MONOXIDE									
Highest 8-hour (ppm)	—	2.36	3.07	—	1.90	3.18	—	2.81	3.13
Days>=9.5 ppm (Fed)	—	0	0	—	0	0	—	0	—
Days>=9.1 ppm (Cal)	—	0	0	—	0	0	—	0	—
PARTICULATE MATTER (PM_{2.5})									
Highest 24-hour (ug/m ³)	—	51.0	—	—	49.0	—	—	53.0	—
Days>=65 ug/m ³ (Fed) ²	—	0	—	—	0	—	—	0	—
PARTICULATE MATTER (PM₁₀)									
Highest 24-hour (ug/m ³)	46.0	58.0	82.0	57.0	59.0	64.0	36.0	58.0	53.0
Days>=150 ug/m ³ (Cal) ²	0	0	0	0	0	0	0	0	0
Days>=50 ug/m ³ (Cal) ²	0	6	2	12	18	2	0	6	1

NOTES:

- 1 Stations: RCK (Rocklin), RSV (Roseville), NHI (North Highlands).
- 2 Calculated by estimating the number of days that a measurement would have been greater than the standard had measurements been collected every day.
- Pollutant not monitored.

SOURCE: California Air Resources Board, www.arb.ca.gov site accessed 11-10-03.

Response to Comment 22

The data provided in Table 4.4-3 reflects the ambient air quality that occurs in the City of Roseville and surrounding vicinity. Including data for areas that are farther away, such as Auburn, would neither enhance the EIR analysis nor affect the conclusions of significance regarding the air quality impacts of the WRSP and SOI Amendment Area. Emissions data was gathered from air quality monitoring stations closer than Auburn. Therefore, it is not necessary to add data for setting an additional monitoring site to characterize the ambient air quality environment being assessed in the EIR.

Response to Comment 23

The Roseville Energy Park is undergoing separate environmental review through the California Energy Commission and will be required to meet the requirements of the California Energy Commission and PCAPCD. The Roseville Energy Park is not a component of the WRSP, although the proximity of the project to this potential future use was considered in determining appropriate land uses within the WRSP. As shown in Figure 2-3 on page 2-13 of the Final EIR, the WRSP Land Use Plan has located light industrial and open spaces around the PGWWTP and the REP. These areas would act as a buffer area of at least 1,000 feet between the PGWWTP and REP uses and the proposed sensitive residential and educational receptors that would be part of the WRSP. Further, the impacts associated with the REP are analyzed in the cumulative impacts analysis, Section 5, of the Final EIR.

Response to Comment 24

The analysis of carbon monoxide (CO) concentrations presented on pages 4.4-30 and 4.4-31 of the Final EIR is based on localized CO concentrations near roadway intersections where congested traffic generates localized concentrations of this pollutant. The CALINE4 methodology used to calculate these emissions adds the emissions generated by motor vehicles to ambient CO concentration levels. As shown in Table 4.4-8 on page 4.4-31 of the Final EIR, the 1- and 8-hour CO concentrations at the study intersections would be substantially below the applicable threshold. Any CO emissions generated by the proposed REP would be emitted into the air through stacks at a velocity that ensures substantial dispersion. The CO concentrations generated by this facility would not be emitted at ground level in close proximity to the study intersections or the residents of the site. Therefore, the conclusions presented in the Final EIR are accurate for this potential impact. Refer to Response to Comment 35-69 for a discussion of cumulative air quality impacts from the REP.

Response to Comment 25

Lifetime cancer risk is defined as the increased chance of contracting cancer over a 70-year period as a result of exposure to a toxic substance or substances. It is the product of the estimated daily exposure of

each suspected carcinogen by its respective cancer unit risk. The end result represents a worst-case estimate of cancer risk by assuming that an individual would be exposed to the same toxic substance at the same location continually for 70 years.

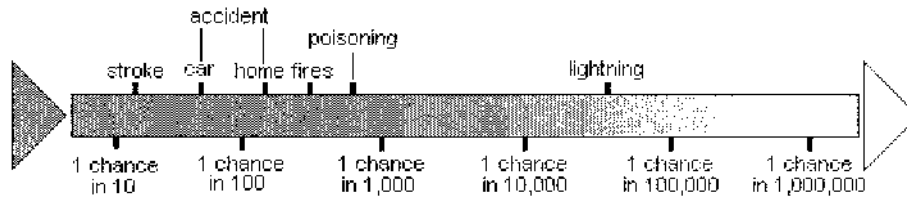
Risk characterization combines the results of the exposure and dose-response assessments to estimate the potential for adverse health effects as represented by the probability for an individual to contract cancer beyond the normal background likelihood. Risk analysts describe risks numerically in scientific notation; for example 1×10^{-6} means that there is one chance in 1,000,000 of an event occurring. The California Air Pollution Control Officers Association (CAPCOA) Risk Assessment Guidelines establish an upper threshold of 10 in one million for acceptable cancer health risk. The PCAPCD also recommends the use of this threshold to determine acceptable cancer health risk for individual sources of toxic air pollutants. Cancer risk is defined as the worst-case probability of an individual developing cancer over a lifetime as a result of an exposure to potential carcinogens. The cancer risk level is intended to ensure a sufficient safety margin to prevent a single project or activity from causing a substantial contribution to the overall number of cancer cases in an area. It is not intended or designed to serve as a means to evaluate cumulative risk associated with multiple activities not associated with the project in question or to assess risk posed by ambient background conditions.

The conclusions of a health risk assessment must be considered in context. As a general matter, the background probability of an individual contracting cancer in one's lifetime is 333,000 in one million; that is, one in three people will contract cancer in their lifetime. This overall probability of contracting cancer can be influenced by diet, smoking, heredity, chemicals in the environment and the workplace, and other factors. An individual source of toxic air contaminants that would result in less than 10 excess cancer cases in one million is unlikely to cause a substantial increase in the overall number of cancer cases that would otherwise occur.

It should be recognized that when small populations are exposed, population risk estimates may be very small. For example, if 100 people are exposed to an individual lifetime cancer risk of one in 100,000 or 1×10^{-5} , the expected number of cases is 0.001. For risk assessment purposes, a lifetime of exposure is considered to be 70 years, 365 days a year, 24 hours per day. It should further be recognized that a health risk assessment does not calculate the exact risk for all individuals, but a hypothetical risk assuming that all of a series of "worst-case scenario" exposure assumptions apply, such as that the maximally exposed individual does not move from the specific worst-case location and worst-case wind conditions do not change. The chance that an individual would be exposed to any one of these exposure assumptions is small, and is even smaller for all assumptions to occur simultaneously (e.g., 70 years of continuously

breathing air at the location of maximum impact). Thus, an individual's actual risk is likely to be substantially over-estimated by the recommended methodology of a health risk assessment.

It is also important to place health risk and the assessment of probability in the context of daily activity. To provide an idea of the size of risks from environmental hazards, the continuum below provides risk statistics for some familiar events (USEPA 1991).



Comparative Risk Probabilities

Based on this information, the evaluation of toxic air contaminants and associated risks is limited to the emissions that could possibly be generated by the proposed land uses. It is not based on emissions from the Pleasant Grove Wastewater Treatment Plant, the proposed REP, or any other existing or proposed nearby source. These uses are not components of the WRSP. As shown in Figure 2-3 on page 2-11 of the Final EIR, the WRSP Land Use Plan has located light industrial and open spaces around the PGWWTP. These areas would act as a buffer area of at least 1,000 feet between the proposed sensitive residential and educational receptors of the WRSP.

Response to Comment 26

The City of Lincoln wastewater treatment plant is located some distance from the project site, therefore, no air quality emission impacts are expected to result from its operation on the WRSP, nor result in significant cumulative impacts.

Response to Comment 27

As discussed in the Response to Comment 29-25, the 10 in one million threshold was established by the CAPCO Risk Assessment Guidelines. The PCAPCD also recommends the use of this threshold to determine acceptable cancer health risk for individual sources of toxic air pollutants.

Response to Comment 28

A hazard index (HI) value for organ systems of 1.0 is typically used in health risk assessments to evaluate chronic and acute risks associated with sources of toxic air contaminants. Chronic and acute HI values less than 1.0 indicate that noncancer effects from chronic exposure to emissions from operations are

unlikely. In general, the potential chronic and acute risks associated with sources of emissions are less than the cancer risks for the same pollutants. The Final EIR concludes that the potential impacts associated with toxic air contaminants generated by the proposed uses within the WRSP and SOI Amendment Area could be significant. MM 4.4-7 identifies the means in which the individual and combined emissions of toxic air contaminants does not exceed the risk standard of 10 in one million for the WRSP.

Response to Comment 29

Health risk evaluations will be conducted for each individual source of toxic air contaminants that is subject to the permitting authority of the PCAPCD. MM 4.4-7 identifies the means by which the individual and combined emissions of toxic air contaminants would not exceed the risk standard of 10 in one million for the WRSP.

Response to Comment 30

In response to this and other comments regarding this issue, the operational emissions associated with the WRSP and Remainder Area have been recalculated using the URBEMIS 2002 computer model developed for the California Air Resources Board and the trip generation data presented in the traffic analysis and Section 4.3 Transportation and Circulation of the Final EIR. Refer to Response to Comment 11-9 for a discussion of the revised total of operational emissions associated with the WRSP and Remainder Area.

Response to Comment 31

Refer to Response to Comment 29-30 for a discussion of the air quality and traffic impacts.

Response to Comment 32

Refer to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Non-attainment Area (SFONA) to attain federal ozone standards by November 2005.

Response to Comment 33

The architectural coating module of the URBEMIS model was not utilized because it would have overstated levels of ROG, due to the lack of information available to predict architectural coating use. It is reasonable to make assumptions regarding the amount of grading and the types and number of construction equipment that would be used through the construction of the WRSP. However, there are too many unknowns regarding architectural coatings at this level of review. Given the speculative nature

of this information, the decision was made to not try to quantify the potential daily emissions, and instead assume that there would be significant and unavoidable impact.

The use of low VOC coatings is required pursuant to PCAPCD Rule 218 Architectural Coatings.

Response to Comment 34

In response to this and other comments regarding this issue, the operational emissions associated with the WRSP and Remainder Area have been recalculated using the URBEMIS 2002 computer model developed for the California Air Resources Board and the trip generation data presented in the traffic analysis and Section 4.3 Transportation and Circulation of the Final EIR. Refer to Response to Comment 11-9 for a discussion of the revised total of operational emissions associated with the WRSP and Remainder Area.

Response to Comment 35

Refer to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Non-attainment Area (SFONA) to attain federal ozone standards by November 2005.

Response to Comment 36

The City's Transportation Systems Management (TSM) Ordinance is codified in the City's Municipal Code. It is enforced on companies with more than 50 employees through the City's business license and occupancy permit programs. Companies that fail to comply with the ordinance are subject to penalties from the City.

Response to Comment 37

The Final EIR does not determine that a total of 100 park and ride spaces would adequately address the transit and carpooling needs of the WRSP. This is the number proposed in the Specific Plan. It should be noted that another 100 park and ride spaces are envisioned for the SOI Amendment Area. The Final EIR simply identifies this component of the WRSP and SOI Amendment Area development as a feature that would help to reduce the number of vehicle trips and associated emissions generated by people who might otherwise drive single occupant vehicles to and from work.

Response to Comment 38

The writer is correct in stating that the present Long Range Master Transit Plan did not provide for specific transit services to the WRSP or MOU area. However, there are policies in the LRMTTP that provide direction to evaluate new projects, i.e., specific plans. As noted in the Final EIR, it is reasonable

to assume that at a minimum, fixed route transit services will be extended at some point in the future into the WRSP area. The City's Short Range Transit Plan (SRTP) is presently being updated and is expected to be completed in 2004. The City's Long Range Master Transit Plan (LRMTP) will be updated thereafter. The SRTP and LRMTP both will evaluate the transit services and levels of service to be provided in the future. These documents typically evaluate the expected ridership for new transit routes and the expected farebox recovery. If the SRTP finds that new services are needed and that any new services will provide a minimum 15 percent farebox recovery ratio, then the City will pursue implementation of fixed route transit services to the area. The transit mitigation provided by the project will help ensure that adequate transit revenues are available to provide such services. The City Council is the final approving body that determines what transit services are provided. The City has provided Dial-A-Ride transit services to all new development within its boundaries, and it plans to do so with this project. Further, the City is obligated to abide by the statutes of the Transportation Development Act (TDA) in order to continue to receive TDA revenues from the Placer County Transportation Planning Agency (PCTPA). PCPTA annually meets to determine if local agencies are complying with the TDA regulations to provide transit services where they are reasonable to meet.

Response to Comment 39

The Mitigation Monitoring and Reporting Program adopted for the certified EIR will be consistent with the mitigation measures identified in the EIR.

Response to Comment 40

The proposed solid waste recycling area that would be located within the WRSP would allow residents to off-load recyclable materials such as paper, cardboard, glass, aluminum cans, and other recyclable products. The City's solid waste staff will monitor and pick-up waste from this facility and transport it to a Material Recovery Facility (MRF) that is owned by the Western Placer Waste Management Authority for the purpose of receiving, separating, processing, and marketing recyclable materials removed from the waste stream.

Response to Comment 41

The emissions associated with the off-site construction projects would fit under the envelope of the construction emissions identified in Table 4.4-5 on page 4.4-20 of the Final EIR. These emissions are identified in pounds per day and are based on construction activities that occur in association with the proposed land uses, including any necessary off-site improvements. Therefore, no further analysis of this potential impact is required.

Response to Comment 42

Refer to Response to Comment 35A-3 regarding the daily operational emissions of the WRSP and SOI Amendment Area as they pertain to the thresholds of significance recommended by the PCAPCD. The EIR analysis used the URBEMIS model that is recommended by the PCAPCD for general development projects. The URBEMIS model actually identifies greater emissions than other models that can be used to predict regional air quality conditions. This is because the URBEMIS model assumes that all vehicle trips are new to the region. For example, it assumes that all vehicle trips associated with a commercial development are new, as though the people who shop there would not go anywhere else. This just doesn't occur in the real world. The use of a different regional ozone model would not change the conclusions presented in the Final EIR and may actually show less impact from the WRSP. Therefore, the analysis is based on the recommendations of the PCAPCD and assumes a worst-case analysis of regional air quality impacts.

Response to Comment 43

The results from an early modeling effort were mistakenly provided in Appendix H of the Draft EIR. The URBEMIS 2002 results from the revised modeling effort have been provided in Appendix H of this Final EIR. These numbers are consistent with those identified in the revised Table 4.4-6. Refer to Response to Comment 11-9 for a discussion of the revised total of operational emissions associated with the WRSP and Remainder Area.

Response to Comment 44

The receptors for the localized carbon monoxide (CO) analysis were located 50 feet from each roadway at the study intersections. The methodology and emissions factors were obtained from the Bay Area Air Quality Management District's BAAQMD CEQA Guidelines. Although the CO emission factors are from an older version of the CARB's EMFAC model (the actual version of EMFAC is not identified), they are considered worst case since they were developed prior to the adoption of gasoline reformulation requirements that reduce the amount of CO generated by motor vehicles during winter months. Use of newer emission factors would result in identification of lower localized CO concentrations.

Response to Comment 45

The text of MM 4.4-3 has been revised to reflect the current recommendations of the PCAPD. Refer to Response to Comment 11-7 for a discussion of air quality mitigation measures.

Response to Comment 46

MM4.4-5 requires each developer to reach an agreement with the PCAPCD concurrent with any subdivision or design review permit on air quality mitigation measures. Several measures are identified that could be implemented in order to reduce vehicle emissions and other operational emissions. These include on- and off-site mitigation strategies, and the contribution to the PCAPCD's Air Quality Mitigation Fund. The PCAPCD will require the developer to implement sufficient to satisfy their concerns for the project.

Response to Comment 47

With the revisions to MM 4.4-3 discussed in Response to Comment 11-7, the EIR includes the mitigation measures for construction equipment currently recommended by the PCAPCD.

Response to Comment 48

Pursuant to the recommendations of the PCAPCD, MM 4.4-5 gives project developers the option to either provide a gas outlet and ceramic logs in any proposed fireplaces, including outdoor or recreational fireplaces or pits, or use only U.S. EPA Phase II certified wood burning devices in single-family residences. The emission potential from each residence shall not exceed 7.5 grams per hour. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. It is not the intent of the PCAPCD to eliminate all wood burning devices from new development project since many homebuyers demand such items. Instead, it is simply to allow the use of such devices that generate the least amount of emissions.

Response to Comment 49

Refer to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Non-attainment Area (SFONA) to attain federal ozone standards by November 2005.

In order for a State Implementation Plan (SIP) to include the land uses proposed for the WRSP and SOI Amendment Area, the land use element of the City of Roseville General Plan will need to be amended to include these uses. The amended land use designation would then be used as the basis of the new projections for the SIP. The general plan amendment is component of the WRSP and SOI Amendment project. Whether the change in land use designations occurs as a result of the WRSP and SOI Amendment project or as a result of a comprehensive update of the General Plan Land Use Element by the City of Roseville, the impacts of the change need to be addressed. The EIR evaluates the impacts of the WRSP and SOI Amendment project.

Response to Comment 50

As discussed in the Response to Comment 29-25, the evaluation of toxic air contaminants and associated risks is limited to the emissions that could possibly be generated by the proposed land uses. It is not based on existing ambient levels of toxic air contaminants. Therefore, no further evaluation of this potential impact is required.

Response to Comment 51

This comment provides text-introducing comments on biological resources. It is not a comment on an environmental issue, and no further response is required.

Response to Comment 52

The commenter states that the Habitat Map in the Draft EIR is limited and does not illustrate the habitats on the site. The commenter refers to Figure 4.7-1 (Habitat Map) on page 4.7-4 of the Final EIR. As the commenter notes, Figure 4.7-1 identifies the riparian/oak woodlands, a small agricultural area in the eastern edge of the project south of Pleasant Grove Creek and north of Blue Oaks Boulevard. Figure 4.7-1 has been revised to depict the following features: existing waterways, vernal pools, riparian/oak woodlands, grasslands, burrowing owl sites, and the Swainson's hawk nest site previously identified within the WRSP site. Revised Figure 4.7-1 (WRSP Habitat Map and Site Features) is included in the Final EIR.

Response to Comment 53

The commenter states no information regarding species distribution or abundance is provided in the Draft EIR. Habitat types are identified in Section 4.7 (Biological Resources) in Section 4.7.2 (Environmental Setting, Terrestrial Habitats) of the Final EIR. In addition, the locations of sensitive species and/or habitats is provided by revised Figure 4.7-1, Figure 4.7-2 (On-Site Wetland Mitigation Plan), Figure 4.7-3 (Swainson's hawk Nest Sites), Figure 4.7-5 (West Roseville Specific Plan Western Spadefoot Habitat), and Figure 4.7-6 (Oak Woodland Locations). In addition, a comprehensive listing of special-status species that could occur in the WRSP Area are provided by Table 4.7-2 (Special-Status Species Potentially Occurring in the West Roseville Specific Plan Area). It is rarely possible to conclusively determine all the species that exist on a project site due to constraints related to the time of year surveys are conducted, environmental conditions that exist when surveys are conducted, the size of the site (i.e., 5,527 acres), and/or the ability for field biologists to gather every piece of data during field visits given the species variability; therefore, it is customary to discuss species that could potentially occur on site and/or those that are typically found in similar habitats.

Response to Comment 54

The commenter states that the Draft EIR provides a misleading description of the legal status of “fully protected” bird species. In response to the comment provided, page 4.7-26 of the Final EIR has been revised as follows:

Fish and Game Code section 3511 describes bird species, primarily raptors, which are “fully protected.” Fully protected birds may not be taken or possessed at any time except under a specific permit. Section 3503.5 of the code protects all birds of prey and their eggs and nests.

Response to Comment 55

The commenter states that the Draft EIR misinterprets FESA and CEQA review standards. The Final EIR used thresholds of significance to evaluate impacts to biological resources from Appendix G of the CEQA Guidelines. Specifically, as it relates to vernal pools, the threshold applied was whether development proposed under the WRSP and SOI Amendment (the proposed project) would contribute to a substantial reduction in numbers, restriction of range, or loss of habitat for a population of special-status species, including fully protected, candidate for listing, proposed for threatened or endangered, and species considered “rare” under CEQA Section 15380 by the CDFG. The threshold is distinct from compliance with Section 7 of the Federal Endangered Species Act.

Using the CEQA thresholds, impacts to vernal pool crustaceans and associated habitat were identified in the Final EIR. These impacts were determined to be significant prior to mitigation. Mitigation for impacts to vernal pools was developed as part of both the CEQA and Section 7 processes. The Section 7 process provides the formal mechanism by which Federal agencies ensure that the actions they take, including those they fund or authorize, do not jeopardize the existence of any listed species. A critical part of this process is the development of mitigation strategies that assist in the survival and recovery of the impact resources. Independently, the CEQA analysis must determine whether the proposed mitigation would reduce the level of significance using the CEQA thresholds. The Final EIR concluded that the proposed mitigation would, in fact, reduce the impact to a less-than-significant level.

With respect to the adequacy of the mitigation, the USFWS, in the Final Biological Opinion (dated November 20, 2003), affirms the mitigation approach taken by the City in the Final EIR, including the mitigation acreage and locations proposed by the Applicant.

Response to Comment 56

The commenter states that the Draft EIR does not include an accurate description of designated critical habitat on the project site. Refer to Response to Comment 17-2 regarding critical habitat designation.

Response to Comment 57

The commenter indicates that MM 4.7-1 does not reduce impacts to wetlands and vernal pool habitats to a less-than-significant level. There is substantial evidence in the record to reach the opposite conclusion. The USFWS approved the proposed mitigation and concluded that implementation of the project, with all identified mitigation measures, would not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of designated critical habitat. The USFWS issued an Incidental Take Statement dated November 20, 2003.

Refer also to Response to Comment 29-55 for a discussion of the adequacy of the proposed mitigation.

The USFWS assessed on-site and off-site compensation habitat and recently issued a Final Biological Opinion dated November 20, 2003, under Section 7 of the federal Endangered Species Act (Biological Opinion letter from Ken Sanchez of USFWS to Tom Cavanaugh of USACE, dated November 20, 2003). On page 17 of the Incidental Take Statement, which is provided as part of the Final Biological Opinion, the USFWS states that "due to the amount of on-site and off-site compensation within vernal ecosystem within Placer County proposed for the project, we have determined that the project, although significant, would not represent an adverse modification of critical habitat for the species."

Response to Comment 58

The commenter states that the Draft EIR is deferring CEQA analysis and mitigation in amending the General Plan to allow open space to be used as flood control.

The commenter identifies a proposed revision to the City of Roseville General Plan to add a new open space policy that would allow flood control facilities to be constructed in open space areas and notes that the EIR acknowledges that such a change in policy would destroy or degrade habitat.

As stated in Section 2 (Project Description) of the Final EIR, five detention basins and one weir (at the western boundary, where an unnamed swale to Curry Creek leaves the WRSP Area) would be constructed on the Westpark property to serve areas of the WRSP that drain to Curry Creek. The basins would provide detention storage for a 100-year, 24-hour peak event. The detention basins and associated flood control devices have been included in the Section 404 Permit application, which, in turn, necessitated a Section 7 Consultation to address impacts to sensitive species. The Final Biological Opinion dated November 20, 2003, which resulted from the Section 7 Consultation, outlines the mitigation necessary to address impacts covered under the Section 404 permit. Impacts to the detention basins and weir are also addressed in the Final EIR (pages 4.12-34 and 4.12-35). The Final Biological Opinion is attached to the Final EIR as Appendix Y.

The USFWS (Letter from Ken Sanchez of USFWS to Tom Cavanaugh of USACE dated November 20, 2003), determined that there will be 0.6 acre of indirect impacts to wetlands from detention basins on the Westpark property and that the acquisition of 1.2 acres of vernal pool preservation on the Yankee Slough property will serve as adequate mitigation for these impacts.

Impact 4.7-11 (Changes in General Plan Policies Regarding Flood Control Facilities in Open Space) is discussed on pages 4.7-61 and 4.7-62 of the Final EIR. Currently, flood control facilities are already permitted in open space areas under the Roseville General Plan (November 1992, updated January 8, 2003, page V-4) and Roseville Zoning Ordinance (Title 19, Section 19.08.06C). The proposed addition of General Plan Open Space Policy 10 "Consider the use of open space for the location of flood control facilities where such facilities allow compatible passive recreational use and resource protection," does not change this existing policy but is designed to encourage flood control facilities to be located where recreational uses (i.e. parks in detention basins) can be accommodated.

As is the case with flood control and recreational facilities planned in the WRSP project, any specific flood control and/or recreational facilities planned elsewhere in the City would require environmental review and permitting. The description of future environmental review relates to flood control and/or recreational facilities that may be proposed in the future as a result of the revised General Plan Open Space Policy 10. Because impacts related to the WRSP project have been addressed in the Final EIR, no segmentation of environmental review is taking place. Nonetheless, Sections 15162 through 15164 of the CEQA Guidelines provide criteria for evaluating subsequent changes in a proposed project or action to determine whether the existing environmental document is adequate or whether additional environmental analysis is necessary.

Response to Comment 59

The commenter restates concerns described in Comment 29-58 and describes additional concerns about the Draft EIR's evaluation of the proposed General Plan policy permitting flood control facilities in open space. Refer to Response to Comment 29-58.

As stated in Section 2 (Project Description) of the Final EIR, a total of five detention basins and one weir (at the western project boundary, where an unnamed swale of Curry Creek leaves the WRSP Area) would be constructed in the WRSP. These detention basins would provide detention storage for a 100-year, 24-hour peak event.

The current environment of Curry Creek, as it relates to hydrology and water quality, is described in Section 4.12.2 (Hydrology and Water Quality, Environmental Setting) and pages 4.12-28 and 4.12-29 of the Final EIR. Figure 4.12-2 (On-Site Drainage Improvements and 100-year Floodplain), which shows the

locations of the detention facilities within the Curry Creek watershed (e.g., Basins D and E), as well as drainage outfalls and drain lines. Further, pages 2-32 and 2-34 of the Project Description also include a comprehensive description of the proposed detention facilities. Each of the basin storage volumes represents existing topography. Therefore, excavation is not anticipated. In addition, the proposed basins were modeled below the State Department of Dam Safety jurisdictional dam high of greater than 6.0 feet with a storage volume of greater than 50.0 acre-feet.

In addition, vegetation and wildlife impacts from the detention facility are analyzed on page 4.7-38 of the Final EIR, which identified that periodic inundation could result in impacts from the construction of the proposed weir, culverts, and drainage detention basins within the Curry Creek watershed. MM 4.7-1 was designed to ensure that no net loss of wetlands would occur, and impacts would be less than significant.

Hydrologic impacts associated with the construction and use of retention and detention basins are discussed in Impacts 4.7-1 through 4.7-5 of Section 4.7 (Hydrology and Water Quality) of the Final EIR. These impact discussions address the rate of stormwater runoff, the amount of stormwater runoff, an increase in water surface elevations caused by the placement of structures (such as a weir) in a 100-year floodplain, and water quality. Feasible mitigation measures have been designed to reduce hydrology and water quality impacts to a less-than-significant level. In addition, and as required by CEQA, alternatives to the proposed project have been analyzed in Section 6 (Alternatives) of the Final EIR.

The detention basins and associated flood control devices have been included in the Section 404 permit application, which, in turn, necessitated a Section 7 Consultation to address impacts to sensitive species. The Final Biological Opinion dated November 20, 2003, which resulted from the Section 7 Consultation, outlines the mitigation necessary to address impacts covered under the Section 404 permit. Therefore, impacts to these flood control facilities have been addressed and mitigation provided. The Final Biological Opinion is attached as Appendix Y to the Final EIR. Consistent with Section 15146 of the CEQA Guidelines, the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying action. Each element of a proposed project cannot be provided with the same level of detail. Nonetheless, Sections 15162 through 15164 of the CEQA Guidelines provide criteria for evaluating subsequent changes in a proposed project or action to determine whether the existing environmental document is adequate or whether additional environmental analysis is necessary. Consistent with Section 15146 of the CEQA Guidelines, the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying action. Each element of a proposed project cannot be provided with the same level of detail. Nonetheless, Sections 15162 through 15164 of the CEQA Guidelines provide criteria for evaluating subsequent changes in a proposed project or action

to determine whether the existing environmental document is adequate or whether additional environmental analysis is necessary.

Response to Comment 60

The baseline for the traffic analysis contained within the Final EIR is consistent with the City's CIP and assumes build out of the City of Roseville and 2020 Market Rate development outside of the City.

The 2020 baseline includes buildout of Phase 1 of the Placer Vineyards project, which is expected to be completed by the year 2020, and was assumed in the project-level analysis. Levels of development beyond the horizon year of the CIP and the 2020 baseline for this analysis are included within the cumulative impacts section of the Final EIR, which includes buildout of the entire Placer Vineyards project.

Response to Comment 61

Section 5.5.2 (Development Considered in Cumulative Impact Analysis) of the Final EIR indicates that the Placer Ranch project is considered in the cumulative impact analysis. Specifically, refer to page 5-14 of the Final EIR, which provide a specific "heading" and discussion as to the assumptions for the Placer Ranch project in terms of the cumulative impact analysis. While the land use data might differ between that provided by the commenter and that assumed in the Final EIR, the land use data assumed in the Final EIR represents the most current data available at the time the Notice of Preparation of the Draft EIR was released, pursuant to Section 15125 of the CEQA Guidelines. At the time of issuance of the Notice of Preparation, and even to date, no formal application has been submitted to Placer County for the Placer Ranch project.

Placer Ranch is geographically located within the Sunset Industrial Area Plan (1996), which is listed on Table 5-3. With respect to the Sunset Industrial Area Plan, it is listed in two rows of Table 5-3 (Roseville Model Assumptions: 2020 Land Uses in Other Areas). The commenter is citing only the first row. Both rows indicate that the Sunset Industrial Area would include a total of 187 single-family dwelling units, 80 multi-family dwelling units, 498,000 square feet of commercial uses, 823,000 square feet of office uses, and 5,046,000 square feet of industrial uses.

Response to Comment 62

The commenter is correct in concluding that the text of the Draft EIR should reference Section 5.5.2 of the Draft EIR, rather than Section 5.2.2, when describing the projects included in the cumulative context.

The approach to the cumulative analysis allows for flexibility in determining the scope of cumulative impacts. The first cumulative analysis scenario, which was requested by the commenter, assumes full

buildout of the SOI Amendment Area, including both the WRSP and Remainder Areas, as well as all of the cumulative projects and/or assumptions provided in Section 5.5.2 of the Final EIR. However, because there is no specific development proposed in the Remainder Area, a second cumulative analysis scenario was developed to address the impacts of the WRSP Area in conjunction with all of the cumulative projects and/or assumptions provided in Section 5.5.2 of the Final EIR. This dual-level approach ensures full public disclosure of all cumulative impacts that would occur whether, or not, future development occurs in the Remainder Area.

Response to Comment 63

While a formal application for Placer Ranch has not yet been submitted, a memorandum from the County of Placer Planning Department to the Board of Supervisors (dated October 9, 2003) indicates that the Placer Ranch projects has recently been revised to incorporate higher residential densities. The Final EIR used current information as of the date of issuance of the Notice of Preparation for this Final EIR. Nonetheless, current information indicates that the majority of the residential units would be single family, as reflected in the commenter's information provided in Response to Comment 29-61 regarding Placer Ranch.

In addition, with respect to the compatibility of a potential higher educational campus and residential uses, it is common to have these types of uses located in proximity to one another (i.e., UCLA, UC Berkeley, Sacramento State University). Furthermore, also by way of example, the new tenth campus of the University of California at Merced has purposely planned for a town to be located directly adjacent to the campus to promote a town-grown relationship, allowing students, professors, and other employees of the institution to live nearby, thus reducing commute trips.

Response to Comment 64

As reflected in an October 9, 2003, Memorandum from the County of Placer Planning Department to the County of Placer Board of Supervisors, the evaluation of the need for, and potential alignment of, Placer Parkway has just begun and will take four to five years to complete. The route alignment process must follow federal procedures since federal funds are being used. Therefore, because the Placer Parkway project is in a preliminary feasibility stage of planning, it would be speculative to include it in the evaluation of land use consistency. However, recognizing that Placer Parkway could be implemented, Alternative 4 of the Final EIR included a potential alignment of the parkway.

Under Alternative 4, it is assumed that Placer Parkway would be constructed through the northern portion of the WRSP and Remainder Areas. As previously mentioned, while an alignment for Placer Parkway has not been selected, two of the potential study alignments being examined by the Placer

County Transportation Planning Agency (PCTPA) would transect the project site. One alignment would bisect the WRSP Area from north to south. The other alignment would occupy the upper third of the Fiddymment Ranch portion of the WRSP and Remainder Areas. PCTPA requested that an alternative with one of the study alignments be studied in the Final EIR; therefore, Alternative 4 provides for a 1,000-foot Placer Parkway corridor, which is illustrated in Figure 6-4 of the Final EIR.

Response to Comment 65

The commenter correctly indicates that the County of Placer has identified the Remainder Area as a possible location for a proposed University. At this time, no specific development is proposed within the Remainder Area and the general assumptions analyzed in the Final EIR do not include a proposed University. Further, the Remainder Area is not currently in the City's jurisdiction. If this area were to be annexed into the City at a future date, and an application for a university was submitted, the City would analyze such a request through the specific plan and environmental review process.

Response to Comment 66

The Roseville Energy Park (REP) project is currently undergoing separate environmental review as part of the California Energy Commission process. The REP is included in the cumulative context for the project's cumulative analysis, which is provided in Section 5 (CEQA Considerations) of the Final EIR.

As stated on page 5-19 of the Final EIR, the REP is over 1,000 feet from the proposed high school. To further clarify, the nearest corner of the REP to the nearest high school boundary is 1,900 feet, well over the quarter mile (1,300 foot) standard established by Section 15186 of the CEQA Guidelines for proximity of hazardous materials or uses to school facilities. In addition, the gas line for the REP is currently proposed to come from the east, along Baseline Road and Fiddymment Road, and then west along the proposed Blue Oaks extension in order to provide adequate separation from any proposed school facilities.

Response to Comment 67

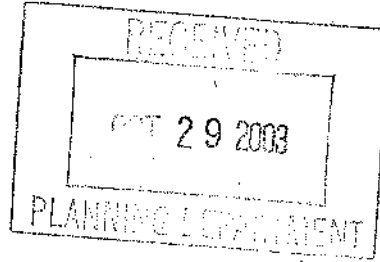
This comment provides text indicating that the proposed project is inconsistent with the General Plan policy that requires specific plans to "ensure a comprehensive, logical growth process for new development areas." As an objective, the Specific Plan has endeavored to provide a logical and orderly extension of the City of Roseville, and the environmental analysis has provided a comprehensive analysis of environmental impacts that would occur as a result of development both the WRSP and Remainder Areas. Nonetheless, this comment is acknowledged, and the opinion of the commenter(s) will be provided to the decision-makers for their review and consideration when deciding whether to approve or deny the proposed project.

International Engineering Services

NORTH AMERICA-ASIA-EUROPE

October 28, 2003

City of Roseville
Planning Department
311 Vernon Street
Roseville, CA 95747



RE: Comments to the Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment

To Whom IT May Concern:

International Engineering Services (IES) has been asked by Diamond Creek Partners to review the above referenced environmental document. The significant volume of the document, combined with a very short review period, has presented a situation that does not meet the standard of adequacy of environmental document review per CEQA Guidelines Section 15151. In general, IES has found the document to be more speculative than conclusive.

The focus of our review is the wet utility portion of the document. From 1985 to 1997 I worked for the City of Roseville in Environmental Utilities. In that time I served as Facilities Engineer overseeing all aspects of planning, design, construction, inspection and operation of the water distribution and wastewater collection systems. In that time frame the city received a number of local, state and national awards for excellence in design, construction and operation of the city wet utilities. Since 1997 I and IES has been involved in the design, construction and operation of water, wastewater, solid waste and waste to energy projects both locally and internationally.

29A-1

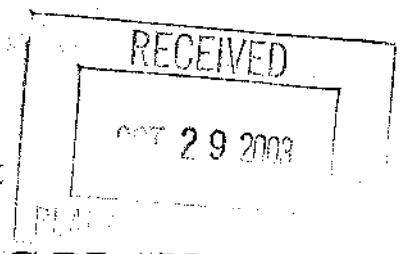
We look forward to discussion of the environmental document and of our attached review of said document. Please forward any future public notices pertaining to the document or project to the address listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry T. Buckle".

Larry T. Buckle, P.E.

Larry T. Buckle, P.E.
8349 Dalkeith Way Antelope, California 95843
916-549-0868 H2OBuckle@aol.com



Environmental Impact Report
for the
WEST ROSEVILLE SPECIFIC PLAN
and Sphere of Influence Amendment

Question/Comments/Observation

The following discussion of the water utility portion of the Public Utilities Section of the Environmental Impact Report (EIR) for the West Roseville Specific Plan (WRSP) follows the order of information presented in the EIR. Specific sections discussed in this report are segregated by bold text. In most cases the EIR page discussed is in parentheses included in the section title.

Table 4.11-1 City of Roseville American River Water Contracts (4.11-3)
Table 4.11-1

Contracted Water Supply	Contracted Amount (A/F/Year)
US Bureau of Reclamation	32,000 ¹
PCWA	30,000 ²
SJWD	800 ³
Total Contracted Supply	62,800
WFA: Wet Year	55,700
WFA: Dry Year	39,800 ⁴

29A-2

What is the true reliability of water presented in Table 4.11-1? What would be the volume currently contractually available to the city in dry years between the years 2005 and 2030?

1. This volume has been reduced by the USBR on several occasions due to drought. In 1991 the volume was reduced 75%. Terms of a future USBR contract are pending. What could be the possible downside of those future terms?
2. Per EIR documents:
 - a. This volume of water is currently dependent on a year to year contract with the Bureau to wheel water.
 - b. The agreement with PCWA will expire in 2011.
 - c. Per the contract with PCWA, water can be reduced proportionally in dry years.
 - d. The January 17, 1996 contract between the city and PCWA states:
(c)The city will not purchase more than 15,000 of the 20,000 acre-feet before July 1, 2009.

29A-3

29A-4

There appears to be real questions as to what volume is available from PCWA and in what years. Inadequate documents have been provided as part of this EIR.

3. This water is not available in dry years.
4. The EIR gives every indication that 39,800 AF/year is the least amount of surface water the city will receive in a dry year. Unfortunately, for the following reasons this does not appear to be true:

29A-5

29A-6

- a. In the WFA it states¹: **Legal Authority**
"Nothing in the Memorandum of Understanding or attached Water Forum Agreement is intended to give any signatory, agency, entity or organization expansion of any existing authority."

Then the WFA goes on to say: **Non-Contractual Agreement**
"This Memorandum of Understanding and attached Water Forum Agreement are intended to embody general principles agreed upon between and among the signatories but they are not intended to, and do not, create contractual relationships, rights, obligations, duties or remedies enforceable in a court of law by, between, or among the signatories or any third party."

29A - 6

The WFA is nothing more than a concept, and provides no security for water delivery.

- b. Even if the WFA were to be legally binding, the WFA makes it clear that the city allocation of surface water could drop far below the 39,800 AF/year.²

"However it is recognized that in years when the projected unimpaired inflow to Folsom Reservoir is less than 400,000 acre feet there may not be sufficient water available to provide the purveyors with driest years quantities specified in their agreements and provide the expected driest year flows to the mouth of the American River. In those years Roseville will participate in a conference with other stakeholders on how the available water should be managed. The conference will be guided by the Conference Year Principals described in Section Four, I. of the Water Forum Agreement."

29A - 7

- c. The WFA also states that the Federal Government could at any time impose provisions of the **Endangered Species Act** that would change surface water allocations to everyone in both wet and dry years.
- d. The Federal Government, including the U.S. Bureau of Reclamation, is not bound in any way to participate in the provisions of the WFA.
- e. Again, even if the WFA were legally binding it does not appear the city would qualify to receive the full driest year allocation of 39,800 AF. In the driest year the city would be "in theory" entitled to 19,800 AF. Any water received beyond this would have to be matched with an equal volume of water to be sent to the mouth of the American River. To receive the full 39,800 AF/year the city would have to receive 40,000 AF/year from PCWA³.

29A - 8

29A - 9

29A - 10

¹ Page 55 of the Memorandum of Understanding

² Page 194 WFA

³ 39,800 AF is comprised of 19,800 AF base year allocation plus 20,000 AF from PCWA and an additional 20,000 AF from PCWA to be sent to the American River.

- i. At this time the city may have contractual water rights to 30,000 AF /year from PCWA. Yet the PCWA contracts provided in the EIR document only specify 20,000 AF/year and that volume is limited to 15,000 AF/year until the year 2009.
- ii. The 19,800 AF/year is the city WFA "baseline amount".

29A - 11

*"Baseline amount means the historic maximum amount of water that a purveyor diverted from the American River in any year through the year 1995"*⁴.

29A - 12

Why would we ever assume that in a "driest year" the maximum volume of water ever used through the year 1995 would be available?

The conclusions of Table 4.11-1 are:

- a. All three "Contracted Supply Water Supply Source" water can be substantially reduced or eliminated.
- b. The WFA provides the city with no security or reliability.
- c. It should be expected that every drop of potable surface water used by the WRSP in a driest year is made available only through the conservation efforts and restrictions imposed on the rate payers of the current General Plan.

29A - 13

29A - 14

29A - 15

Groundwater Supply (4.11-4)

800 AF needs to be added to the WFA 6,600 AF/Y groundwater allocation to make up for SJWD dry year water allotment. How is the 800 AF/Y addition to the WFA allotment justified in terms of meeting the requirements of the WFA?

29A - 16

Future Water Supplies: Surface Water (4.11-4)

Is the 3,200 AF/year SJWD allotment of water to the city available in dry years? This is not specified in this section of the document. The copy of the SJWD contract supplied in Volume IV of the EIR omits page 6 which likely details supply in dry years.

29A - 17

Table 4.11-2 City of Roseville Water Demand Factors and Existing and General Plan Buildout Water Demand

This table substantially changes the average annual city water demands. Are there different demands in different years, what is the peak year demand? What historic data exists to justify the long-term acceptance of the new water demands? What will be the effect of aging of the distribution system on the predicted water demands?

29A - 18

⁴ WFA Page 71 B. Dry Year Actions

LTS

■ **Response to Comment Letter 29**

Law Office of J. William Yeates, on behalf of Stephen Des Jardins, Diamond Equities, Inc., and Diamond Creek Partners, Ltd. (October 29, 2003)

Response to Comment 1

This comment provides introductory text that identifies the commenting entities. Further, the comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 2

Responses to certain comments on the Draft EIR are provided following this paragraph, as the commenter indicates that specific comments will follow Comment 29-2. With respect to the length of the document, while CEQA indicates that Draft EIRs should normally be less than 350 pages, these recommended page limits were adopted to encourage agencies to avoid preparing unnecessarily long EIRs and to focus their analysis on the key environmental issues. The page limits correspond to the page limits for an environmental impact statement prepared under NEPA in an effort to make the two systems compatible. However, as reflected in *Practice under the California Environmental Quality Act* (Kostka and Zischke 1999), "These page limits are rarely observed. EIRs are frequently invalidated by the courts for including too little information but rarely for including too much information." In order to provide full disclosure of the environmental impacts that would result from construction and/or operation of a project that covers a large geographic area with various environmental resources and several ownership interests, at two levels of details (project level and program level), more than 350 pages were required. To the extent possible, additional information is provided in the technical appendices, rather than in the body of the Draft EIR, to reduce the number of pages to the maximum extent feasible.

The commenter is also correct in noting that several reference documents were not included in the Draft EIR, but are available for review at the City of Roseville. This is consistent with CEQA Guidelines Section 15148.

Response to Comment 3

Refer to Topical Response B (Adequacy of Public Review Period) for discussion the Adequacy of Public Review Period and the many opportunities for public participation. Refer also to Topical Response C (Adequacy of Draft EIR) for a discussion as to why recirculation of the Draft EIR is not necessary.

Response to Comment 4

Neither the General Plan nor any other planning document or state law recommends a minimum or maximum number of units appropriate for a Specific Plan. The City's General Plan calls for comprehensive rather than incremental land use and facilities planning through the use of comprehensive plans that integrate various elements of development including implementation strategies secured through development agreements and the establishment of financing districts to ensure funding and maintenance of facilities and improvements.

Units are one measure of a specific plan's size. Residential units are typically only one type of land use contained in specific plans. Specific plans also include other land uses such as, but not limited to Commercial, Industrial, Public/Quasi-Public, Business Professional, Parks, and Open Space land uses. Other land uses are desirable in specific plans to insure that the fiscal impacts of residential units on the City's General Fund are offset by the fiscal benefits from other land uses.

In terms of the size of the West Roseville Specific Plan compared to other Specific Plans in the City, the Northwest Roseville Specific Plan, originally approved in May 1989, contains 8,898 units, which is more units than proposed in the WRSP. The issue of how many units are appropriate with one approval is a City Council decision that also depends on the City's ability to provide services when the demand for those services occurs. In order to address the question of the City's ability to provide services in the West Plan and/or maintain existing levels of service to existing residents and businesses, the City completed a Feasibility Analysis before beginning the process of evaluating the WRSP. The Feasibility Analysis was prepared over the course of 10 months and presented to the City Council for their direction prior to initiating the specific plan analysis and preparation of an EIR. The Feasibility Analysis concluded that the City could provide service to the Plan area.

For historical context, the City approved 7,161 units in a short (10 month) time frame with the approval of the following specific plans:

- Highland Reserve North, Approved by Council 5/28/97, 1,770 units
- North Roseville Phase I, Approved by Council 8/6/97, 2,509 units
- Stoneridge, Approved by Council 3/18/98, 2,882 units

All three Specific Plans were processed simultaneously with staggered approvals due to the staff time and hearing schedules needed for each specific plan.

One year and 10 months after NRSP Phase 1 was approved, NRSP Phase 2 was approved with another 2,466 units. This brings total units to 9,627. North Plan Phase III (Dr.'s Ranch) was approved with 600 units bringing the grand total to 10,227.

With the exception of project phasing for the orderly and logical extension of services, the City's has not prescribed the rate of specific plan build out but rather the ability to meet all service demands within each specific plan. The actual rate of development is a function of several things:

- Market demand/influences (e.g. strength of economy, interest rates, etc.)
- The establishment of a financing district to pay for the cost of backbone improvements (sewer, water, roads, etc.) following the land use entitlement process
- Construction and completion of backbone infrastructure prior to initiation of individual projects within the Plan area
- Type of land uses within the plan/phase

Specific Plans have allowed the City to react to various growth rates over time while minimizing impacts to services and quality of life and are recognized as the comprehensive planning process, rather than the establishment of growth limitations, that are a key component to Roseville's growth management strategy.

The proposed General Plan Amendment does not include the elimination of the Urban Reserve land use designation. Additionally, the General Plan does not require a designation of Urban Reserve before consideration of a Specific Plan, or that a Specific Plan contain an urban reserve component. The use of the Urban Reserve land use category is at the discretion of the City Council.

Urban Reserve is defined by the General Plan as a "...land use designation applied to those lands that are anticipated to receive urban land entitlements but at the present time are constrained by growth management policies, availability of services or other limitations." With the approval of the last specific plan, no further Urban Reserve land use exists in the City limits. As such, Growth Management policies that reference this land use are out of date by referring to a land use category that doesn't apply to any land in the City. The land use category has not been eliminated, however its reference in General Plan policies doesn't have an application.

Land proposed for annexation is first required to be within a City's sphere of influence. Land in the sphere is similar to land that was inside the City designated Urban Reserve, it cannot develop without Council approval of a General Plan Amendment to designate more specific land use. The intent of the amendment language was to more accurately reflect present conditions in the City without eliminating the option to use Urban Reserve in the future.

Response to Comment 5

As reflected on page 5-3 of the Final EIR, "Development of the proposed project would result in the continued commitment of the majority of the project site to urban development, thereby precluding any other uses for the lifespan of the project."

The project description provided in the Final EIR is consistent with CEQA's requirements for a project description, which are outlined in Section 15124 of the CEQA Guidelines. The Specific Plan contains a full program of implementation measures (including financing measures) to ensure the provision of all infrastructure, facilities, public services, and/or mitigation measures that are necessary to support the proposed development. These implementation measures are described in Section 11 (Implementation and Administration) of the Specific Plan and Section 2.4.3 (Project Description, Implementation) of the Final EIR. CEQA does not require Development Agreements, Financing Plans, and other project implementation documents to be prior to public review of the Draft EIR. The Development Agreements and Financing Plans will, however, be available for review and consideration by the City (and the interested public) prior to consideration of approval or denial of the proposed project.

Response to Comment 6

This comment provides text introducing a consultant hired on behalf of the commenter to assist in providing comments on the Draft EIR. It does not provide a comment on an environmental issue, and no further response is required. However, responses have been provided to all of the comments raised by International Engineering Services, which are provided in Response to Comment Letter 29A.

Response to Comment 7

Refer to Topical Response G (Water Supply) for a discussion of long-term supply contract and water supply reliability of the City's USBR and PCWA water supply entitlements. In addition, *Technical Memorandum, Task 7-Water Supply Strategy*, Montgomery Watson Harza, April 10, 2003), which is provided in Appendix R (Utilities Technical Memoranda) of the Final EIR, also discusses the increase in reliability due to implementation of the Water Forum Agreement.

As demonstrated in Topical Response G (Water Supply, Section VII.a), existing surface water entitlements of 55,700 AF/yr can meet the City's wet year demands 51,620 AF, leaving a surplus surface water supply of 4,080 AF. In addition, the City has provisions in place to receive up to 39,800 AF/yr of supply in the driest years. Specifically, Topical Response G (Water Supply, Section II) indicates that during dry, drier, or driest years, the City's maximum diversion will decrease from 54,900 AF/yr to 39,800 AF/yr with PCWA's Middle Fork Project providing replacement water to the river equivalent to Roseville's diversions above baseline conditions (1995 levels of diversion =19,800 AF/yr plus 20,000 AF/yr

resulting from an agreement with PCWA to re-operate their Middle Fork Project reservoirs). However, it is acknowledged that in certain extreme conditions, or potentially in successive dry years, it is possible, although highly unlikely, that Roseville's diversion from the American River could drop below 39,800 AF/yr. The likelihood of this scenario is remote, but if it should occur, Roseville would be required to supplement water supplies with groundwater, recycled water, and additional conservation measures. Refer also to Topical Response G (Water Supply, Sections I.a.i and II.g) and Responses to Comments 29A-12, 29A-13, and 29A-14 for a discussion of long-term supply contract and supply reliability

The commenter also questions what restrictions are placed on existing wheeling contracts for PCWA water. Refer to Topical Response G (Water Supply, Section I.b) for a discussion of water supplies provided by PCWA.

The commenter states that the City does not have a contract with SJWD for the 3,200 AF/yr of water supply reflected in the Final EIR and questions what conditions are attached to that source of water supply. The City entered into an MOU with SJWD for the transfer of the 3,200 AF/yr to the City, which documents all conditions established for this transfer. The MOU is included as Appendix X of this Final EIR. Refer also to Topical Response G (Water Supply, Section I.c) for additional information regarding the SJWD supply and its reliability.

The commenter also questioned why the surplus of 4,080 AF/yr should be allocated to the proposed project, rather than re-allocated to proposed uses within the existing City boundaries or to those entities that have already invested in infrastructure in the City. There is sufficient supply for the existing and proposed uses within the City, using the established demand factors. Once the WRSP is annexed to the City, the City will determine the adequacy of water supplies on a citywide basis and will not allocate particular supplies to particular sub-areas.

The commenter also questions the need for maintaining a reserve between demand and available water supply in times of drought. Maintaining a reserve does not necessarily secure the water supply for use during drought conditions. As specified in the Water Forum Agreement, the City has pre-established limitations on the amount of water that is available during drought years. Refer to Topical Response G (Water Supply, Section II) for a detailed discussion of the Water Forum Agreement and Topical Response G (Water Supply, Section V) for a detailed discussion of the City's policies related to actions to be taken during drought conditions, which apply to all City water supply customers. The City has also elected to develop such a reserve through an in-lieu groundwater banking at Reason Farms, as described in Topical Response G (Water Supply, Section IV).

Response to Comment 8

The commenter is correctly citing text from the Draft EIR. No response is required.

Response to Comment 9

While the City cannot require the replacement of water-saving devices as homes age and new technology becomes available, the City does have an active water conservation program, which was established as required by the City's USBR contract and the Water Forum Agreement, to educate the community on various ways to conserve water. As a part of this program, the City has initiated a low-flow toilet rebate program. The State has also mandated that only low flow fixtures be sold in home improvement stores, which will further ensure the use of water saving fixture devices. Other water conservation incentives include conservation pricing for water use in the City's metered water rates, which encourages customers to reduce water use in order to reduce their water bill. In addition, a full description of conservation "Best Management Practices" is described in detail in the City's Urban Water Management Plan, which is available for review from the City's Permit Center or on the City's website.

Response to Comment 10

The City is not aware of any other external factors that would have affected or artificially lowered the use of water within the City during the time period that meter data was collected for the water demand factor study. During that time period, the City did not implement any drought restrictions nor was the City actively soliciting increased water conservation from its customers. The City also has no reason to believe that the cutbacks cited by the commenter in years 1990, 1991, 1992, and 1994 would have affected the results of the study. Further, the data was adjusted upwards using a normalization factor to reflect average demands in higher water use years. Refer to Topical Response G (Water Supply, Section III) for a discussion of modification to the City's water demand factors.

Response to Comment 11

As mentioned in Response to Comment 29-10, the City had not implemented any drought stages during the time period that meter data was collected for the demand factor revision study. Refer to Topical Response G (Water Supply, Section III) for a discussion of modification to the City's water demand factors.

Response to Comment 12

The City is committed to supplying a safe and reliable water supply to all of its customers. However, when water resources are reduced due to dry or driest year conditions, all Roseville customers would be

required to conserve water according to the City's existing Municipal Code (Section 14.09—Water Conservation), which is included as Appendix Z to this Final EIR.

With respect to NEC, the majority of groundwater wells planned for construction by the City and those planned for this project are located in a different pressure zone from NEC. When these wells are used, the existing City pressure-reducing stations will prevent this water from reaching NEC facilities. As such, adverse impacts to NEC from this project are not anticipated.

The only other business that could potentially be affected by groundwater use in the City is the Roseville Dialysis Center. The Roseville Dialysis Center is a current City customer, and the addition of the WRSP would not change any existing circumstance with respect to the use of groundwater to fulfill City demands during drier and driest years. The City has established provisions to notify the Roseville Dialysis Center during drought conditions that could affect the Center's water supply.

Further, a water quality analysis was performed on a groundwater sample collected from the City's Diamond Creek well. Results show that all constituent concentrations are within drinking water standards. Total hardness was reported at 152 mg/l. The American Water Works Association classifies this as bordering between soft and hard water, where water with less than 75 mg/l is considered soft and above 150 mg/l is considered hard. Neither the USEPA nor the State has policies with respect to the hardness of public water supplies.

Response to Comment 13

Refer to Topical Response G (Water Supply, Sections II.b and V) for a discussion of the City's policies related to service during drought conditions, including the provision of water in "dry or driest" years that existed in 1990, 1991, 1992, and 1994. As discussed in the Topical Response, the City was able to provide sufficient water supplies during in 1990, 1991, 1992, and 1994 and is anticipated to continue to be able to provide water if, or when, dry or driest conditions exist in the future. Providing 4,080 AF/yr of surplus water to areas outside of the existing General Plan area will not affect the City's ability to provide water during dry or driest year conditions. The limiting factor during these hydrologic year types is the amount of water the City may divert from the American River as outlined in the City's Water Forum Agreement (refer also to Topical Response G [Water Supply, Section II]). The City has established a strategy to meet the needs of existing customers during dry and driest years.

Various levels of conservation would be required of all Roseville water customers depending upon the drought stage. The drought stage is defined by the amount of water supply available from the American River to the City to serve its customers. During droughts, demands are reduced by customer conservation and short falls in supplies are made up by the use of groundwater. The City has further

reduced its reliance on surface water through implementing an extensive recycled water program. The use of recycled water reduces normal year demands by transferring irrigation customers from potable water to recycled water. Roseville anticipates the use of 3,000 AF/yr of recycled water at build out of the City and, with the WRSP, the use of recycled water would increase to 4,526 AF/yr. Recycled water is also more reliable than potable water during drought conditions.

Response to Comment 14

This comment provides text introducing a consultant hired on behalf of the commenter to assist in providing comments on the Draft EIR. It does not provide a comment on an environmental issue, and no further response is required.

The commenter also indicates that comments in addition to those provided by his consultant are being provided. Responses to those comments are provided in Responses to Comments 29-15 through 29-48.

Response to Comment 15

Refer to Response to Comments 20-6, 29-18, and 5-3 for a discussion of traffic analysis. Refer also to all responses to Comment Letter 35B, which provides a discussion of the transportation and circulation analysis.

Response to Comment 16

The traffic volume assignment for the proposed project may accurately represent 2020 conditions, but substantial uncertainty is associated when trying to predict traffic conditions almost 20 years into the future. It is possible that the proposed project would contribute higher volumes of traffic in 2020 onto regional roadways such as Baseline Road, SR-65, and I-80. Impact 4.3-3 in the Final EIR acknowledges the adverse impact of the proposed project on these facilities. Further, the project, by itself, cannot be expected to mitigate this impact independently because no financing program exists to collect the project's fair share contribution of improvements or the remaining fair-share from other projects or contributors. Recommending the development of an improvement program for regional roadway improvements is a good idea, but cannot be relied upon as mitigation because agency approvals necessary to develop such a program have not been granted at this time. As a result, this impact was considered significant and unavoidable.

Consistent with the requirements of CEQA, the Final EIR discloses this impact and the problem associated with providing adequate mitigation. The Final EIR contains this response, which provides additional information about the uncertainty of predicting future conditions and acknowledging that the

traffic contribution to regional roadways could be higher. Nevertheless, the contribution does not reach a level that would constitute the project being solely responsible for mitigation.

Response to Comment 17

Development of the proposed project would not preclude any Placer Parkway alignments although it could increase the cost of the project if an alignment through the project is selected after entitlements are granted. The cost increase could be substantial if the alignment selection occurs after development occurs. Nevertheless, an increase in cost is not considered an environmental impact. Further, the proposed project is not reliant on Placer Parkway as mitigation. Model runs with Placer Parkway were done as an alternatives analysis, and show that traffic would improve. It was not included as part of the project, because it is more conservative to assume it is not in place, in order to require mitigation as part of the project.

As part of the alternatives analysis, the Final EIR provided additional information on the compatibility of Placer Parkway should an alignment be built along the northwestern boundary of the project and two other alternatives within the SOI Area. In addition, as part of the development agreements, the City is requiring that all purchasers of lots or residential units located within the WRSP be notified that there is a "potential Placer Parkway within the WRSP boundaries."

Response to Comment 18

The City of Roseville has maintained a traffic impact fee program that does not rely on outside funding sources to pay for the public road improvements necessary to accommodate land use development within the City. The current traffic impact fee program was adopted by the City Council in 2002 as part of the CIP update and provides full funding for the City roadway improvements required to accommodate currently entitled development through 2020 (refer to pages 4.3-44 and 4.3-45 of the Final EIR).

The methodology used to determine the City's Capital Improvement Program is included within the Technical Memorandum and associated Final EIR for the Update to the City's Capital Improvement Program certified in September 2002. The updated CIP identifies improvements necessary to maintain the City's LOS standard through year 2020. Fees are collected on a fair share basis as outlined with the Technical Memorandum. As stated within the Final EIR and within the Development Agreement by and between the City of Roseville and the Landowners, the CIP will be updated so as to include the WRSP and the additional CIP projects identified in the Final EIR.

Response to Comment 19

Refer to Response to Comment 20-6, 29-18, and 5-3 for a discussion of funding for roadway improvements.

Response to Comment 20

Refer to Response to Comment 20-6, 29-18, and 5-3 for a discussion on funding for roadway improvements.

Response to Comment 21

In response to this comment, Table 4.4-3 of the EIR has been revised as follows to include ambient air quality data for 2002 and 8-hour ozone concentrations.

Table 4.4-3 Summary of Air Pollutant Data Compared to Relevant Federal and State Ambient Air Quality Standards, 1999–2001

Pollutant	2000			2001			2002		
	RCK ¹	RSV ¹	NHI ¹	RCK ¹	RSV ¹	NHI ¹	RCK ¹	RSV ¹	NHI ¹
OZONE									
Highest 1-hour (ppm)	0.118	0.128	0.120	0.128	0.122	0.132	0.135	0.131	0.123
Days>0.12 ppm (Fed)	3	1	0	1	0	1	2	2	0
Days>0.09 ppm (Cal)		13	10	18	13	12	21	21	14
Highest 8-hour (ppm)	0.098	0.100	0.100	0.097	0.102	0.094	0.111	0.105	0.101
Days>0.08 ppm (Fed)	12	8	7	8	9	7	15	11	11
CARBON MONOXIDE									
Highest 8-hour (ppm)	—	2.36	3.07	—	1.90	3.18	—	2.81	3.13
Days>=9.5 ppm (Fed)	—	0	0	—	0	0	—	0	—
Days>=9.1 ppm (Cal)	—	0	0	—	0	0	—	0	—
PARTICULATE MATTER (PM_{2.5})									
Highest 24-hour (ug/m ³)	—	51.0	—	—	49.0	—	—	53.0	—
Days>65 ug/m ³ (Fed) ²	—	0	—	—	0	—	—	0	—
PARTICULATE MATTER (PM₁₀)									
Highest 24-hour (ug/m ³)	46.0	58.0	82.0	57.0	59.0	64.0	36.0	58.0	53.0
Days>150 ug/m ³ (Cal) ²	0	0	0	0	0	0	0	0	0
Days>50 ug/m ³ (Cal) ²	0	6	2	12	18	2	0	6	1

NOTES:

1 Stations: RCK (Rocklin), RSV (Roseville), NHI (North Highlands).

2 Calculated by estimating the number of days that a measurement would have been greater than the standard had measurements been collected every day.

-- Pollutant not monitored.

SOURCE: California Air Resources Board. www.arb.ca.gov site accessed 11-10-03

Response to Comment 22

The data provided in Table 4.4-3 reflects the ambient air quality that occurs in the City of Roseville and surrounding vicinity. Including data for areas that are farther away, such as Auburn, would neither enhance the EIR analysis nor affect the conclusions of significance regarding the air quality impacts of the WRSP and SOI Amendment Area. Emissions data was gathered from air quality monitoring stations closer than Auburn. Therefore, it is not necessary to add data for setting an additional monitoring site to characterize the ambient air quality environment being assessed in the EIR.

Response to Comment 23

The Roseville Energy Park is undergoing separate environmental review through the California Energy Commission and will be required to meet the requirements of the California Energy Commission and PCAPCD. The Roseville Energy Park is not a component of the WRSP, although the proximity of the project to this potential future use was considered in determining appropriate land uses within the WRSP. As shown in Figure 2-3 on page 2-13 of the Final EIR, the WRSP Land Use Plan has located light industrial and open spaces around the PGWWTP and the REP. These areas would act as a buffer area of at least 1,000 feet between the PGWWTP and REP uses and the proposed sensitive residential and educational receptors that would be part of the WRSP. Further, the impacts associated with the REP are analyzed in the cumulative impacts analysis, Section 5, of the Final EIR.

Response to Comment 24

The analysis of carbon monoxide (CO) concentrations presented on pages 4.4-30 and 4.4-31 of the Final EIR is based on localized CO concentrations near roadway intersections where congested traffic generates localized concentrations of this pollutant. The CALINE4 methodology used to calculate these emissions adds the emissions generated by motor vehicles to ambient CO concentration levels. As shown in Table 4.4-8 on page 4.4-31 of the Final EIR, the 1- and 8-hour CO concentrations at the study intersections would be substantially below the applicable threshold. Any CO emissions generated by the proposed REP would be emitted into the air through stacks at a velocity that ensures substantial dispersion. The CO concentrations generated by this facility would not be emitted at ground level in close proximity to the study intersections or the residents of the site. Therefore, the conclusions presented in the Final EIR are accurate for this potential impact. Refer to Response to Comment 35-69 for a discussion of cumulative air quality impacts from the REP.

Response to Comment 25

Lifetime cancer risk is defined as the increased chance of contracting cancer over a 70-year period as a result of exposure to a toxic substance or substances. It is the product of the estimated daily exposure of

each suspected carcinogen by its respective cancer unit risk. The end result represents a worst-case estimate of cancer risk by assuming that an individual would be exposed to the same toxic substance at the same location continually for 70 years.

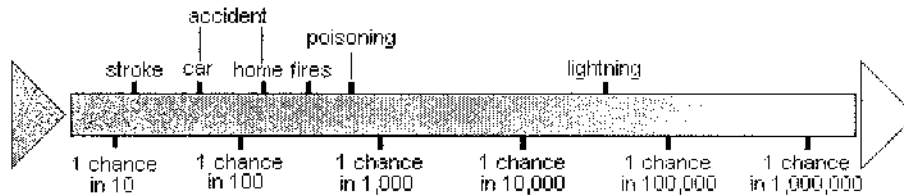
Risk characterization combines the results of the exposure and dose-response assessments to estimate the potential for adverse health effects as represented by the probability for an individual to contract cancer beyond the normal background likelihood. Risk analysts describe risks numerically in scientific notation; for example 1×10^{-6} means that there is one chance in 1,000,000 of an event occurring. The California Air Pollution Control Officers Association (CAPCOA) Risk Assessment Guidelines establish an upper threshold of 10 in one million for acceptable cancer health risk. The PCAPCD also recommends the use of this threshold to determine acceptable cancer health risk for individual sources of toxic air pollutants. Cancer risk is defined as the worst-case probability of an individual developing cancer over a lifetime as a result of an exposure to potential carcinogens. The cancer risk level is intended to ensure a sufficient safety margin to prevent a single project or activity from causing a substantial contribution to the overall number of cancer cases in an area. It is not intended or designed to serve as a means to evaluate cumulative risk associated with multiple activities not associated with the project in question or to assess risk posed by ambient background conditions.

The conclusions of a health risk assessment must be considered in context. As a general matter, the background probability of an individual contracting cancer in one's lifetime is 333,000 in one million; that is, one in three people will contract cancer in their lifetime. This overall probability of contracting cancer can be influenced by diet, smoking, heredity, chemicals in the environment and the workplace, and other factors. An individual source of toxic air contaminants that would result in less than 10 excess cancer cases in one million is unlikely to cause a substantial increase in the overall number of cancer cases that would otherwise occur.

It should be recognized that when small populations are exposed, population risk estimates may be very small. For example, if 100 people are exposed to an individual lifetime cancer risk of one in 100,000 or 1×10^{-5} , the expected number of cases is 0.001. For risk assessment purposes, a lifetime of exposure is considered to be 70 years, 365 days a year, 24 hours per day. It should further be recognized that a health risk assessment does not calculate the exact risk for all individuals, but a hypothetical risk assuming that all of a series of "worst-case scenario" exposure assumptions apply, such as that the maximally exposed individual does not move from the specific worst-case location and worst-case wind conditions do not change. The chance that an individual would be exposed to any one of these exposure assumptions is small, and is even smaller for all assumptions to occur simultaneously (e.g., 70 years of continuously

breathing air at the location of maximum impact). Thus, an individual's actual risk is likely to be substantially over-estimated by the recommended methodology of a health risk assessment.

It is also important to place health risk and the assessment of probability in the context of daily activity. To provide an idea of the size of risks from environmental hazards, the continuum below provides risk statistics for some familiar events (USEPA 1991).



Comparative Risk Probabilities

Based on this information, the evaluation of toxic air contaminants and associated risks is limited to the emissions that could possibly be generated by the proposed land uses. It is not based on emissions from the Pleasant Grove Wastewater Treatment Plant, the proposed REP, or any other existing or proposed nearby source. These uses are not components of the WRSP. As shown in Figure 2-3 on page 2-11 of the Final EIR, the WRSP Land Use Plan has located light industrial and open spaces around the PGWWTP. These areas would act as a buffer area of at least 1,000 feet between the proposed sensitive residential and educational receptors of the WRSP.

Response to Comment 26

The City of Lincoln wastewater treatment plant is located some distance from the project site, therefore, no air quality emission impacts are expected to result from its operation on the WRSP, nor result in significant cumulative impacts.

Response to Comment 27

As discussed in the Response to Comment 29-25, the 10 in one million threshold was established by the CAPCO Risk Assessment Guidelines. The PCAPCD also recommends the use of this threshold to determine acceptable cancer health risk for individual sources of toxic air pollutants.

Response to Comment 28

A hazard index (HI) value for organ systems of 1.0 is typically used in health risk assessments to evaluate chronic and acute risks associated with sources of toxic air contaminants. Chronic and acute HI values less than 1.0 indicate that noncancer effects from chronic exposure to emissions from operations are

unlikely. In general, the potential chronic and acute risks associated with sources of emissions are less than the cancer risks for the same pollutants. The Final EIR concludes that the potential impacts associated with toxic air contaminants generated by the proposed uses within the WRSP and SOI Amendment Area could be significant. MM 4.4-7 identifies the means in which the individual and combined emissions of toxic air contaminants does not exceed the risk standard of 10 in one million for the WRSP.

Response to Comment 29

Health risk evaluations will be conducted for each individual source of toxic air contaminants that is subject to the permitting authority of the PCAPCD. MM 4.4-7 identifies the means by which the individual and combined emissions of toxic air contaminants would not exceed the risk standard of 10 in one million for the WRSP.

Response to Comment 30

In response to this and other comments regarding this issue, the operational emissions associated with the WRSP and Remainder Area have been recalculated using the URBEMIS 2002 computer model developed for the California Air Resources Board and the trip generation data presented in the traffic analysis and Section 4.3 Transportation and Circulation of the Final EIR. Refer to Response to Comment 11-9 for a discussion of the revised total of operational emissions associated with the WRSP and Remainder Area.

Response to Comment 31

Refer to Response to Comment 29-30 for a discussion of the air quality and traffic impacts.

Response to Comment 32

Refer to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Non-attainment Area (SFONA) to attain federal ozone standards by November 2005.

Response to Comment 33

The architectural coating module of the URBEMIS model was not utilized because it would have overstated levels of ROG, due to the lack of information available to predict architectural coating use. It is reasonable to make assumptions regarding the amount of grading and the types and number of construction equipment that would be used through the construction of the WRSP. However, there are too many unknowns regarding architectural coatings at this level of review. Given the speculative nature

of this information, the decision was made to not try to quantify the potential daily emissions, and instead assume that there would be significant and unavoidable impact.

The use of low VOC coatings is required pursuant to PCAPCD Rule 218 Architectural Coatings.

Response to Comment 34

In response to this and other comments regarding this issue, the operational emissions associated with the WRSP and Remainder Area have been recalculated using the URBEMIS 2002 computer model developed for the California Air Resources Board and the trip generation data presented in the traffic analysis and Section 4.3 Transportation and Circulation of the Final EIR. Refer to Response to Comment 11-9 for a discussion of the revised total of operational emissions associated with the WRSP and Remainder Area.

Response to Comment 35

Refer to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Non-attainment Area (SFONA) to attain federal ozone standards by November 2005.

Response to Comment 36

The City's Transportation Systems Management (TSM) Ordinance is codified in the City's Municipal Code. It is enforced on companies with more than 50 employees through the City's business license and occupancy permit programs. Companies that fail to comply with the ordinance are subject to penalties from the City.

Response to Comment 37

The Final EIR does not determine that a total of 100 park and ride spaces would adequately address the transit and carpooling needs of the WRSP. This is the number proposed in the Specific Plan. It should be noted that another 100 park and ride spaces are envisioned for the SOI Amendment Area. The Final EIR simply identifies this component of the WRSP and SOI Amendment Area development as a feature that would help to reduce the number of vehicle trips and associated emissions generated by people who might otherwise drive single occupant vehicles to and from work.

Response to Comment 38

The writer is correct in stating that the present Long Range Master Transit Plan did not provide for specific transit services to the WRSP or MOU area. However, there are policies in the LRMTIP that provide direction to evaluate new projects, i.e., specific plans. As noted in the Final EIR, it is reasonable

to assume that at a minimum, fixed route transit services will be extended at some point in the future into the WRSP area. The City's Short Range Transit Plan (SRTP) is presently being updated and is expected to be completed in 2004. The City's Long Range Master Transit Plan (LRMTP) will be updated thereafter. The SRTP and LRMTP both will evaluate the transit services and levels of service to be provided in the future. These documents typically evaluate the expected ridership for new transit routes and the expected farebox recovery. If the SRTP finds that new services are needed and that any new services will provide a minimum 15 percent farebox recovery ratio, then the City will pursue implementation of fixed route transit services to the area. The transit mitigation provided by the project will help ensure that adequate transit revenues are available to provide such services. The City Council is the final approving body that determines what transit services are provided. The City has provided Dial-A-Ride transit services to all new development within its boundaries, and it plans to do so with this project. Further, the City is obligated to abide by the statutes of the Transportation Development Act (TDA) in order to continue to receive TDA revenues from the Placer County Transportation Planning Agency (PCTPA). PCPTA annually meets to determine if local agencies are complying with the TDA regulations to provide transit services where they are reasonable to meet.

Response to Comment 39

The Mitigation Monitoring and Reporting Program adopted for the certified EIR will be consistent with the mitigation measures identified in the EIR.

Response to Comment 40

The proposed solid waste recycling area that would be located within the WRSP would allow residents to off-load recyclable materials such as paper, cardboard, glass, aluminum cans, and other recyclable products. The City's solid waste staff will monitor and pick-up waste from this facility and transport it to a Material Recovery Facility (MRF) that is owned by the Western Placer Waste Management Authority for the purpose of receiving, separating, processing, and marketing recyclable materials removed from the waste stream.

Response to Comment 41

The emissions associated with the off-site construction projects would fit under the envelope of the construction emissions identified in Table 4.4-5 on page 4.4-20 of the Final EIR. These emissions are identified in pounds per day and are based on construction activities that occur in association with the proposed land uses, including any necessary off-site improvements. Therefore, no further analysis of this potential impact is required.

Response to Comment 42

Refer to Response to Comment 35A-3 regarding the daily operational emissions of the WRSP and SOI Amendment Area as they pertain to the thresholds of significance recommended by the PCAPCD. The EIR analysis used the URBEMIS model that is recommended by the PCAPCD for general development projects. The URBEMIS model actually identifies greater emissions than other models that can be used to predict regional air quality conditions. This is because the URBEMIS model assumes that all vehicle trips are new to the region. For example, it assumes that all vehicle trips associated with a commercial development are new, as though the people who shop there would not go anywhere else. This just doesn't occur in the real world. The use of a different regional ozone model would not change the conclusions presented in the Final EIR and may actually show less impact from the WRSP. Therefore, the analysis is based on the recommendations of the PCAPCD and assumes a worst-case analysis of regional air quality impacts.

Response to Comment 43

The results from an early modeling effort were mistakenly provided in Appendix H of the Draft EIR. The URBEMIS 2002 results from the revised modeling effort have been provided in Appendix H of this Final EIR. These numbers are consistent with those identified in the revised Table 4.4-6. Refer to Response to Comment 11-9 for a discussion of the revised total of operational emissions associated with the WRSP and Remainder Area.

Response to Comment 44

The receptors for the localized carbon monoxide (CO) analysis were located 50 feet from each roadway at the study intersections. The methodology and emissions factors were obtained from the Bay Area Air Quality Management District's BAAQMD CEQA Guidelines. Although the CO emission factors are from an older version of the CARB's EMFAC model (the actual version of EMFAC is not identified), they are considered worst case since they were developed prior to the adoption of gasoline reformulation requirements that reduce the amount of CO generated by motor vehicles during winter months. Use of newer emission factors would result in identification of lower localized CO concentrations.

Response to Comment 45

The text of MM 4.4-3 has been revised to reflect the current recommendations of the PCAPD. Refer to Response to Comment 11-7 for a discussion of air quality mitigation measures.

Response to Comment 46

MM 4.4-5 requires each developer to reach an agreement with the PCAPCD concurrent with any subdivision or design review permit on air quality mitigation measures. Several measures are identified that could be implemented in order to reduce vehicle emissions and other operational emissions. These include on- and off-site mitigation strategies, and the contribution to the PCAPCD's Air Quality Mitigation Fund. The PCAPCD will require the developer to implement sufficient to satisfy their concerns for the project.

Response to Comment 47

With the revisions to MM 4.4-3 discussed in Response to Comment 11-7, the EIR includes the mitigation measures for construction equipment currently recommended by the PCAPCD.

Response to Comment 48

Pursuant to the recommendations of the PCAPCD, MM 4.4-5 gives project developers the option to either provide a gas outlet and ceramic logs in any proposed fireplaces, including outdoor or recreational fireplaces or pits, or use only U.S. EPA Phase II certified wood burning devices in single-family residences. The emission potential from each residence shall not exceed 7.5 grams per hour. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. It is not the intent of the PCAPCD to eliminate all wood burning devices from new development project since many homebuyers demand such items. Instead, it is simply to allow the use of such devices that generate the least amount of emissions.

Response to Comment 49

Refer to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Non-attainment Area (SFONA) to attain federal ozone standards by November 2005.

In order for a State Implementation Plan (SIP) to include the land uses proposed for the WRSP and SOI Amendment Area, the land use element of the City of Roseville General Plan will need to be amended to include these uses. The amended land use designation would then be used as the basis of the new projections for the SIP. The general plan amendment is component of the WRSP and SOI Amendment project. Whether the change in land use designations occurs as a result of the WRSP and SOI Amendment project or as a result of a comprehensive update of the General Plan Land Use Element by the City of Roseville, the impacts of the change need to be addressed. The EIR evaluates the impacts of the WRSP and SOI Amendment project.

Response to Comment 50

As discussed in the Response to Comment 29-25, the evaluation of toxic air contaminants and associated risks is limited to the emissions that could possibly be generated by the proposed land uses. It is not based on existing ambient levels of toxic air contaminants. Therefore, no further evaluation of this potential impact is required.

Response to Comment 51

This comment provides text-introducing comments on biological resources. It is not a comment on an environmental issue, and no further response is required.

Response to Comment 52

The commenter states that the Habitat Map in the Draft EIR is limited and does not illustrate the habitats on the site. The commenter refers to Figure 4.7-1 (Habitat Map) on page 4.7-4 of the Final EIR. As the commenter notes, Figure 4.7-1 identifies the riparian/oak woodlands, a small agricultural area in the eastern edge of the project south of Pleasant Grove Creek and north of Blue Oaks Boulevard. Figure 4.7-1 has been revised to depict the following features: existing waterways, vernal pools, riparian/oak woodlands, grasslands, burrowing owl sites, and the Swainson's hawk nest site previously identified within the WRSP site. Revised Figure 4.7-1 (WRSP Habitat Map and Site Features) is included in the Final EIR.

Response to Comment 53

The commenter states no information regarding species distribution or abundance is provided in the Draft EIR. Habitat types are identified in Section 4.7 (Biological Resources) in Section 4.7.2 (Environmental Setting, Terrestrial Habitats) of the Final EIR. In addition, the locations of sensitive species and/or habitats is provided by revised Figure 4.7-1, Figure 4.7-2 (On-Site Wetland Mitigation Plan), Figure 4.7-3 (Swainson's hawk Nest Sites), Figure 4.7-5 (West Roseville Specific Plan Western Spadefoot Habitat), and Figure 4.7-6 (Oak Woodland Locations). In addition, a comprehensive listing of special-status species that could occur in the WRSP Area are provided by Table 4.7-2 (Special-Status Species Potentially Occurring in the West Roseville Specific Plan Area). It is rarely possible to conclusively determine all the species that exist on a project site due to constraints related to the time of year surveys are conducted, environmental conditions that exist when surveys are conducted, the size of the site (i.e., 5,527 acres), and/or the ability for field biologists to gather every piece of data during field visits given the species variability; therefore, it is customary to discuss species that could potentially occur on site and/or those that are typically found in similar habitats.

Response to Comment 54

The commenter states that the Draft EIR provides a misleading description of the legal status of “fully protected” bird species. In response to the comment provided, page 4.7-26 of the Final EIR has been revised as follows:

Fish and Game Code section 3511 describes bird species, primarily raptors, which are “fully protected.” Fully protected birds may not be taken or possessed at any time except under a specific permit. Section 3503.5 of the code protects all birds of prey and their eggs and nests.

Response to Comment 55

The commenter states that the Draft EIR misinterprets FESA and CEQA review standards. The Final EIR used thresholds of significance to evaluate impacts to biological resources from Appendix G of the CEQA Guidelines. Specifically, as it relates to vernal pools, the threshold applied was whether development proposed under the WRSP and SOI Amendment (the proposed project) would contribute to a substantial reduction in numbers, restriction of range, or loss of habitat for a population of special-status species, including fully protected, candidate for listing, proposed for threatened or endangered, and species considered “rare” under CEQA Section 15380 by the CDFG. The threshold is distinct from compliance with Section 7 of the Federal Endangered Species Act.

Using the CEQA thresholds, impacts to vernal pool crustaceans and associated habitat were identified in the Final EIR. These impacts were determined to be significant prior to mitigation. Mitigation for impacts to vernal pools was developed as part of both the CEQA and Section 7 processes. The Section 7 process provides the formal mechanism by which Federal agencies ensure that the actions they take, including those they fund or authorize, do not jeopardize the existence of any listed species. A critical part of this process is the development of mitigation strategies that assist in the survival and recovery of the impact resources. Independently, the CEQA analysis must determine whether the proposed mitigation would reduce the level of significance using the CEQA thresholds. The Final EIR concluded that the proposed mitigation would, in fact, reduce the impact to a less-than-significant level.

With respect to the adequacy of the mitigation, the USFWS, in the Final Biological Opinion (dated November 20, 2003), affirms the mitigation approach taken by the City in the Final EIR, including the mitigation acreage and locations proposed by the Applicant.

Response to Comment 56

The commenter states that the Draft EIR does not include an accurate description of designated critical habitat on the project site. Refer to Response to Comment 17-2 regarding critical habitat designation.

Response to Comment 57

The commenter indicates that MM 4.7-1 does not reduce impacts to wetlands and vernal pool habitats to a less-than-significant level. There is substantial evidence in the record to reach the opposite conclusion. The USFWS approved the proposed mitigation and concluded that implementation of the project, with all identified mitigation measures, would not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of designated critical habitat. The USFWS issued an Incidental Take Statement dated November 20, 2003.

Refer also to Response to Comment 29-55 for a discussion of the adequacy of the proposed mitigation.

The USFWS assessed on-site and off-site compensation habitat and recently issued a Final Biological Opinion dated November 20, 2003, under Section 7 of the federal Endangered Species Act (Biological Opinion letter from Ken Sanchez of USFWS to Tom Cavanaugh of USACE, dated November 20, 2003). On page 17 of the Incidental Take Statement, which is provided as part of the Final Biological Opinion, the USFWS states that "due to the amount of on-site and off-site compensation within vernal ecosystem within Placer County proposed for the project, we have determined that the project, although significant, would not represent an adverse modification of critical habitat for the species."

Response to Comment 58

The commenter states that the Draft EIR is deferring CEQA analysis and mitigation in amending the General Plan to allow open space to be used as flood control.

The commenter identifies a proposed revision to the City of Roseville General Plan to add a new open space policy that would allow flood control facilities to be constructed in open space areas and notes that the EIR acknowledges that such a change in policy would destroy or degrade habitat.

As stated in Section 2 (Project Description) of the Final EIR, five detention basins and one weir (at the western boundary, where an unnamed swale to Curry Creek leaves the WRSP Area) would be constructed on the Westpark property to serve areas of the WRSP that drain to Curry Creek. The basins would provide detention storage for a 100-year, 24-hour peak event. The detention basins and associated flood control devices have been included in the Section 404 Permit application, which, in turn, necessitated a Section 7 Consultation to address impacts to sensitive species. The Final Biological Opinion dated November 20, 2003, which resulted from the Section 7 Consultation, outlines the mitigation necessary to address impacts covered under the Section 404 permit. Impacts to the detention basins and weir are also addressed in the Final EIR (pages 4.12-34 and 4.12-35). The Final Biological Opinion is attached to the Final EIR as Appendix Y.

The USFWS (Letter from Ken Sanchez of USFWS to Tom Cavanaugh of USACE dated November 20, 2003), determined that there will be 0.6 acre of indirect impacts to wetlands from detention basins on the Westpark property and that the acquisition of 1.2 acres of vernal pool preservation on the Yankee Slough property will serve as adequate mitigation for these impacts.

Impact 4.7-11 (Changes in General Plan Policies Regarding Flood Control Facilities in Open Space) is discussed on pages 4.7-61 and 4.7-62 of the Final EIR. Currently, flood control facilities are already permitted in open space areas under the Roseville General Plan (November 1992, updated January 8, 2003, page V-4) and Roseville Zoning Ordinance (Title 19, Section 19.08.06C). The proposed addition of General Plan Open Space Policy 10 "Consider the use of open space for the location of flood control facilities where such facilities allow compatible passive recreational use and resource protection," does not change this existing policy but is designed to encourage flood control facilities to be located where recreational uses (i.e. parks in detention basins) can be accommodated.

As is the case with flood control and recreational facilities planned in the WRSP project, any specific flood control and/or recreational facilities planned elsewhere in the City would require environmental review and permitting. The description of future environmental review relates to flood control and/or recreational facilities that may be proposed in the future as a result of the revised General Plan Open Space Policy 10. Because impacts related to the WRSP project have been addressed in the Final EIR, no segmentation of environmental review is taking place. Nonetheless, Sections 15162 through 15164 of the CEQA Guidelines provide criteria for evaluating subsequent changes in a proposed project or action to determine whether the existing environmental document is adequate or whether additional environmental analysis is necessary.

Response to Comment 59

The commenter restates concerns described in Comment 29-58 and describes additional concerns about the Draft EIR's evaluation of the proposed General Plan policy permitting flood control facilities in open space. Refer to Response to Comment 29-58.

As stated in Section 2 (Project Description) of the Final EIR, a total of five detention basins and one weir (at the western project boundary, where an unnamed swale of Curry Creek leaves the WRSP Area) would be constructed in the WRSP. These detention basins would provide detention storage for a 100-year, 24-hour peak event.

The current environment of Curry Creek, as it relates to hydrology and water quality, is described in Section 4.12.2 (Hydrology and Water Quality, Environmental Setting) and pages 4.12-28 and 4.12-29 of the Final EIR. Figure 4.12-2 (On-Site Drainage Improvements and 100-year Floodplain), which shows the

locations of the detention facilities within the Curry Creek watershed (e.g., Basins D and E), as well as drainage outfalls and drain lines. Further, pages 2-32 and 2-34 of the Project Description also include a comprehensive description of the proposed detention facilities. Each of the basin storage volumes represents existing topography. Therefore, excavation is not anticipated. In addition, the proposed basins were modeled below the State Department of Dam Safety jurisdictional dam high of greater than 6.0 feet with a storage volume of greater than 50.0 acre-feet.

In addition, vegetation and wildlife impacts from the detention facility are analyzed on page 4.7-38 of the Final EIR, which identified that periodic inundation could result in impacts from the construction of the proposed weir, culverts, and drainage detention basins within the Curry Creek watershed. MM 4.7-1 was designed to ensure that no net loss of wetlands would occur, and impacts would be less than significant.

Hydrologic impacts associated with the construction and use of retention and detention basins are discussed in Impacts 4.7-1 through 4.7-5 of Section 4.7 (Hydrology and Water Quality) of the Final EIR. These impact discussions address the rate of stormwater runoff, the amount of stormwater runoff, an increase in water surface elevations caused by the placement of structures (such as a weir) in a 100-year floodplain, and water quality. Feasible mitigation measures have been designed to reduce hydrology and water quality impacts to a less-than-significant level. In addition, and as required by CEQA, alternatives to the proposed project have been analyzed in Section 6 (Alternatives) of the Final EIR.

The detention basins and associated flood control devices have been included in the Section 404 permit application, which, in turn, necessitated a Section 7 Consultation to address impacts to sensitive species. The Final Biological Opinion dated November 20, 2003, which resulted from the Section 7 Consultation, outlines the mitigation necessary to address impacts covered under the Section 404 permit. Therefore, impacts to these flood control facilities have been addressed and mitigation provided. The Final Biological Opinion is attached as Appendix Y to the Final EIR. Consistent with Section 15146 of the CEQA Guidelines, the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying action. Each element of a proposed project cannot be provided with the same level of detail. Nonetheless, Sections 15162 through 15164 of the CEQA Guidelines provide criteria for evaluating subsequent changes in a proposed project or action to determine whether the existing environmental document is adequate or whether additional environmental analysis is necessary. Consistent with Section 15146 of the CEQA Guidelines, the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying action. Each element of a proposed project cannot be provided with the same level of detail. Nonetheless, Sections 15162 through 15164 of the CEQA Guidelines provide criteria for evaluating subsequent changes in a proposed project or action

to determine whether the existing environmental document is adequate or whether additional environmental analysis is necessary.

Response to Comment 60

The baseline for the traffic analysis contained within the Final EIR is consistent with the City's CIP and assumes build out of the City of Roseville and 2020 Market Rate development outside of the City.

The 2020 baseline includes buildout of Phase 1 of the Placer Vineyards project, which is expected to be completed by the year 2020, and was assumed in the project-level analysis. Levels of development beyond the horizon year of the CIP and the 2020 baseline for this analysis are included within the cumulative impacts section of the Final EIR, which includes buildout of the entire Placer Vineyards project.

Response to Comment 61

Section 5.5.2 (Development Considered in Cumulative Impact Analysis) of the Final EIR indicates that the Placer Ranch project is considered in the cumulative impact analysis. Specifically, refer to page 5-14 of the Final EIR, which provide a specific "heading" and discussion as to the assumptions for the Placer Ranch project in terms of the cumulative impact analysis. While the land use data might differ between that provided by the commenter and that assumed in the Final EIR, the land use data assumed in the Final EIR represents the most current data available at the time the Notice of Preparation of the Draft EIR was released, pursuant to Section 15125 of the CEQA Guidelines. At the time of issuance of the Notice of Preparation, and even to date, no formal application has been submitted to Placer County for the Placer Ranch project.

Placer Ranch is geographically located within the Sunset Industrial Area Plan (1996), which is listed on Table 5-3. With respect to the Sunset Industrial Area Plan, it is listed in two rows of Table 5-3 (Roseville Model Assumptions: 2020 Land Uses in Other Areas). The commenter is citing only the first row. Both rows indicate that the Sunset Industrial Area would include a total of 187 single-family dwelling units, 80 multi-family dwelling units, 498,000 square feet of commercial uses, 823,000 square feet of office uses, and 5,046,000 square feet of industrial uses.

Response to Comment 62

The commenter is correct in concluding that the text of the Draft EIR should reference Section 5.5.2 of the Draft EIR, rather than Section 5.2.2, when describing the projects included in the cumulative context.

The approach to the cumulative analysis allows for flexibility in determining the scope of cumulative impacts. The first cumulative analysis scenario, which was requested by the commenter, assumes full

buildout of the SOI Amendment Area, including both the WRSP and Remainder Areas, as well as all of the cumulative projects and/or assumptions provided in Section 5.5.2 of the Final EIR. However, because there is no specific development proposed in the Remainder Area, a second cumulative analysis scenario was developed to address the impacts of the WRSP Area in conjunction with all of the cumulative projects and/or assumptions provided in Section 5.5.2 of the Final EIR. This dual-level approach ensures full public disclosure of all cumulative impacts that would occur whether, or not, future development occurs in the Remainder Area.

Response to Comment 63

While a formal application for Placer Ranch has not yet been submitted, a memorandum from the County of Placer Planning Department to the Board of Supervisors (dated October 9, 2003) indicates that the Placer Ranch projects has recently been revised to incorporate higher residential densities. The Final EIR used current information as of the date of issuance of the Notice of Preparation for this Final EIR. Nonetheless, current information indicates that the majority of the residential units would be single family, as reflected in the commenter's information provided in Response to Comment 29-61 regarding Placer Ranch.

In addition, with respect to the compatibility of a potential higher educational campus and residential uses, it is common to have these types of uses located in proximity to one another (i.e., UCLA, UC Berkeley, Sacramento State University). Furthermore, also by way of example, the new tenth campus of the University of California at Merced has purposely planned for a town to be located directly adjacent to the campus to promote a town-grown relationship, allowing students, professors, and other employees of the institution to live nearby, thus reducing commute trips.

Response to Comment 64

As reflected in an October 9, 2003, Memorandum from the County of Placer Planning Department to the County of Placer Board of Supervisors, the evaluation of the need for, and potential alignment of, Placer Parkway has just begun and will take four to five years to complete. The route alignment process must follow federal procedures since federal funds are being used. Therefore, because the Placer Parkway project is in a preliminary feasibility stage of planning, it would be speculative to include it in the evaluation of land use consistency. However, recognizing that Placer Parkway could be implemented, Alternative 4 of the Final EIR included a potential alignment of the parkway.

Under Alternative 4, it is assumed that Placer Parkway would be constructed through the northern portion of the WRSP and Remainder Areas. As previously mentioned, while an alignment for Placer Parkway has not been selected, two of the potential study alignments being examined by the Placer

County Transportation Planning Agency (PCTPA) would transect the project site. One alignment would bisect the WRSP Area from north to south. The other alignment would occupy the upper third of the Fiddymment Ranch portion of the WRSP and Remainder Areas. PCTPA requested that an alternative with one of the study alignments be studied in the Final EIR; therefore, Alternative 4 provides for a 1,000-foot Placer Parkway corridor, which is illustrated in Figure 6-4 of the Final EIR.

Response to Comment 65

The commenter correctly indicates that the County of Placer has identified the Remainder Area as a possible location for a proposed University. At this time, no specific development is proposed within the Remainder Area and the general assumptions analyzed in the Final EIR do not include a proposed University. Further, the Remainder Area is not currently in the City's jurisdiction. If this area were to be annexed into the City at a future date, and an application for a university was submitted, the City would analyze such a request through the specific plan and environmental review process.

Response to Comment 66

The Roseville Energy Park (REP) project is currently undergoing separate environmental review as part of the California Energy Commission process. The REP is included in the cumulative context for the project's cumulative analysis, which is provided in Section 5 (CEQA Considerations) of the Final EIR.

As stated on page 5-19 of the Final EIR, the REP is over 1,000 feet from the proposed high school. To further clarify, the nearest corner of the REP to the nearest high school boundary is 1,900 feet, well over the quarter mile (1,300 foot) standard established by Section 15186 of the CEQA Guidelines for proximity of hazardous materials or uses to school facilities. In addition, the gas line for the REP is currently proposed to come from the east, along Baseline Road and Fiddymment Road, and then west along the proposed Blue Oaks extension in order to provide adequate separation from any proposed school facilities.

Response to Comment 67

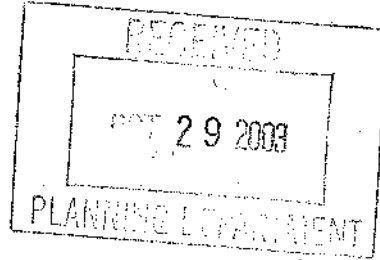
This comment provides text indicating that the proposed project is inconsistent with the General Plan policy that requires specific plans to "ensure a comprehensive, logical growth process for new development areas." As an objective, the Specific Plan has endeavored to provide a logical and orderly extension of the City of Roseville, and the environmental analysis has provided a comprehensive analysis of environmental impacts that would occur as a result of development both the WRSP and Remainder Areas. Nonetheless, this comment is acknowledged, and the opinion of the commenter(s) will be provided to the decision-makers for their review and consideration when deciding whether to approve or deny the proposed project.

International Engineering Services

NORTH AMERICA-ASIA-EUROPE

October 28, 2003

City of Roseville
Planning Department
311 Vernon Street
Roseville, CA 95747



RE: Comments to the Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment

To Whom IT May Concern:

International Engineering Services (IES) has been asked by Diamond Creek Partners to review the above referenced environmental document. The significant volume of the document, combined with a very short review period, has presented a situation that does not meet the standard of adequacy of environmental document review per CEQA Guidelines Section 15151. In general, IES has found the document to be more speculative than conclusive.

The focus of our review is the wet utility portion of the document. From 1985 to 1997 I worked for the City of Roseville in Environmental Utilities. In that time I served as Facilities Engineer overseeing all aspects of planning, design, construction, inspection and operation of the water distribution and wastewater collection systems. In that time frame the city received a number of local, state and national awards for excellence in design, construction and operation of the city wet utilities. Since 1997 I and IES has been involved in the design, construction and operation of water, wastewater, solid waste and waste to energy projects both locally and internationally.

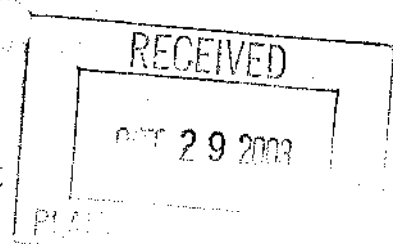
We look forward to discussion of the environmental document and of our attached review of said document. Please forward any future public notices pertaining to the document or project to the address listed below.

Sincerely,

Larry T. Buckle, P.E.

Larry T. Buckle, P.E.
8349 Dalkeith Way Antelope, California 95843
916-549-0868 H2OBuckle@aol.com

29A-1



Environmental Impact Report
for the
WEST ROSEVILLE SPECIFIC PLAN
and Sphere of Influence Amendment

Question/Comments/Observation

The following discussion of the water utility portion of the Public Utilities Section of the Environmental Impact Report (EIR) for the West Roseville Specific Plan (WRSP) follows the order of information presented in the EIR. Specific sections discussed in this report are segregated by bold text. In most cases the EIR page discussed is in parentheses included in the section title.

Table 4.11-1 City of Roseville American River Water Contracts (4.11-3)

Table 4.11-1

Contracted Water Supply	Contracted Amount (A/F/Year)
US Bureau of Reclamation	32,000 ¹
PCWA	30,000 ²
SJWD	800 ³
Total Contracted Supply	62,800
WFA: Wet Year	55,700
WFA: Dry Year	39,800 ⁴

29A-2

What is the true reliability of water presented in Table 4.11-1? What would be the volume currently contractually available to the city in dry years between the years 2005 and 2030?

1. This volume has been reduced by the USBR on several occasions due to drought. In 1991 the volume was reduced 75%. Terms of a future USBR contract are pending. What could be the possible downside of those future terms?
2. Per EIR documents:
 - a. This volume of water is currently dependent on a year to year contract with the Bureau to wheel water.
 - b. The agreement with PCWA will expire in 2011.
 - c. Per the contract with PCWA, water can be reduced proportionally in dry years.
 - d. The January 17, 1996 contract between the city and PCWA states:
(c)The city will not purchase more than 15,000 of the 20,000 acre-feet before July 1, 2009.

29A-3

29A-4

There appears to be real questions as to what volume is available from PCWA and in what years. Inadequate documents have been provided as part of this EIR.

3. This water is not available in dry years.
4. The EIR gives every indication that 39,800 AF/year is the least amount of surface water the city will receive in a dry year. Unfortunately, for the following reasons this does not appear to be true:

29A-5

29A-6

- a. In the WFA it states¹: **Legal Authority**
"Nothing in the Memorandum of Understanding or attached Water Forum Agreement is intended to give any signatory, agency, entity or organization expansion of any existing authority."

Then the WFA goes on to say: **Non-Contractual Agreement**
"This Memorandum of Understanding and attached Water Forum Agreement are intended to embody general principles agreed upon between and among the signatories but they are not intended to, and do not, create contractual relationships, rights, obligations, duties or remedies enforceable in a court of law by, between, or among the signatories or any third party."

The WFA is nothing more than a concept, and provides no security for water delivery.

- b. Even if the WFA were to be legally binding, the WFA makes it clear that the city allocation of surface water could drop far below the 39,800 AF/year.²

"However it is recognized that in years when the projected unimpaired inflow to Folsom Reservoir is less than 400,000 acre feet there may not be sufficient water available to provide the purveyors with driest years quantities specified in their agreements and provide the expected driest year flows to the mouth of the American River. In those years Roseville will participate in a conference with other stakeholders on how the available water should be managed. The conference will be guided by the Conference Year Principals described in Section Four, I. of the Water Forum Agreement."

- c. The WFA also states that the Federal Government could at any time impose provisions of the **Endangered Species Act** that would change surface water allocations to everyone in both wet and dry years.
- d. The Federal Government, including the U.S. Bureau of Reclamation, is not bound in any way to participate in the provisions of the WFA.
- e. Again, even if the WFA were legally binding it does not appear the city would qualify to receive the full driest year allocation of 39,800 AF. In the driest year the city would be "in theory" entitled to 19,800 AF. Any water received beyond this would have to be matched with an equal volume of water to be sent to the mouth of the American River. To receive the full 39,800 AF/year the city would have to receive 40,000 AF/year from PCWA³.

29A - 6

29A - 7

29A - 8

29A - 9

29A - 10

¹ Page 55 of the Memorandum of Understanding

² Page 194 WFA

³ 39,800 AF is comprised of 19,800 AF base year allocation plus 20,000 AF from PCWA and an additional 20,000 AF from PCWA to be sent to the American River.

- i. At this time the city may have contractual water rights to 30,000 AF /year from PCWA. Yet the PCWA contracts provided in the EIR document only specify 20,000 AF/year and that volume is limited to 15,000 AF/year until the year 2009.
- ii. The 19,800 AF/year is the city WFA "baseline amount".

29A - 11

*"Baseline amount means the historic maximum amount of water that a purveyor diverted from the American River in any year through the year 1995"*⁴.

29A - 12

Why would we ever assume that in a "driest year" the maximum volume of water ever used through the year 1995 would be available?

The conclusions of Table 4.11-1 are:

- a. All three "Contracted Supply Water Supply Source" water can be substantially reduced or eliminated.
- b. The WFA provides the city with no security or reliability.
- c. It should be expected that every drop of potable surface water used by the WRSP in a driest year is made available only through the conservation efforts and restrictions imposed on the rate payers of the current General Plan.

29A - 13

29A - 14

29A - 15

Groundwater Supply (4.11-4)

800 AF needs to be added to the WFA 6,600 AF/Y groundwater allocation to make up for SJWD dry year water allotment. How is the 800 AF/Y addition to the WFA allotment justified in terms of meeting the requirements of the WFA?

29A - 16

Future Water Supplies: Surface Water (4.11-4)

Is the 3,200 AF/year SJWD allotment of water to the city available in dry years? This is not specified in this section of the document. The copy of the SJWD contract supplied in Volume IV of the EIR omits page 6 which likely details supply in dry years.

29A - 17

Table 4.11-2 City of Roseville Water Demand Factors and Existing and General Plan Buildout Water Demand

This table substantially changes the average annual city water demands. Are there different demands in different years, what is the peak year demand? What historic data exists to justify the long-term acceptance of the new water demands? What will be the effect of aging of the distribution system on the predicted water demands?

29A - 18

⁴ WFA Page 71 B. Dry Year Actions

LTS

The MWH Task 1 Report does not provide clear rationale for the conclusions that generate Table 4.11-2. The methodology utilized is random, generating inconclusive data. MWH's Task 1 Report states:

"Prudence dictates that a portion of the "supplies" derived through revision of the unit demand factors is kept in reserve as a safety factor to protect against the inherent uncertainty of such estimates".

Later in the report MWH states:

"Because the MWH study was based on limited data, however these estimates will require refinement as additional data become available. The water supply strategy developed for the MOU area addresses the need for such refinement by insuring that redundant sources of water supply are available if anticipated water savings reflected in the revised unit demand factors do not materialize."

Unfortunately virtually the only sources of redundancy is groundwater. Clearly the author of the report is uncertain of the conclusions of the data. The **MWH Task 1 Report** should be considered a preliminary draft. In October 1994 a similar study was conducted by the West Roseville Group. Those findings should be incorporated into a final water demand factor advisory.

If the city adopts new unit water demand factors based on the average unit demands of the districts presented in Table 2 of the MWH Task 1 Report, water requirements for the city would increase over those presented in Table 4.11-2. As an example, MWH used a system loss factor of 2.0%. If the average⁵ system loss factor of 6.45% is used, the General Plan buildout (w/o WRSP and SOI) water demand would increase to 53,872 AF/year from the stated 51,620 AF/year. With WRSP the demand would increase from 59,111 AF/year to 61,690 AF/year. This would result in a WTP peak day demand of 104.8 MGD, which will exceed the 100 mgd capacity of the WTP and the 96 mgd pumping capacity of the USBR⁶.

If average unit demands are used for all categories with a 2.0% loss factor the potable water demand for the WRSP would increase from 5,516 AF/year⁷ to approximately 6,406 AF/year. With a 6.45% loss factor the demand would increase to approximately 6,685⁸ AF/year, a 21% increase over proposed volumes. If the same increase were applied to the current General Plan proposed water demands, demands would increase from 51,620 AF/year to 62,460 AF/year. If the city turns out to be an average city, there is not adequate surface water to supply the current General Plan.

⁵ Average of Table 2 from MWH Task 1 Report

⁶ Page 4.11-11 of the EIR

⁷ Figure 4.11-1 Wet Year Supply

⁸ Based on acreages from Table 4-1 of the Draft West Roseville Specific Plan utilizing approximate average unit demands from MWH Task 1 Table 2.

29A - 19

29A - 20

29A - 21

29A - 22

The EIR concludes the reduction in residential water demand (post Spink Report) is due to the effect of implementation of conservation measures in post-1992 home construction. This implies the Spink Report was correct at the time.

29A - 23

As homes age fixtures are replaced, will demands increase?

29A - 24

Aquifer Storage and Recovery (ASR) Program (4.11-6)

Given that ASR has never been demonstrated as a viable option for the city, is it appropriate to even consider it as an option for mitigation of dry years? Would it not be appropriate to only consider options with proven viability?

29A - 25

Current and Projected Water Demands (4.11-6)

Is every Specific Plan EIR, City of Roseville Design Standards, and the 2002 UWMP in error when water demands are estimated?

29A - 26

Supply and Reliability of Potable Water Supplies (4.11-6)

This section states:

"It is expected that if water supply were to be reduced due to shortage, consistent with reductions identified in the WFA, existing surface water supply coupled with water conservation and groundwater use would be sufficient to meet citywide demands"

29A - 27

This is the case with the current General Plan. If groundwater is required in the above situation (without WRSP or SOI) how could any potable water be made available to the WRSP or SOI other than ground water? Should one not conclude from this statement that no surface water will be available to the WRSP in dry years? In a dry year, surface water is only made available to the WRSP through restrictions to the current General Plan Area. Addition of the WRSP to the city water system will reduce the level of service to existing residence.

Clearly reliance on groundwater will increase with inclusion of the WRSP. What affect will this have on industry dependent on a consistent water source (NEC)? Will changing water characteristics impact the growth of water dependent industry?

29A - 28

Also the use of groundwater over surface water has a negative impact on the quality of life of the existing residence. Groundwater is significantly harder than surface water and will mark and discolor plumbing fixtures. Automobiles, buildings, and fences that come in contact with residential irrigation water (from groundwater) will also be discolored and marked. Laundry soaps, shampoo and other cleaning products do not work as well in groundwater as with surface water. This will result in greater use of cleaning products and the need for existing residence to install expensive water softening systems. The increased use of groundwater will have a negative impact on the quality of life of existing residence.

29A - 29

LTB

The third paragraph of this section identifies 1990, 1991 and 2001 as years when water supply has been reduced. The General Plan identifies additional years. What are the true years and what was the reduction in allocation in those years? PCWA could also have a reduction in available water, what historic reductions have they experienced, and what effect would that have on the allocation to the city. Also given that the terms of the long term USBR wheeling agreement have not been established, can the city absolutely depend on the supply of PCWA water?

29A - 30

Paragraph four states that in the last 70 years one would expect a reduction in the city water allotment 17% of the time. What percent of the time would the city expect a reduction in water allotment over the last 15 years? What percentage of years would the city expect to turn on a well? Is the 7,400 AF/year of groundwater proposed to replace the SJWD's and Bureau water verified sustainable⁹? Does this volume of water exceed the 6,600 AF/year ground water allocation of the WFA?

29A - 31

Water Shortage Contingency Plan (4.11-8)

Under Municipal Code Chapter 14.09 the city can impose drought restrictions. Under this same code the city must declare a stage two shortage and impose stage two drought restrictions before a well can be used to mitigate a shortage. The WRSP has proposed to increase the demand for potable water by 5,516 AF/year. This represents 9.9% of the city surface water supply under the WFA. By reducing the supply of surface water to the current General Plan area by 9.9%, wells will have to be operated to mitigate shortage more often. This results in greater frequency of stage 2 restrictions on existing residence. This constitutes a decrease in level of service.

29A - 32

Update Potable Water Demand Estimates (4.11-9)

Please see previous discussion of **Table 4.11-2 City of Roseville Water Demand Factors and Existing and General Plan Buildout Water Demand.**

In paragraph 2 of the **Update Potable Water Demand Estimates** the EIR states:

29A - 33

"The adjusted estimates of existing and future water demand include a reliability factor to reflect the inherent uncertainty of such estimates"

What is the size of the buffer included in the reliability factor?

Paragraph 4 states that as a result of the MWH report the city has an excess surface water supply of 4,080 AF/year. Yet if the city is considered average for the region, the surplus of surface water is reduced to a deficit of approximately (6,760 AF/year).

29A - 34

⁹ A "sustainable" groundwater supply is defined as the amount of groundwater that can be extracted over the long term without depletion or overdraft of the aquifer.

Water Treatment (4.11-11)

Page 4.11-35 of the EIR states:

*“Development of the WRSP Area, in combination with other City demand for water treatment, would result in an average/wet year water treatment demand at the Barton Road WTP of approximately 99.41 mgd”.*¹⁰

The third paragraph of this section states that the peak treatment demand is 92.18 mgd. Which estimate is correct? The capacity of the USBR pumping to Roseville is 96 MGD. The treatment capacity of the WTP appears to be limited by the ability of the USBR to deliver water. If the WTP is expanded to 100 mgd, the maximum raw water flow would be 96 mgd.

29A - 35

As stated in this report in section **Table 4.11-2, City of Roseville Water Demand Factors and Existing and General Plan Buildout Water Demand**, if a average loss factor of 6.45% is used in place of the 2% factor selected by MWH the peak day treatment demand will increase to 103.74 mgd.¹¹ This is 7.74 MGD higher than the capacity of the USBR pumping.

29A - 36

Off-Site Systems (4.11-13)

The third paragraph states that *“in general”* the existing city potable water system meets the pressure and velocity requirements of the city. The *“in general”* means that sections of the city do not meet the requirements, and the addition of the WRSP will make the problem worse. This is an example of where inclusion of the WRSP will diminish the level of service to the existing residence. The General Plan states that *“under no circumstances”* will this occur. The city appears to be in violation of the provisions of the General Plan.

29A - 37

Water Demand (4.11-18)

This section references two documents developed to support the WRSP EIR, the first is the **Unit Water Demand Factor**, second is the **Water Supply Strategy**.

Unit Water Demand Factor

29A - 38

This document provides no information from which one could conclude the findings of the study. As an example, MWH has 7 categories of residential water use but only three graphs depicting limited data. Without substantial additional information the document should be disregarded.

¹⁰ Contrary to what is stated in the EIR 99.41 MGD is the peak demand not average.

¹¹ Based on a peak demand of 99.41 mgd stated on page 4.11-41 of the EIR.

KS

Water Supply Strategy

This report is a requirement of SB 610. A portion of this report relies on the findings of the **Unit Water Demand Factor Report** which is insufficient.

**Table 1 Water Supply Strategy Report
(AF/year)**

Water Supply Sources	2000	2005	2010	2015	2020
USBR	32,000	32,000	32,000	32,000	32,000
PCWA	30,000	30,000	30,000	30,000	30,000
SJWD	0	800	800	800	800
Groundwater	1,000	0	0	0	0
Recycled Water	1,000	2,200	2,200	2,200	2,200
Total	63,000	65,000	65,000	65,000	65,000

29A - 39

Table 1 (above) from the **Water Supply Strategy Report** shows water supply sources over various time frames. Based on the PCWA contracts the PCWA component appears to be inaccurate. Also the recycled water for irrigation is much lower than that shown in the EIR.

Page 6 the document states:

"In about 17 percent of the years, less than 54,900 AF/yr to a minimum of 39,800 AF/yr of surface water would be available per the WFA."

This absolutely is not true. Not only does the WFA not have the authority to guarantee water delivery, but the city currently does not have the ability to meet the requirements of the WFA in order to obtain minimum delivery.¹² The WFA clearly states that under a number of circumstances the minimum surface water delivery could be far less than 39,800 AF/yr.

29A - 40

Page 7 states;

"The ultimate buildout for the existing City of Roseville service area is predicted to be lineal and be reached by the year 2030. Water demands for the WRSP are expected to begin in the year 2005 and linearly increase until reaching buildout by the year 2030."

29A - 41

This means that of the proposed 8,390 residential units to be built in the WRSP no more than 335 would be built in any single year.

¹² To get 20,000 AF/yr of the 39,800 AF/yr the city must receive 40,000 AF/yr from PCWA, per WFA.

Page 8 states:

"The City has negotiated an agreement with SJWD for the transfer of the additional 3,200AF/yr during wet years."

This is not true; the final contract has not been signed.

Page 8 Table 3:

**Water Supply Assessment
For WRSP**

(Portion of Table 3)

Supply Source	Single Dry Water Year AF/year
Surface Water Supply	39,800 ¹
SJWD Surface Water Supply	0
Groundwater	9,604 ²
Recycled Water for Irrigation	3,726 ³
Buildout City Demands	(51,620) ⁴
Buildout WRSP Demands	(7,042)
Conservation Reduction City	5,162 ⁵
Conservation Reduction WRSP	370 ⁶
Surplus or (Deficit)	0

1. Under "Single Dry Water Year" the surface water supply could be far less than 39,800 AF/yr. As previously stated the city does not have the ability to meet the requirements for receiving this water.
2. The 9,604 AF/yr groundwater exceeds the WFA maximum ground water extraction of 6,600 AF/yr.
3. Recycled water demands for irrigation are stated as 3,726 AF/yr, while in Table 1 the maximum recycled water for irrigation is 2,200 AF/yr.
4. Buildout WRSP water demands may be far greater than 51,620 AF/yr. The **Unit Water Demand Factor Report** is incomplete.
5. Conservation Reduction City is assumed to be 10%. Conservation Reduction City should only be applied to the potable water demand. Recycled water will not be impacted by dry year.
6. Conservation Reduction WRSP is a factor resulting from construction, this factor is built into the proposed unit water demand. Also the proposed Conservation Reduction cannot be applied specifically in dry years. Conservation reduction should be 10% of wet year demand of potable water.

29A - 42

29A - 43

29A - 44

29A - 45

29A - 46

29A - 47

29A - 48

Page 11 **Description of Basin:** This states:

“Drainage in the sub-basin is west-southwest at an average five percent grade.”

29A - 49

Given the size of the drainage basin the fall from east to west would be more than 6,000 feet. Is the 5% accurate?

Page 12 **Discussion of Overdraft of the Basin:** Due to the number of wells DWR monitors (3) and their proximity to creeks, the data is inconclusive in determining ability to utilize groundwater on a sustained basis.

29A - 50

Water Supply (4.11-19)

Second paragraph states:

“The extent to which the identified sources of water can serve the SOI Amendment Area is evaluated in the Section. Sources that are already available or planned to be developed by the City and assumed in the analysis are: surplus water (4,080 AF/year) the City has determined can be made available to the WRSP and Remainder Area from existing supplies as a result of updated City buildout water demand estimates:”

29A - 51

The City has not accepted the new water demand schedule. The old standards still apply, and as such there is no surplus of potable surface water.

Impact 4.11-1: Availability of Water Supplies to Meet Demand in Wet Years (4.11-23)

29A - 52

The availability of water to service demand in wet years has yet to be determined due to inadequate data provided in the MWH Task 1 Report.

Figure 4.11-1

Dry Year Supply

Source of Water	Proposed in EIR AF/year	Corrected Volume AF/year	Proposed per WFA
Groundwater	2,848	3,200 ¹	3,200
Conservation	352	276 ²	552
Existing City Supply	2,316	2,040 ³	1,764
Recycled Water	1,526	1,526 ⁴	1,526

29A - 53

1. Groundwater is the only source of water available to makeup a shortfall. This volume of water represents 48% of the available groundwater per the WFA. Is it appropriate for the WRSP to consume 48% of the available city groundwater available per the WFA?

- 2. Conservation will only be applied to the potable water portion of the demand. There would be no decreases in use of recycled water. 29A - 54
- 3. Why would the rest of the city have reduced surface water but not the WRSP? Any conservation has to come from the surface water supply. This surface water supply may not exist. If the WRSP is given its full allocation of surface water the rest of the city would have to conserve more than 5% to make up the difference. 29A - 55
- 4. There would be no change in recycled water. 29A - 56

In the MWH Task 7 Report it states that the WFA requires a 10% reduction in water use in drought years.¹³ In the EIR the WRSP is only proposing to reduce demand by 5%. If this is the case the rest of the city would have to reduce demand by more the 10% to make up the difference. The result is diminished level of service for existing residence. 29A - 57

Impact 4.11-2: Availability of Water Supplies to Meet Demand in Dry Years (4.11-28)

As has been previously discussed, many of the assumptions are incorrect. As a result the issue may be significant and unavoidable. 29A - 58

Table 4.11-6 (4.11-29)

- Footnote 2 of the table indicates 3,000 AF/year recycled water will be used to offset potable water demand. This could be problematic for the following reasons:
- 1. The Del Webb golf course and landscape has been promised potable water backup along with a consistent source of water under all drought conditions. The result is both potable and reclamation water must be allocated to the golf course and landscape 29A - 59
 - 2. The public was told the reclamation system would make the potable water system more secure in times of drought. If the offset water is given to new development the potable water security provided by the reclamation system is lost. This results in yet again a diminished level of service for existing residence.

Page 4.11-32

Third paragraph: The city has not demonstrated the viability of aquifer storage and recovery. MM4.11-2 cannot be assured. 29A - 60

Fourth paragraph: The city has purchased an asset in the form of potential potable water available under Reason Farms. This is an asset of the current residence of the city, not an asset of the WRSP. 29A - 61

Page 4.11-38

29A - 62

¹³ Page 5 of 10 MWH Task 7

LTS

The fourth paragraph addresses the booster pump station for the 6.0 million gallon storage in the WRSP. The EIR states that the booster pump would be sized for maximum day demand. The booster pumps must be sized for peak hour demand with a fire. Anything less will diminish level of service in other parts of the city.

↑
29A-62

■ Response to Comment Letter 29A
International Engineering Services (October 28, 2003) (Attachment to
Yeates, October 29, 2003)

Response to Comment 1

Refer to Response to Comment 29-2 for a discussion of the length of the Draft EIR, and refer to Topical Response B (Adequacy of Public Review Period) for discussion the Adequacy of Public Review Period and the many opportunities for public participation. Further, the document has been prepared in full compliance with Section 15151 of the CEQA Guidelines; in fact, the Preface to the Final EIR (provided on page xix) specifically quoted Section 15151 of the CEQA Guidelines to indicate and affirm the standard to which the Draft EIR was prepared.

The commenter also provides information regarding his professional background. This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Lastly, the commenter requests that all future public notices pertaining to the document or the proposed project are sent to International Engineering Services. The City will send all future notices and/or copies of documentation regarding this project to the indicated address.

Response to Comment 2

This comment questions the reliability of the City's American River Water Contracts. Topical Response G (Water Supply, Section I) addresses each of the City's water supply source contracts, including contract terms and reliability, through the year 2030.

Response to Comment 3

This comment questions the reliability of the City's American River Water Contracts. Topical Response G (Water Supply, Section I) addresses each of the City's water supply source contracts, including contract terms and reliability and the terms of the existing and pending USBR contract.

Response to Comment 4

This comment questions the reliability of the City's American River Water Contracts. Topical Response G (Water Supply, Section I) addresses each of the City's water supply source contracts, including contract terms and reliability for water provided from PCWA and the USBR.

Response to Comment 5

This comment questions the water supply availability during dry years. As demonstrated in Topical Response G (Water Supply, Section VII.a), existing surface water entitlements of 55,700 AF/yr can meet the City's wet year demands 51,620 AF, leaving a surplus surface water supply of 4,080 AF. In addition, the City has provisions in place to receive up to 39,800 AF/yr of supply in the driest years. Specifically, Topical Response G (Water Supply, Section II) indicates that during drier or driest years, the City's maximum diversion will decrease from 54,900 AF/yr to 39,800 AF/yr with PCWA's Middle Fork Project providing replacement water to the river equivalent to Roseville's diversions above baseline conditions (1995 levels of diversion =19,800 AF/yr plus 20,000 AF/yr resulting from an agreement with PCWA to re-operate their Middle Fork Project reservoirs). However, it is acknowledged that in certain extreme conditions, or potentially in successive dry years, it is possible, although highly unlikely, that Roseville's diversion from the American River could drop below 39,800 AF/yr. The likelihood of this scenario is remote, but if it should occur, Roseville would be required to supplement water supplies with groundwater, recycled water, and additional conservation measures.

The City's dry year Water Forum Agreement commitments are fully discussed in Topical Response G (Water Supply, Section II), which demonstrate the availability of 39,800 AF/yr of water during various hydrologic year types, including dry years.

Response to Comment 6

This comment questions the water supply availability during dry years. It is correct that there is no absolute guarantee of minimum diversions in any year. However, as described in Response to Comment 29A-5, Roseville would supplement its water supplies with groundwater, recycled water, and additional conservation measures, as needed, during dry, drier, or driest years, or during more extreme conditions, which are considered highly unlikely.

The City's dry year Water Forum Agreement commitments are fully discussed in Topical Response G (Water Supply, Section II), which demonstrate the availability of 39,800 AF/yr of water during various hydrologic year types, including dry years. Specifically, Topical Response G (Water Supply, Section II.a.i) discusses the legal enforceability of the Water Forum Agreement.

Response to Comment 7

This comment asserts that the City's Water Forum Agreement provides no security for water delivery as the document is not legally binding and questions the City's dry year water supply conditions. Topical Response G (Water Supply, Section II) discusses the City's Water Forum Agreement commitments and, which demonstrate the availability of 39,800 AF/yr of water during various hydrologic year types. Refer

also to Response to Comment 29A-5 for a discussion of the strategy for providing water if diversions from the American River drop below 39,800 AF/yr.

Response to Comment 8

The commenter notes that USBR water deliveries may be subject to additional restrictions to comply with the Endangered Species Act (ESA). While true, the comment does not identify any foreseeable events that are reasonably likely to trigger ESA-based restrictions on the City's entitlements to USBR water. Without such information, it would be speculative to predict how those restrictions would be implemented and, thus, what affect they would have on the City's ability to meet project-related water demand.

Response to Comment 9

The commenter is correct in that the Bureau of Reclamation was not a signatory to the Water Forum Agreement. During the process, Bureau staff participated in the development of the agreement and were integral in developing a draft "Diversion Agreement" included in the document (refer to Appendix F of the Forum Agreement). The Diversion Agreement will be tailored to each purveyor's specific agreement to ensure that the relevant elements are incorporated, such as dry year diversion reductions, protection of water rights, the Bureau's role in petitioning the State Board for an Updated Lower America River (LAR) flow standard, and an identification of entities that are responsible to maintain instream flows.

Execution of the Diversion Agreement (a binding agreement between Roseville and the Bureau of Reclamation) will be the legal mechanism to implement the Forum Agreement. A draft Diversion Agreement is contained in Appendix F of the Water Forum Agreement. This Agreement assumes that a new in-stream flow standard for the American River have been developed and implemented by the State Water Resources Control Board. Implementation of the proposed flow standard would require modifying the Bureau's water rights permit. Diversion agreements between the Bureau and the respective upstream purveyors would provide the assurances the USBR needs to comply with the water rights permit.

Response to Comment 10

Topical Response G (Water Supply, Section II) demonstrates that the City has provisions in place to receive up to 39,800 AF/yr of supply even in driest years. Specifically, Topical Response G (Water Supply, Section II) indicates that during drier years the City's maximum diversion will decrease from 54,900 AF/yr to 39,800 AF/yr with PCWA's Middle Fork Project providing replacement water to the river equivalent to Roseville's diversions above baseline conditions (1995 levels of diversion =19,800 AF). During this year type, the replacement water will be no more than 20,000 AF/yr (20,000 AF/yr + 19,800 AF/yr = 39,800 AF). The Forum has termed this replacement water "re-operation" or "re-op"

Additionally, PCWA has studied their ability to meet the City’s Water Forum commitments under these hydrologic year types and have concluded they can meet the City’s requirements 100 percent of the time. This is also discussed in Topical Response G (Water Supply, Section I.b.i.).

Response to Comment 11

The commenter misinterprets the PCWA agreement. The agreement references 20,000 AF/yr of option supply that would be available after July 2009. The commenter overlooked the exercised 10,000 AF/yr of water supply that the City acquired in 1991 from PCWA. The following table outlines available PCWA supplies.

Year	PCWA Supply (AF)	PCWA Options (AF)	PCWA Total (AF)	Total Available Supply (AF)
1991 Exercised 1 st option	10,000	0	10,000	42,000
1991 Purchased 2 nd option				
1994 Purchased 3 rd option				
July 1999	10,000	5,000	15,000	47,000
July 2004	10,000	10,000	20,000	52,000
July 2009	10,000	15,000	25,000	57,000
After July 2009	10,000	20,000	30,000	62,000

PCWA supplies are provided in addition to the 32,000 AF/yr of USBR supplies. Collectively, the two sources of supply represent the “Total Available Supply” shown in the above table.

Response to Comment 12

The WFA specifies 1995 as the baseline-condition for water purveyors. A foundational concept of the WFA was to prevent or limit further degradation of the American River by prohibiting diversions that exceed 1995 levels of diversion. As such, 1995 levels of diversion are used as the baseline condition for all signatories to the WFA. Topical Response G (Water Supply, Section II) further discusses the use of 1995 as the baseline condition for the WFA.

Response to Comment 13

Water supplies are secured through water contracts with the USBR, Placer County Water Agency, and San Juan Water District. Each contract has shortage provisions. USBR uses a shortage policy to direct reductions in available supplies, and PCWA supplies are available in virtually every year (refer also to the report entitled “Supplemental Placer County Water Resources—Water Supply Evaluation,” which is provided in Appendix Z of this Final EIR). San Juan Water District supplies are limited to wet and average water years as defined in the WFA. Refer also to Topical Response G (Water Supply, Section II)

for a detailed discussion of water supply source contracts, including contract terms and water supply reliability.

To bolster the reliability of the City's water supply, back-up supplies are being developed, such as groundwater wells and land fallowing. Recycled water supplies are also being expanded to reduce the City's reliance on surface water for irrigation uses.

Response to Comment 14

The commenter suggests that the WFA provides the city with no security or reliability. There are two co-equal objectives of the WFA: (1) to provide a reliable and safe water supply for the region's economic health and planned development to the year 2030; and (2) preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River. In order to be successful, the WFA recognizes that no single-purpose program can secure water for the future. Therefore, the WFA contains an integrated package of actions, including: (1) increased surface water diversions; (2) actions to meet customers' needs while reducing diversion impacts in drier years; (3) an improved pattern of fishery flow releases from Folsom Reservoir; (4) Lower American River habitat management, which also addresses recreation in the Lower American River; (5) water conservations; (6) groundwater management; and (7) Water Forum successor effort. Implementation of these elements of the WFA by the various water purveyors increases water supply availability on the American River from just over 63 percent to 82 percent Refer also to *Technical Memorandum, Task 7—Water Supply Strategy*, Montgomery Watson Harza, April 10, 2003, which was provided in Appendix R [Utilities Technical Memoranda] of the Final EIR) and Response G (Water Supply, Section II) for a detailed discussion of water supply source contracts, including contract terms and water supply reliability.

Implementation of the Lower American River Flow standard requires action by the State Water Resources Control Board to modify the Bureau's water right. Diversion Agreements between the Bureau and the respective purveyors delineate how the Bureau will work with its contractors to implement Water Forum commitments, as discussed in Topical Response G (Water Supply, Section I.a.i.).

Forum commitments are also incorporated as mitigation measures in environmental documents necessitating each purveyor or agency to fulfill commitments made during the process.

Examples of mitigation measures that were consistent with the goals of the WFA, but developed pursuant to CEQA as part of ongoing development in Roseville, include the last water treatment plant expansion, which assumed the WFA commitment to limit diversions from the American River to 54,900 AF/yr instead of the contractual limits of 62,000 AF/yr (prior to San Juan agreements), and conservation programs. These mitigation measures are legally enforceable if not implemented.

Response to Comment 15

As discussed on pages 4.11-31 through 4.11-38 of the Final EIR and in Topical Response G (Water Supply, Section II), the WRSP Area, along with buildout of the City's existing General Plan, will be supplied in driest years with a combination of surface water, recycled water, and groundwater, although the Final EIR anticipates that demand will be reduced through conservation efforts. The City's existing General Plan Area and WRSP Area would be expected to participate equally in conservation efforts pursuant to the City's water conservation ordinance, which is provided in Appendix Z of this Final EIR.

Response to Comment 16

The use of groundwater to supplement surface water supplies during dry years is consistent with the City's existing practices. In addition, one of the primary methods of implementing the WFA is by developing conjunctive use projects. The water supply strategy for the WRSP is consistent with this regional objective.

While the Water Forum identifies the use of 6,600 AF/yr of groundwater by the City of Roseville, the Agreement did not limit the use of groundwater in Placer County. The 131,000 AF/yr of firm yield identified in the WFA was specific to the North Area Groundwater Basin, a basin that is used by water purveyors and/or private entities (e.g., residences, businesses, or agriculture uses) outside of Placer or Sutter Counties; therefore, extraction limitations were not established for either county as it relates to the North Area groundwater basins. The Sacramento North Area Groundwater Management Authority was formed in August 1998 as a Joint Powers Authority having governance authority over those jurisdictions and agencies located in the North Area Groundwater Basin in Sacramento County. Increasing the groundwater allocation from 6,600 AF/yr to 7,400 AF/yr (by 800 AF/yr) does not violate the City of Roseville's WFA commitment as it pertains to groundwater management because an extraction limitation is not applicable to the City.

Furthermore, groundwater is not considered a primary water supply for the City. It is a backup supply that would be used approximately 17 percent of the time. The amount identified in the WFA reflects what was anticipated to be needed at the time of the Agreement to balance drier and driest year demands.

Response to Comment 17

The City has entered into an MOU with SJWD to reallocate 3,200 AF/yr of their PCWA contractual supply to the City, which is not available to the City in dry and driest years. The MOU is included as Appendix Z of this Final EIR to document all of the conditions established for the 3,200 AF/yr transfer.

Refer also to Topical Response G (Water Supply, Section I.c.) for additional information regarding the SJWD supply and the reliability of this supply.

Response to Comment 18

Refer to Topical Response G (Water Supply, Section III [Demand Factor Modifications] and Section VI [System Issues]) for a discussion of Table 4.11-2 of the Final EIR, including differences in City water demands, peak demands, historic data that justifies the new demand factors, and the effects of an aging distribution system on predicted water demands.

Response to Comment 19

The methodology and volume of data used in *Technical Memorandum, Task 1- Unit Water Demand Factor Revisions* (Montgomery Watson Harza, November 6, 2002), which was provided in Appendix R (Utilities Technical Memoranda) of the Final EIR, has much greater certainty than that used in the *General Plan Update Water System Study* (Spink, August 1993) when the unit water demand factors were initially generated. In 1993, the water unit factors that were generated using less actual water meter data than is currently available. The availability of more data today allows better estimates of actual water usage and development of better unit water demand factors.

While the 2002 study had the benefit of more data than the 1993 study, the City does not fully meter every residential home and, therefore, cannot collect actual water use data from all City customers. Accordingly, it is prudent and professionally accepted to apply safety factors when limited data sets are used for analysis and for drawing scientific conclusions. The 2002 study further documents the City's use of regionally comparative data to support the conclusions drawn from the available data.

Response to Comment 20

As discussed on pages 4.11-31 through 4.11-38 of the Final EIR and in Topical Response G (Water Supply, Section II), the WRSP Area, along with buildout of the City's existing General Plan, will be supplied with a combination of surface water, recycled water, and groundwater. In addition, the Final EIR anticipates that demand will be reduced through conservation efforts. To bolster the reliability of the City's water supply, other back-up supplies are being developed, such as land fallowing, and recycled water supplies are also being expanded to reduce the City's reliance on surface water for irrigation uses. The use of groundwater to supplement surface water supplies during dry years is consistent with the City's existing practices.

The *Technical Memorandum, Task 1- Unit Water Demand Factor Revisions* (Montgomery Watson Harza, November 6, 2002) is considered a reliable and current source for assessing the unit water demand factor

revisions. The results of an October 1994 study completed by the West Roseville Group were not included in the commenter's letter; however, any and all information that is made available to the City, as it pertains to the City, will be reviewed and considered by the appropriate City departments.

Response to Comment 21

As discussed in Topical Response G (Water Supply, Section VI), the City's selection of a two-percent system loss factor from a range of zero to ten percent used by other jurisdictions in the region was based on factors specific to the City's water system. The comment provides no basis for concluding that the City's estimate is unreasonable and supplies no rationale for its suggestions that the average of the factors used elsewhere in the region is a preferable methodology.

Response to Comment 22

Refer to Response to Comment 29A-21 for a discussion of the use of a two-percent factor to account for potential system losses.

Response to Comment 23

The City utilized the best information available in 1993 to develop demand factors. Because water meter data is not available for homes constructed prior to 1992, as such was not included in the MWH water demand factor study. The City opted to use the 1993 Spink demand factors for pre-1992 residential units when projecting the City's buildout demand. Refer also to Response to Comment 29A-19 for a discussion of differences in available data between the 1993 Spink study and the 2002 MWH study.

Refer also to Response to Comment 29A-21 for a discussion of the use of a two-percent factor to account for potential system losses.

Response to Comment 24

Refer to Response to Comments 29-9 for a discussion of water-saving features for residential uses.

Response to Comment 25

The Draft EIR did not assume the use of an Aquifer Storage and Recovery Program as an option to provide water during dry years, either as a component of the proposed project or as a mitigation measure. Instead, page 4.11-6 of the Final EIR states that "The City is evaluating the feasibility of developing an Aquifer Storage and Recovery (ASR) program. Under such a program, surface water would be injected into the aquifer in wet years for storage, and then the City's backup groundwater wells would pump the stored water in dry years. The City is developing a demonstration project at the Diamond Creek well, which is under construction, to evaluate the feasibility of using planned wells for

injection and storage of treated water." The City is considering ASR as a technology to investigate for the future to increase groundwater supplies and advance the City's interest in participating in a regional conjunctive use program, which is one of the goals of the Water Forum efforts.

Response to Comment 26

Previous documents, such as specific plans and/or the 2002 Urban Water Management Plan, utilized the City's water demand factors that were available at the time. It is not unusual for a community to revise design standards or other planning criteria over time as requirements change or more data becomes available.

Response to Comment 27

Refer to Topical Response G (Water Supply, Section VII) for a discussion of the City's existing water supply in both normal and dry years and how the addition of the West Roseville Specific Plan will not negatively impact the existing water supplies for the City. Topical Response G (Water Supply, Section I) for a discussion of water reliability and Topical Response G (Water Supply, Section IV) for a discussion of groundwater supplies.

Response to Comment 28

Refer to Response to Comment 29-12 for a discussion of the use of groundwater as part of the overall citywide water supply strategy and how this could affect NEC or other businesses.

Response to Comment 29

While it is true that the hardness of groundwater is typically greater than that of surface water and can change consumer habits with respect to certain product uses, such as soaps, it is not anticipated that the use of groundwater as a backup water supply source would have a significant and long-term negative effect on customers. Moreover, existing City customers currently receive groundwater supplies during drought conditions, and the total hardness from the Diamond Creek Well borders between soft and hard, which would not represent a reduced level of service.

Response to Comment 30

Refer to Topical Response G (Water Supply, Section II.b) for a discussion of drier or driest years (e.g., drought years) that have occurred over the last 70-years of hydrologic record. Refer also to Topical Response G (Water Supply, Section II.c) for a discussion of the diversions that have or will occur during dry, drier, or driest years. Refer to Topical Response G (Water Supply, Section V) for a discussion of the City's water conservation strategy during drought conditions, and refer to Topical Response G (Water Supply, Section I) for a discussion of water supply reliability.

Response to Comment 31

Contract reductions from the USBR were imposed in two of the past 15 years (in 1991 and 1992); however, the City did not require customers to implement conservation measures during these years. The use of groundwater wells is anticipated to be required in 18 percent of the years. As indicated by the groundwater modeling results, the extraction of 7,400 AF/yr of groundwater is sustainable. Refer also to Topical Response G (Water Supply, Sections I, II, and IV) for additional information regarding water supply contracts, water supply reliability, the WFA, and water conservation strategies. Refer also to Response to Comment 29A-16 for a discussion of the groundwater allocation needed to support the SJWD dry year water allotment.

Response to Comment 32

The commenter is correct that, under Municipal Code Chapter 14.09, the City can impose drought restrictions. However, the commenter is incorrect in stating that under the same code, the City must declare a Stage Two shortage and impose Stage Two drought restrictions before a well can be used to mitigate a shortage. Section 14.09.050 of the Municipal Code states the following:

“in determining the water conservation and drought stage in effect, the Director shall take into account only surface water available from the Bureau of Reclamation and the Placer County Water Agency. Well water shall not be considered. In the event that this would result in a Stage Three Drought or higher, water wells may be activated to mitigate the supply to a Stage Two Drought. However, in no case shall well water be used as an alternative to declaration of a Stage One or Stage Two Drought.”

The City would only impose drought restrictions and utilize groundwater during drier and driest years. As discussed in Topical Response G (Water Supply, Section I), based on the hydrology that occurred from 1922–1991, the WFA modeling results indicate that the full 54,900 AF/yr can be diverted 83 percent of the time. The years when Roseville will be required to utilize groundwater to offset reductions in river diversions that would occur in 17 out of 100 years (17 percent). As a consequence, Roseville will receive 0 AF/yr in those years and will supplement supplies using groundwater, recycled water, and conservation. The addition of the WRSP does not increase the percentage of dry years or the percentage of time in which groundwater use is required. As such, the WRSP would not cause a decrease in the level of service available to existing customers.

Response to Comment 33

Refer to Response to Comment 29A-19 for a discussion of the purpose of the reliability (or safety) factor as applied to the 1993 Spink study. The volume difference between the 1993 Spink unit demand factors and 2002 MWH revised unit demand factors is approximately 2,600 AF/yr.

Response to Comment 34

The comment does not specify in what respect the City is to be "considered average for the region." This response assumes that the commenter is referring to system losses. Using the data provided by the commenter of a 6.45 percent loss factor, the difference between available supplies of 55,700 AF/yr and estimated water demand ($50,608 \text{ AF/yr} \times 6.45\% = 53,872$) is still a surplus (1,828 AF/yr). The City's demand is projected to be 51,620 AF/yr. The demand estimate of 50,608 AF/yr is the City's demand without the two percent loss factor. However, as discussed in the Topical Response G (Water Supply, Section VI) and in Response to Comment 29A-21, the two-percent loss factor is a reasonable estimate.

Response to Comment 35

The commenter cites an inconsistency between one section of the Final EIR, page 4.11-13 that states, "The maximum daily demand, which reflects a peaking factor of 2.0 is estimated to be 92.18 mgd....," and page 4.11-39 that states, "Development of the WRSP Area, in combination with other City demand for water treatment would result in the average/wet year water treatment demand at the Barton Road WTP of approximately 99.41 mgd." This is not an inconsistency. The first number cited, 92.18 mgd, is the demand estimated for the City of Roseville at buildout *without the WRSP*, while the 99.41 mgd estimate includes buildout of the City *with the WRSP*.

The commenter is correct that the water demand of 99.41 mgd with the WRSP exceeds the USBR pumping plant design capacity of 96 mgd. However, the 96 mgd limit applies only when the level of Folsom Lake has dropped to 392 feet or lower. In dry and driest years, (1) drought mitigation measures would be in effect; (2) the City's diversions from Folsom Lake would be limited to 39,800 AF/yr; and (3) the 3,200 AF/yr of SJWD untreated surface supply would be unavailable to the WRSP and, therefore, would not require treatment at the Barton Road WTP or pumping through USBR facilities. Accordingly, the City's treatment demand in such years, including WRSP demand, would be only 71.06 mgd, well within the USBR pumping plant capacity. Refer also to page 4.11-39 of the Final EIR for an additional discussion of this issue.

Response to Comment 36

As described in Topical Response G (Water Supply, Section VI) and Responses to Comment 29A-21, the City has reasonably estimated system losses to be two percent, rather than the higher value proposed by

the commenter. Refer to Response to Comment 29A-35 for a discussion of the USBR pumping plant capacity to support development of the WRSP in dry years. As stated on pages 4.11-39 and 4.11-40 of the Final EIR, in average/wet years, development of the WRSP Area in combination with other City demand for water treatment would not exceed the planned 100-mgd capacity of the Barton Road WTP.

Response to Comment 37

The commenter is correct that certain portions of the existing City do not meet pressure and velocity standards. It is also true that the addition of the WRSP will reduce pressure in some of these locations. While water modeling conducted for this project indicated that the projected reduction of water pressures at City buildout with the WRSP would be no more than 5 psi. The City is considering system changes that would improve pressure at these locations. Nonetheless, a reduction of 5 psi would not represent a diminished level of service.

Response to Comment 38

A memorandum prepared by Montgomery Watson Harza addressed the data points of the Unit Demand Factor Study. While this memorandum, which clarifies and amplifies other information in the Draft EIR, was not included as an attachment to the Draft EIR, it is included as Appendix Z to this Final EIR. Additionally, refer to Responses to Comments 29A-18 and 29A-19, as well as Topical Response G (Water Supply, Section II) for a discussion of the revised unit water demand factors.

Response to Comment 39

The Water Supply Strategy Report is provided in an appendix to the WSA, which is included in Appendix S of the Final EIR. However, the WSA is only one component to indicate the City's compliance with SB 610. The water supply strategy was also fully described in Section 4.11 (Public Utilities) of the Final EIR and in Appendix R (Utilities Technical Memoranda) of the Final EIR (*Technical Memorandum, Task 7—Water Supply Strategy*, Montgomery Watson Harza, April 10, 2003). The document that formed that basis for the revised water demand factors was provided in Appendix R (Utilities Technical Memoranda) of the Final EIR (*Technical Memorandum, Task 1- Unit Water Demand Factor Revisions*, Montgomery Watson Harza, November 6, 2002), which provides adequate technical information to support the City's decision to revise its unit demand factor estimates.

The intent of Table 1 (Water Supply Strategy Report) is to show the water supply sources available to the City over various time frames. The row identifying the City's PCWA supply is correct, as it represents the three 10,000 AF/yr options secured by the City from PCWA. However, at this time, the City has only exercised one of the three options. The remaining two options remain in full force and effect. Refer also to

Topical Response G (Water Supply, Section I.b.) for a discussion of the three water supply option contracts.

The 2,200 AF/yr of recycled water shown in Table 1 (Water Supply Strategy Report) is the volume of water identified in the City's existing Urban Water Management Plan, which does not include Phase 3 recycled water projects or the WRSP. Accordingly, the footnote to Table 1 from the Water Supply Strategy memorandum, which was not reproduced in the comment, indicates that the source of the table is the City of Roseville 2002 Urban Water Management Plan. The volume of recycled water indicated in Table 1 represents the annual demand of the City's Phase II recycled water customers as identified in the *City of Roseville Recycled Water Distribution System Feasibility Study*, dated April 2000 and prepared by Hydro Science Engineers, Inc. To meet the City's WFA commitments, the City intends to provide 3,000 AF/yr of recycled water to customers within the City. As documented in the Hydro Science report, the City can potentially serve up to 4,500 AF/yr of recycled water through the City's Phase III customers within the existing General Plan area.

Response to Comment 40

This comment questions the water supply availability during dry years. The City's dry year Water Forum Agreement commitments are fully discussed in Topical Response G (Water Supply, Section II), which demonstrate the availability of 39,800 AF/yr of water during various hydrologic year types, including dry years. Specifically, Topical Response G (Water Supply, Section II.a.i.) discusses the legal enforceability of the Water Forum Agreement.

Response to Comment 41

The commenter correctly identifies the assumption used for developing the water supply strategy. However, even if the project is fully implemented prior to 2030, the City has sufficient water supply entitlements to allow for a faster absorption. Refer also to Topical Response G (Water Supply, Section I) for a discussion of the City's existing and project supply entitlements.

Response to Comment 42

The City has entered into an MOU with SJWD for the reallocation of the 3,200 AF/yr to the City. The MOU is included as Appendix Z of this Final EIR to document all of the conditions established for the 3,200 AF/yr transfer. Refer also to Topical Response G (Water Supply, Section I.c.) for additional information regarding the SJWD supply and the reliability of this supply.

Response to Comment 43

The City's dry year Water Forum Agreement commitments are fully discussed in Topical Response G (Water Supply, Section II), which demonstrates that the City can divert between 54,700 AF/yr and 39,800 AF/yr, depending on the amount of unimpaired inflow to the American River. It is during the driest years that the City is limited to a diversion not to exceed 39,800 AF/yr from the American River. Refer also to Topical Response G (Water Supply, Sections I and II) for a discussion of the water supply reliability and the City's Water Forum commitments under a dry year scenario. Refer also to Responses to Comments 29A-10, 29A-13, 29A-14, and 29A-15 for a discussion of water supply reliability.

Response to Comment 44

With implementation of the WRSP, the total amount of groundwater that could be extracted to serve Citywide demand during dry years is 10,248 AF/yr. Increasing the groundwater allocation in the driest year from 6,600 AF/yr to 7,400 AF/yr would occur because the agreement with the SJWD to reallocate 800 AF/yr of their PCWA Middle Fork contractual supply (6,600 AF/yr + 800 AF/yr = 7,400 AF) is for a normal/wet year supply. In addition to the 7,400 AF/yr, the City proposes to extract 2,428 AF/yr of groundwater that will be fully mitigated through in-lieu groundwater banking at Reason Farms, as required by MM 4.11-2. Moreover, the proposed use of groundwater to supplement surface water supplies during dry years is consistent with the City's existing practices and the Water Forum Agreement. One of the purposes of the ongoing efforts of the Water Forum is the pursuit of conjunctive use projects. The City's approach is consistent with the WFA's regional objective. Refer also to Response to Comment 29A-16, Topical Response G (Water Supply, Section IV), and Appendix M (Groundwater Impact Analysis) of the Final EIR for further information regarding groundwater supplies and/or the use of groundwater.

Response to Comment 45

A total of 3,726 AF/yr of recycled water demands for irrigation consist of 2,220 AF/yr of recycled water used in the existing City system and an additional 1,526 AF/yr of recycled water projected to be used in the project area. (The reference to 2,200 AF/yr is identified in Table 1 in the WSA, which is provided in Appendix R (Utilities Technical Memoranda) for the Final EIR.)

Response to Comment 46

The document that formed that basis for the revised water demand factors was provided in Appendix R (Utilities Technical Memoranda) of the Final EIR (*Technical Memorandum, Task 1- Unit Water Demand Factor Revisions*, Montgomery Watson Harza, November 6, 2002). Refer also to Responses to Comments

29A-19 and 29A-38. In summary, the City's selection of unit water demand factors is reasonable and supported by substantial evidence.

Response to Comment 47

The footnote to Table 3 for the row entitled "Conservation Reduction City" actually refers to a reduction of 5 percent during the first of multiple dry years, 7.5 percent during the second of multiple dry years, and ten percent for the third of multiple dry years. For both wet and dry years, the project assumes a five percent reduction in water demand due to the use of water conservation measures. While the City assumes a ten percent reduction in water demand due to water conservation measures, this project assumes a lesser reduction because many structural water conservation features have already been incorporated into the project design.

Water conservation measures appropriately address both potable water use (i.e., water upon request at a restaurant, vehicle washing prohibited except with a control nozzle and a bucket) and irrigation use (i.e., limited times of irrigation, no turf or grass planted). Refer also to Topical Response G (Water Supply, Sections II and V.b.i.) for a discussion of the water supply strategy during dry years and the use of recycled water.

Response to Comment 48

The commenter is correct in noting that some conservation is inherent in the revised unit demand factors as a result of conservation devices installed in newer construction, such as low-flow fixtures. That is why the City used a conservation factor of only 5 percent for the WRSP rather than the 10 percent used for existing City uses, as discussed in Response to Comment 29A-47. Water conservation primarily occurs during drought conditions, rather than during average or wet years.

Response to Comment 49

This information is derived from the State of California Department of Water Resources Bulletin 118 dated March 4, 2003. This Bulletin provides a description of the Sacramento Valley Groundwater Basin, North American Subbasin (Groundwater Basin Number 5-21.64) and reads as follows:

The North American subbasin lies in the eastern central portion of the Sacramento Groundwater Basin. The Bear River is its northern boundary, the Feather River is its western boundary, and the Sacramento River is its southern boundary. The eastern boundary is a north-south line extending from the Bear River south to Folsom Lake, which passes about 2 miles east of the town of Lincoln. The eastern boundary represents the approximate edge of the alluvial basin, where little or no groundwater flows into or out of the groundwater basin from the rock of the Sierra Nevada (DWR, 1997). The eastern portion of the study area is characterized by low rolling dissected uplands. The western portion is nearly a flat flood basin from the Bear, Feather, Sacramento and American rivers, and several small east side tributaries. The general direction of draining is west-southwest at an average grade of about 5 percent.

Precipitation ranges from 18–20 inches in the western half of the subbasin to 20 to 24 inches in the eastern half of the subbasin.

Response to Comment 50

This section of the document describes the findings from data collected by the State Department of Water Resources in the three localized wells that are within their monitoring network, as required by Government Code Section 10910(f)(2). The City agrees that locating additional groundwater wells in the area would provide additional data for describing the condition of the groundwater basin. Nonetheless, refer to Topical Response G (Water Supply, Section I and IV) for a discussion of water supply reliability and the sustainability of groundwater resources.

Response to Comment 51

The City is not required to obtain City Council approval of any demand factors prior to their use in water supply planning. The revised unit demand factors have been reviewed and accepted by City staff and are being used in current planning efforts.

Response to Comment 52

The *Technical Memorandum, Task 1—Unit Water Demand Factor Revisions* (Montgomery Watson Harza, November 6, 2002) is considered a reliable and accurate source for assessing the unit water demand factor revisions. Refer also to Responses to Comments 29A-19 and 29A-38. In summary, the City's selection of unit water demand factors is reasonable and supported by substantial evidence. In addition, refer to Topical Response G (Water Supply, Section I) for a discussion of water supply reliability

Response to Comment 53

As discussed on pages 4.11-31 through 4.11-38 of the Final EIR and in Topical Response G (Water Supply, Section II), the WRSP Area, along with buildout of the City's existing General Plan, will be supplied with a combination of surface water, recycled water, and groundwater. In addition, the Final EIR anticipates that demand will be reduced through conservation efforts. To bolster the reliability of the City's water supply, other back-up supplies are being developed, such as land fallowing, and recycled water supplies are also being expanded to reduce the City's reliance on surface water for irrigation uses. The use of groundwater to supplement surface water supplies during dry years is consistent with the City's existing practices.

The Water Forum Agreement does not limit the City's ability to use groundwater in an amount greater than that analyzed under the Water Forum Agreement CEQA document (refer also to Response to Comment 29A-16). As such, the City can utilize additional groundwater resources to support the project

during dry years. As documented in the Final EIR, the WRSP will fully mitigate for the use of groundwater through the reduced extraction of groundwater from the Reason Farms.

Refer to Topical Response G (Water Supply, Section IV) for a detailed description of groundwater supplies proposed for use in this project and the modeling efforts that were conducted to evaluate basin impacts as a result of groundwater use and to develop proposed mitigation.

Response to Comment 54

Refer to Response to Comment 29A-47 for a discussion of conservation practices with respect to potable versus irrigation water. As depicted on Figure 4.11-1 of the Final EIR, no difference is projected in the volume of recycled water supplied or demanded between wet and dry years. Recycled water use is anticipated to be relatively consistent between the various water years.

Response to Comment 55

The commenter's suggestion that the WRSP will experience no reductions in surface water supply in dry years is incorrect, as revealed by a comparison of Final EIR Figure 4.11-1 to the commenter's abridged table. The 3,200 AF/yr of SJWD surface water on which the WRSP will rely in average and wet years will not be available in dry years and will be replaced with groundwater and offset by conservation practices. Refer to Topical Response G (Water Supply, Section V) for additional information pertaining to water conservation and drought restrictions.

Response to Comment 56

The commenter is correct. As depicted on Figure 4.11-1, no difference is projected in the volume of recycled water supplied or demanded between wet and dry years. Recycled water use is anticipated to be relatively consistent between the various water years.

Response to Comment 57

For both wet and dry years, the project assumes a five percent reduction in water demand due to the use of water conservation measures. While the City assumes a ten percent reduction in water demand due to water conservation measures, this project assumes a lesser reduction because many structural water conservation features have already been incorporated into the project design.

Response to Comment 58

Refer to Responses to Comments 29A-1 through 29A-57 for a discussion of the validity of the assumptions used in the Draft EIR analysis. None of the comments raised results in new or substantially more severe significant environmental impacts.

Response to Comment 59

The City can reliably provide 3,000 AF/yr of recycled water supplies to existing City customers as documented in the City's *Recycled Water Distribution Feasibility Study* dated April 2000. Further, the City will soon have two sources of supply for recycled water, which include the Dry Creek WWTP and the Pleasant Grove WWTP. Both supply sources will be tied together to provide redundancy and additional ability to service the City's recycled water customers. The commenter is correct in noting that the Development Agreement for Del Webb requires the City to provide a potable water supply as a back-up to recycled water supplies. However, nothing in the Development Agreement requires the City to provide surface water as the back-up supply. If the recycled water system should be taken off-line in an emergency situation, groundwater could be used as a back-up supply.

Response to Comment 60

Refer to Response to Comment 29A-25 for a discussion of the viability of the Aquifer Storage and Recovery Program.

Response to Comment 61

The Reason Farms property and its groundwater would be assets of the City, not of its residents individually, once the City exercises its option. The benefits of in-lieu groundwater banking will accrue to all residents of the City regardless of their location within the City.

Response to Comment 62

As the City begins the design of the storage tank and pump station facilities referenced by the commenter, a pre-design study will be completed to more precisely determine the design criteria for the pump station. The City has recently completed a water model update study in July 2003, which includes criteria for pump station design. These criteria will be used for the WRSP project and include pumping capacity equal to 1.5 times the peak hour demand plus fire flow.



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION PLANNING/TRAFFIC ENGINEERING

810 SW ALDER, SUITE 700 • PORTLAND, OR 97205 • (503) 229-5200 • FAX (503) 273-8199

October 22, 2003

Project #: 6307

Stephen L. Des Jardins, President
Diamond Creek Partners, LTD
130 Diamond Creek Place, Suite 1
Roseville, CA 95747

RE: West Roseville Specific Plan Environmental Impact Report—Review Comments

Dear Stephen:

We have conducted a preliminary review of the West Roseville Specific Plan (WRSP) Environmental Impact Report (EIR) documents you provided. As you are aware, the October 29th comment deadline has allowed a very limited amount of time to review the EIR material given the size and complexity of the land use proposal. The timeframe has not allowed for direct discussions with City Staff regarding the questions and concerns we have formulated through our review. Further, we have requested traffic model information from the City to better understand the assumptions and analyses leading to the EIR conclusions. The City will not be able to provide us the model in time for our review of its assumptions prior the comment deadline.

29B-1

With that in mind, we provide the following comprehensive summary of our comments related to the transportation elements of the West Roseville Specific Plan. We look forward to working with City Staff on obtaining answers to the questions raised and developing solutions to the concerns identified with the existing Specific Plan.

29B-2

In summary, we believe the following items to be the critical topics to address:

29B-3

- If the City approves the WRSP, does it forfeit any future planning and land use approval/review opportunities to define the land use phasing, transportation system needs, and/or specific development fees needed to pay for WSRP mitigations?

29B-4

- If so, the broad land use and transportation analyses completed to date may be adequate for State environmental review documents, but additional analyses must be required to assure appropriate phased mitigations are defined and implemented concurrently with actual build-out of the WSRP development.

29B-5

- We have technical questions regarding land use, forecast traffic, mitigations, and development fees that should be addressed prior to approval of the WRSP. We recommend undertaking immediate efforts to work cooperatively with the City and WRSP proponents to constructively address and resolve the land use and transportation questions.

29B-6

The following is a summary of initial issues related to the proposed Specific Plan's impact on the City's transportation system. 29B-7

- The City should confirm the land use assumptions in the travel demand model accurately reflect the likely development potential within the City. 29B-8

- The travel demand model land use inputs assumed in the WRSP for the North Roseville specific plan area should be verified to ensure they are consistent with actual development plans for the site. 29B-9

- The planning-level analysis used to quantify the transportation impacts and develop mitigation needs should be reviewed and potentially refined to ensure an appropriate level of detail in determining the time, extent, and funding of transportation improvements. 29B-10

- The existing and planned future transportation system should be reviewed to determine if there are any *unsignalized* intersections (e.g., access locations to the Diamond Creek Commercial Center) that should also be evaluated for operational and safety impacts. 29B-11

- The methodology and assumptions used for establishing internal trip percentages within the WRSP area should be clarified and reviewed to be sure traffic forecasts do not underestimate off-site roadway impacts. 29B-12

- The City should require that WSRP proponents develop a phased project implementation scheme and identify the associated incremental transportation system improvements that will be required with each level of development. 29B-13

- The Environmental Impact Report (EIR) should outline specific recommendations for determining the appropriate Traffic Mitigation Fees for the WRSP area to ensure that adequate funding is available for to implement required transportation improvements as development occurs. 29B-14

The remainder of this letter describes the foundation for these questions and issues in greater detail and outlines suggested action items and next steps (highlighted in italic text). 29B-15

Land Use Assumptions for Specific Plan Areas

All analyses, mitigations, and conclusions in the EIR are based on traffic projections generated using the City's long-range travel demand model. This model generates travel demand forecasts based on land use inputs for the entire City and regional area. This model was most recently updated in mid 2002 and economic and development conditions within the City may have changed since that time. 29B-16

- *The City should confirm the land use inputs assumed for other specific plan areas to ensure they are reflective of the true development potential that could occur.*

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October 22, 2003

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In the case of the Diamond Creek Commercial Center/North Roseville Specific Plan area, the follow land use inputs were used in the travel forecast development:

Single Family Residential	4,293 Dwelling Units
Multi Family Residential	845 Dwelling Units
Retail Development	500,000 sq-ft
Office Development	184,000 sq-ft
Industrial Development	0 sq-ft

29B-16

- *These land use assumptions should be validated to identify any key differences that may affect future travel demand and traffic mitigation needs.*

Analysis Methodology

The City of Roseville policy requires that intersection operations be conducted using a modification of Transportation Research Board (TRB) Circular 212 methodology. This is a planning-level methodology based on intersection critical movement analysis (CMA). While CMA is an effective and useful tool for evaluating intersection operations on a cursory level to determine basic roadway capacity needs (i.e., overall number of travel lanes), in many cases it may not possess a sufficient level of detail to determine interim or refined intersection improvement mitigations options.

29B-17

- *We have requested that the City provide the traffic analysis tools (long range model and intersection operations) used in the EIR assessment so that the methodology used can be validated (We have contacted Robert Jensen at the City of Roseville to obtain this information).*
- *Based on the results of the analysis review, we request the opportunity to provide recommendations for additional and/or refined analyses to be conducted by WRSP proponents to develop mitigation options and details.*

29B-18

29B-19

Focus on Signalized Intersections

The City's Level of Service policy (adopted with the latest CIP in September 2002) only requires the examination of signalized intersections. As such, only existing or planned signalized intersections were considered in the EIR evaluation.

29B-20

- *The City should require a review of the existing and planned transportation system to determine if there are any unsignalized intersections (for example, access locations to the Diamond Creek Commercial Center) that should also be evaluated for operational and safety impacts.*

Internal Trip Percentages

The assumptions made for the internalization of travel within the WRSP area has a direct effect on both the timing and nature of the off-site transportation mitigation needs identified throughout the City. The methodology used to develop the travel demand forecasts assumed approximately a 35-percent internal trip rate within the West Roseville Specific Plan area (i.e., only 65-percent of the total daily trips generated by the proposed development will leave the West Roseville Specific Plan area). Given the configuration of the City's transportation system, the major transportation corridors (I-80, SR 65), and the ranges typically seen quoted for internalization within mixed-use developments (10 to 20-percent), clarification is needed on how this internal trip factor was achieved. This is of particular concern because the number of internal verses external trips will have a direct influence on the mitigation needs on the surrounding roadway network (for example, Blue Oaks Boulevard).

29B-21

- *The City and the WRSP development team should provide clarification and documentation for the methodology and assumptions used to develop internal trip percentages within the WRSP area.*

Transportation Impact Mitigations

The EIR states that the proposed land use action can be approved consistent with the City's current traffic operations policy of maintaining level of service (LOS) "C" or better at a minimum of 70-percent of the City's signalized intersections. However, the EIR analysis shows that development of the proposed WRSP will result in the operational degradation of a number of City intersections (e.g., Blue Oaks Boulevard/Diamond Creek Road) and State facilities (e.g., I-80) to level of service E or F (currently deemed unacceptable) without any specific improvements proposed to mitigate those impacts.

29B-22

- *The City should require appropriate and acceptable transportation improvement to mitigate the transportation system impacts identified through the EIR analysis. Improvements should be required to mitigate traffic operations to levels equal to or better than those experienced under existing conditions, and should be conditioned concurrent with the level of development that necessitates their implementation.*

29B-23

Project Phasing and Mitigation Implementation

As required, the EIR focuses on a year 2020 planning horizon assuming full build-out of the proposed West Roseville Specific Plan and Sphere of Influence (SOI) amendment. The report identifies the ultimate long-range mitigations required to support the full build-out of development. Based on historic development in the area, the 5,000+ acres will develop in a phased manner over the course of the entire 20-year period. The EIR does not document a recommended phased project implementation scheme and the associated incremental transportation system improvement mitigations. A phasing plan and associated mitigation plan should be required with each level of development to ensure that the appropriate transportation infrastructure is in place at the time it is needed.

29B-24

- *The City should require a transportation mitigation phasing program as part of the EIR or alternatively require a refined transportation analysis with each development phase to*

29B-25

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ensure the City's roadway network is developed sufficient to serve planned development as it occurs over time.

29B-25

- The City and WRSP development team should establish an appropriate phased implementation scheme and mechanisms to ensure adequate facilities are in place concurrent with development. KAI and Diamond Creek Partners should work with these parties to review and validate the proposed phasing strategy and identified interim mitigation needs.*

29B-26

Traffic Mitigation Fees (TMF's)

The EIR discusses the City's policy requiring new development to pay Traffic Mitigation Fees per unit of development and states that TMFs are unique for each Specific Plan area. However, the EIR does not specifically outline a recommended methodology for determining the appropriate TMF's that should be applied for the WSRP area to ensure that adequate funding is available for the implementation of required transportation improvements as development occurs.

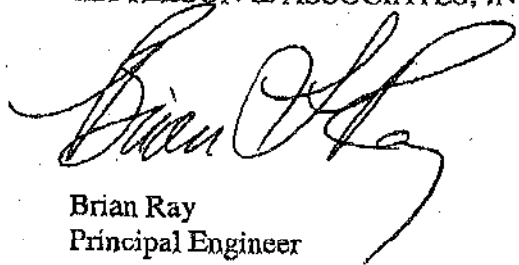
29B-27

- The City and the WRSP proponents should establish appropriate Traffic Mitigation Fees to ensure adequate funding is available for required transportation system improvements at the time they are needed. KAI and DCP should work with these parties to review and validate the proposed funding strategy.*

These comments based are based on our preliminary review of the EIR documents and best knowledge of the project at this time. Additional review time is warranted given the potential traffic and financial impacts to the City's roadway network. We look forward to working with City Staff on obtaining answers to the questions raised and developing solutions to the concerns we have identified.

29B-28

Sincerely,
KITTELSON & ASSOCIATES, INC.



Brian Ray
Principal Engineer

■ Response to Comment Letter 29B
Kittelson & Associates, Inc. (October 22, 2003) (Attachment to Yeates,
October 29, 2003)

Response to Comment 1

Refer to Topical Response B (Adequacy of Public Review Period) for discussion the Adequacy of Public Review Period.

With regard to the commenter's statement that the public review period did not allow for direct discussions with City staff, City staff has been willing and continue to be willing and available to discuss any of the technical components of this project with any member of the public. In fact, several members of the public have engaged in focused dialogue with City staff as it pertains to the clarification of the analysis and data contained in the Draft EIR.

Public Works staff contacted Kittelson & Associates twice to offer information regarding the City's model after receipt of this comment letter. To date, none of City staff's calls have been returned nor has the City been contacted by a representative of Kittelson & Associates.

Response to Comment 2

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 3

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 4

Regardless of whether the Specific Plan is approved, the basic framework for land use phasing, transportation and infrastructure will be approved. However, the City will require more detailed analysis of traffic operations as part of the application package and environmental review for individual development projects within the Specific Plan area. This approach allows the City the flexibility to make changes to the roadway system in direct response to the specific land uses that will be developed pursuant to the Specific Plan.

In addition, the City updates its Capital Improvement Program at a minimum of once every five years or when significant land use changes are approved. The approval of the specific plan will be followed by an update to the CIP and associated traffic mitigation fee.

Response to Comment 5

Refer to Response to Comment 29B-4 for a discussion of the Specific Plan and Capital Improvement Program.

Response to Comment 6

This comment contains general information, but does not provide specific comments on an environmental issue. Therefore, no further response can be provided. In addition, the commenter requests efforts to work cooperatively with the City; however, to date, the City has not been contacted for this purpose by a representative of Kittelson & Associates.

Response to Comment 7

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 8

As stated on page 4.3-43 of the Final EIR, the land use assumptions within the City's Traffic Model assume build out levels within the City, including the North Roseville Specific Plan Area, and 2020-market rate development outside of the City. These numbers were most recently validated in 2002 with the Update to the City's Capital Improvement Program.

Response to Comment 9

Refer to Response to Comment 29B-8 for a discussion of land use assumptions within the City's Traffic Model.

Response to Comment 10

Refer to Response to Comment 29B-8 for a discussion of land use assumptions within the City's Traffic Model.

Response to Comment 11

The City's adopted LOS standard is based on the operation of its signalized intersections. Unsignalized intersections within or in the vicinity of the proposed project were evaluated to determine whether signalization of these intersections would be required by year 2020.

Response to Comment 12

Refer to Response to Comment 20-94 for discussion of trip generation under the WRSP.

Response to Comment 13

The Specific Plan and phasing plans in the associated Development Agreements between the Landowners and the City, identify specific phasing and roadway improvements necessary with each phase of development.

Response to Comment 14

The City of Roseville has maintained a traffic impact fee program to pay for the public road improvements necessary to accommodate land use development within the City. The current traffic impact fee program was adopted by the City Council in 2002 as part of the CIP update and provides full funding for the City roadway improvements required to accommodate currently entitled development through 2020 (refer to pages 4.3-43 and 4.3-44 of the Final EIR). As stated in Section 2.5 of the Final EIR, approval of the Specific Plan will trigger the need to update the CIP and Fee Program.

Response to Comment 15

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 16

Refer to Response to Comments 29B-8 and 29B-14 for a discussion of transportation improvements.

Response to Comment 17

Although the Circular 212 methodology used in the Final EIR transportation analysis has not been updated to the Highway Capacity Manual (HCM), this methodology is not obsolete. Many jurisdictions rely on the Circular 212 methodology because it provides an effective and conservative method to evaluate intersection operations when conducting long-range planning. This type of analysis determines the size and extent of study roadways and intersections necessary to accommodate traffic generated by the proposed project, which is appropriate for analyzing the effects of a Specific Plan that will build out over many years. More detailed analysis of traffic operations using methodologies such as those contained in the HCM will be conducted as individual developments within the Specific Plan advance to implementation. It should also be noted that use of the latest HCM methodology for isolated signalized intersections would likely have generated LOS results better than those contained in the Final EIR because the basic capacities contained in the HCM methodology are higher. When adopting its level of service policy, the City carefully reviewed the results of its Circular 212 methodology under existing conditions and determined that the adopted LOS method is an adequate method to measure the City's adopted LOS policy.

Response to Comment 18

Refer to Response to Comment 29B-1 for a discussion of communication between the City and Kittelson & Associates as it pertains to a request for the traffic analysis tools used in the Final EIR.

Response to Comment 19

Refer to Topical Response B (Adequacy of Public Review Period) for a discussion of the opportunities to submit comments on the Draft EIR.

Response to Comment 20

Refer to Response to Comment 29B-17 for a discussion of traffic analysis methodology.

Response to Comment 21

The estimate of project-generated trips remaining within the project site is about 22 percent, which is reasonable for a mixed-use project of this size (Final EIR pages 4.3-37 through 4.3-39). The Final EIR indicates that 110,300 daily “trip ends” would be generated by the WRSP. About 19,650 daily vehicle trips, representing 39,300 daily trip ends, would remain within the WRSP area (such as travel between the residential development and the retail uses or schools within the WRSP). About 71,000 daily vehicle trips would enter or exit the project site. The trips that have both ends within the proposed project should not be double-counted when estimating the percentage of trips that remain internal to the project site. For example, for a round trip from a residential unit in the WRSP to a store in the WRSP there are two vehicle trip ends at the residential unit (the beginning of the trip to the store and the end of the trip back from the store) and two vehicle trip ends at the store. Thus there are four vehicle trip ends, but there are only two vehicle trips. The proper calculation of the percentage of project-generated vehicle trips remaining within the project site is 22 percent (19,650 daily vehicle trips out of 90,650 total vehicle trips). Refer also to Response to Comment 20-94 for a discussion of trip generation under the WRSP.

Response to Comment 22

Refer to Response to Comments 20-6, 29-18, and 5-3 for a discussion of funding for roadway improvements.

Response to Comment 23

Refer to Response to Comment 29B-14 and 29B-22 for a discussion of impacts and mitigation measures.

Response to Comment 24

Refer to Response to Comment 29B-13 for a discussion of the phasing plan and roadway improvements.

Response to Comment 25

Refer to Response to Comment 29B-13 for a discussion of the phasing plan and roadway improvements.

Response to Comment 26

Refer to Response to Comment 29B-13 for a discussion of the phasing plan and roadway improvements.

Response to Comment 27

A detailed discussion regarding the City's Capital Improvement Program and how funding is determined is found on pages 4.3-42 through 4.3-45 of the Final EIR. The methodology used to determine the City's Capital Improvement Program (CIP) is found in even greater detail in the Final EIR for the Update to the City's Capital Improvement Program certified in September 2002. The updated CIP identifies improvements necessary to maintain the City's LOS standard through year 2020. Fees are collected on a fair share basis as outlined in the Technical Memorandum that was prepared for the adopted fee program. Approval of this project will be followed by an updating of the City's CIP (Final EIR page 2-66)

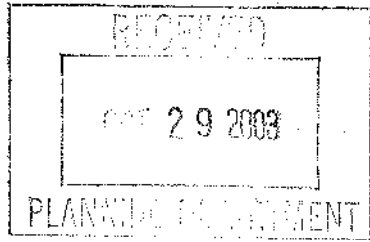
Response to Comment 28

Refer to Responses to Comments 29B-1 through 29B-27, addressing the commenter's specific comments, and to Topical Response B (Adequacy of Public Review Period) for discussion the Adequacy of Public Review Period.

The City remains willing and available to meet with representatives of Kittelson & Associates to discuss and/or clarify the analysis and data contained in the Draft EIR.

October 29, 2003

City of Roseville
Planning Department
Attn: Kathy Pease
311 Vernon Street
Roseville, Ca 95678
(916 774-5276)



RECEIVED

OCT 29 2003

PLANNING DEPARTMENT

Subject: Comments on the EIR for the West Roseville Specific Plan/ WRSP and Sphere of Influence Amendment/ SOI.

At the October 21 Transportation Commission Meeting, three concerns were raised by the Sun City Roseville Community Association. Those concerns and the staff response are attached.

30-1

Please refer to Item 2. I have some concerns and need some clarification on the staff reply. The reply states that Village Green Blvd is an extension of Del Webb Blvd.

Does this imply Sun City residents will cross a 4-lane Fiddymont road from Del Webb to Village Green? Will there be a Signal at Del Webb and Village Green? Or Will there be a median divider? If there is a median divider, will the median be for landscape or a traffic merge median divider? Without clarifying what is planned and if the WRSP is responsible for these improvements, it is difficult to suggest mitigation. Will this be clarified in the EIR and Development Agreement?

30-2

I'm not comfortable with the analysis that it is unlikely that Del Webb will be used as a Shortcut. If Sun City roads are used for a shortcut is a major concern for me and should be from a risk management perspective for the city. The use of Pleasant Grove at Sun City, and Del Webb at either Fiddymont or Blue Oak all present this risk.

30-3

The concern is that Sun City is a senior community with Del Webb and Sun City set at 35 mph. By the nature of the community, a lot of the residents walk, walk dogs, ride bikes, use golf carts and even use mobile wheelchairs. With age comes a decrease in hearing, sight, response time, and the agility to make quick decisions. The community has many streets that enter Sun City Blvd or Del Webb, often times requiring the residents to cross traffic on foot, wheelchair, by bike, golf cart, or car. If there is an increase in shortcut traffic this poses an increased Health and Safety risk, what mitigation is being proposed? Isn't "now" the time to address this? Considering a senior community, what threshold is required for the city to require new development to mitigate this? What types of mitigation can be offered?

30-4

I also believe the modeling assumption is not realistic or flawed. I as understand it, the modeling is based on the thought that short-cutting through Sun City community is longer and a more circuitous route. The modeling assumption is that most people will take the shorter, faster flow of traffic route. However, if there is traffic congestion and/or

30-5

heavy traffic on that Pleasant Grove, Fiddymont or Blue Oak, doesn't it make sense to shortcut and take the less travel route? I personally do that now. Discussion among some Sun City residents is that we are currently being used as a short-cut (please note the reality of Village Green being added to this scenario does not currently exist).

30-5

At what point, is action or additional studies done to monitor this potentially increasing Health and Safety risk? What mitigation can be proposed to address this problem? Is the risk and costs associated with mitigating this concern going to be addressed by new development?

30-6

Another concern is; what will trigger a traffic signal at Blue Oak and Del Webb? Again the concern is merging into the flow of fast moving traffic on Blue Oak from Del Webb. Also, crossing Blue Oak to enter Del Webb is a concern now. How will the increased health and safety risk of crossing 2 lanes instead of 1 be addressed? Shouldn't this off-site improvement be considered by the WRSP now?

30-7

The off-site improvements starting on page 2-27 are not clear. Where will the streetlights/signals be placed? Please clarify. Does this mean a streetlight/signal at Crocker Homes but not at Del Webb and Blue Oak? Or - Will the streetlight be at the park area? It is not clear if there will only be a landscape median with no option for traffic traveling west on Blue Oak to cross 2 on-coming lanes into Del Webb. Please clarify. Depending on where the streetlight/signals may go, will there be enough spacing for a traffic light at Del Webb and Blue Oak? What studies and mitigation is being planned for this intersection?

30-8

Another concern is the increase in noise for the homes around the perimeter of Sun City. I live on stagecoach, a few streets over from the perimeter and I can really hear the noise from Blue Oak in the area of the open space. What mitigation can be developed to lessen the impact? What studies or monitoring program can be developed to address these concerns? The Sun City Community will be bound on 3 sides (the West, North and South) by major roadways with 4 to 6 lanes, why is there no apparent proposed mitigation for the substantial increase in noise?

30-9

Thank you for addressing these concerns

Jan McKinsey
Jan McKinsey
8085 Stagecoach Circle
Roseville, Ca 95747
(916) 783-9211

1 Attachment

**Response to Comment Letter 30
Jan McKinsey (October 29, 2003)**

Response to Comment 1

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 2

As specified within the Specific Plan (page 7-16 and Figure 7-1) for the Project and in the Development Agreement by and between the City and the Landowners, a signal will be constructed at the intersection of Fiddymont/Del Webb/Village Green. In addition, as reflected in Table 7-1 (Roadways Summary) of the Specific Plan, a 14-foot landscaped will be provided along Fiddymont Road.

Response to Comment 3

The commenter provides no basis for the comment. As shown in Figure 4.3-8 (Daily Traffic Volumes Under 2020 No Project Conditions) and Figure 4.3-10 (Daily Traffic Volumes Under 2020 Plus WRSP Conditions) of the Final EIR, development of the project will not create additional traffic impacts on Del Webb Boulevard. Therefore, no mitigation measure is required.

Response to Comment 4

Refer to Response to Comment 30-3 for a discussion of traffic impacts.

Response to Comment 5

Refer to Response to Comment 30-3 for a discussion of traffic impacts.

Response to Comment 6

The commenter does not identify any specific health or safety risks. Refer to Response to Comment 30-3 for a discussion of traffic impacts.

Response to Comment 7

The Development Agreement obligates the landowners to construct a signal at Blue Oaks and Del Webb Boulevards.

If the Specific Plan is approved, the City will also require more detailed analysis of traffic operations as individual developments within the Specific Plan advance to implementation. This approach allows the

City the flexibility to make changes to the roadway system in direct response to the specific land uses that will be developed within the Specific Plan at the time they are implemented.

Response to Comment 8

Refer to Response to Comment 30-7 for a discussion of traffic analysis. The project includes improving Blue Oaks Boulevard between Crocker Ranch Road and Fiddlyment to a six-lane facility with 14-foot-wide landscape median. At this time, based on projected traffic volumes, traffic signals are not proposed at the intersections of Blue Oaks Boulevard/Crocker Ranch Road.

Response to Comment 9

As discussed on page 4.5-40 of the Final EIR, the increase in traffic noise due to the WRSP would not be substantial. WRSP traffic would increase noise levels between 1 dB and 3 dB L_{dn} along portions of existing and planned roadways. Because the increases would be less than 3 dB, they would not be generally audible to people living or traveling along those roadways. Nonetheless, the increase in traffic noise would increase the distance to the 60 dB and 65 dB contours. That is, more land would be located in areas with noise levels above 65 dB. For example, along the segment of Baseline from Watt Avenue to Fiddlyment Road, the distance to the 60 dB contour would increase from 204 feet to 205, so an additional 1 linear foot of parcels fronting Baseline Road would be subject to noise levels above 65 dB. The change in distance to the 60 or 65 dB contour would go down in some cases (because the redistribution of traffic as a result of the WRSP would decrease traffic levels and noise on some segments) and would be as high as 45 feet for the 65 dB contour or 97 feet for the 60 dB contour. In most cases, however, the increase would be under 10 and 20 feet, respectively, and would occur in areas that have been developed fairly recently and with substantial setbacks from roadways and sound walls. As part of the analysis, Bollard and Brennan, noise consultant, field-verified the locations where any substantial shift in the noise contour would occur to determine if sensitive receptors would be impacted. In all of the cases, soundwalls or non-residential uses were present that assured that exterior noise levels would meet the City's noise standard. As a result, it was determined that impacts to the General Plan noise contours as a result of the WRSP would be less than significant and no mitigation is required.

Development of the Remainder Area would also increase traffic noise, and further alter traffic noise contours. Noise contours were not prepared individually for the Remainder Area because it is not proposed for annexation to the City at this time. However, because noise levels would be increased if the Remainder Area were developed, the distance to the 60 and 65 dB contours would also increase. As discussed in Impact 4.5-9 (Off-Site Traffic Noise Levels), development of the full SOI Amendment would cause noise levels to increase by 4 dB, which could be perceptible to sensitive receptors living along affected roadways. This could result in a potentially significant impact. As described in MM 4.5-10,

Specific Plans and/or other development proposals for the Remainder Area shall include policies and/or conditions that require that residential development adjacent to roadways will be subject to traffic noise levels that fall within City standards. The standards could be achieved through a combination of setbacks, soundwalls or other barriers, building orientation, or other measures. An acoustical analysis shall be required for all new residential development in the Remainder Area to demonstrate that these measures will result in acceptable noise levels. Therefore, this impact would be reduced to a less-than-significant level.

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October 29, 2003

Kathy Pease
City of Roseville
Planning Department
311 Vernon Street
Roseville, CA 95678

Re: Comments on Draft Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment

Dear Ms. Pease:

I am writing on behalf of Richland Roseville Ltd., Inc. ("Richland") to comment on the Draft Environmental Impact Report ("DEIR") for the West Roseville Specific Plan ("WRSP") and Sphere of Influence Amendment ("SOIA"). Richland is the owner of one of the Remainder Properties.

31-1

Initially, we want to acknowledge the City's decision to include a program level analysis of the environmental impacts associated with development of the entire SOI Amendment Area, including the Remainder Properties. This decision makes eminent good sense both from a forward planning as well as a CEQA perspective. As the DEIR notes, not only are the Remainder Properties geographically related to the WRSP (DEIR at p. 1-5) but, more importantly, the WRSP and the Remainder Area are both part of the area covered by the City/County Memorandum of Understanding and, as such, have been identified as "a logical location for future growth" (DEIR at p. 2-8). The dual level analysis adopted in the DEIR "while recognizing that the two components are at different stages of planning" (DEIR at p.1-5), provides a comprehensive analytical framework which will assure that the impact assessment of development impacts in the MOU area is not segmented and which will result in a more logical and orderly (as well as better informed) development process.

31-2

However, we do have a few concerns that we would like to call to the City's attention. The WRSP/SOIA analyzed in the DEIR proposes that the sphere of influence "jog" west to incorporate the portion of the Westpark property outside of the MOU area, but the expanded sphere of influence then shifts sharply eastward for that area south of the WRSP. The result is a proposed sphere of influence line for those properties south of the WRSP that bifurcates common ownerships. Sound land use planning, WRSP precedent, and logical community boundaries that

31-3

Kathy Pease
October 29, 2003
Page 2

respect property lines would strongly suggest that the SOIA Area run due south from the western boundary of the WRSP down to Baseline Road.

31-3

Second, Policy 10 mandates a one-quarter mile open space corridor of land along all properties on the City's proposed western edge. While such a "buffer" may be appropriate for the WRSP, given the presence of significant vernal pools in the western portion of the Westpark property, it is premature to fix such a massive buffer for all properties south when none of those properties have submitted plans to the City. While understanding the City's desire to promote a visual "edge" to the City at its western border, Richland believes this policy change potentially mandates illogical future planning when the WRSP/SOIA proposal is viewed in the context of other development proposals in the vicinity. Richland would propose alternative policy language that achieves the objective of establishing an appropriate edge condition for the City without blindly establishing buffer requirements that may not be appropriate for a particular property or for a planning context that has yet to be defined. We would suggest the following amended language for Policy 10:

31-4

"Development proposed on the western edge of the City shall provide an open space transition area between the City and County lands to provide a visually defining dense greenscaped edge along the City's western border."

Third, Richland objects to any realignment or location of Watt Avenue that results in a shift either east or west from the western edge of Richland's property.

31-5

Additionally, it is our understanding that the water supply analysis of the existing City demand resulting from land uses constructed prior to 1992 is based on unit demand factors developed by Spink in 1993 rather than the demand projections developed by Montgomery Watson Harza ("MWH") in 2002 utilizing residential metered use data for existing City customers (both residential and non-residential). While we do not wish to challenge the use of the Spink demand projections as it relates to the WRSP/SOIA DEIR, we believe it is important to note the actual measured results reflected in the MWH analysis suggest that a further reevaluation of the City's demand projections for land uses constructed prior to 1992 may be warranted as part of the project level analysis to be undertaken as land use proposals for the Remainder Properties are formally reviewed.

31-6

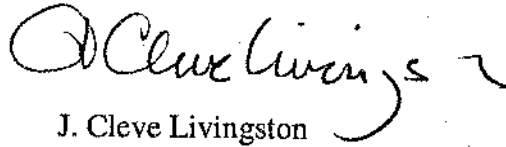
Finally, the MWH Technical Memorandum dated April 10, 2003 that is included as part of the Water Supply Assessment (Appendix S) states at page 10 that the "Sacramento River diversion will be required for development of the entire MOU area." We believe this conclusion is premature. In our view, there may be other sources of supply which have not yet been identified or analyzed. This view is reflected in Mitigation Measure 4.11-1 which requires that prior to the approval of any land use plan for the Remainder Area, the applicant demonstrate that either the Sacramento River Water Reliability Project "or another source of surface water" will be legally available and sufficient to meet the demands of the project.

31-7

Kathy Pease
October 29, 2003
Page 3

Thank you for your consideration.

Sincerely,


J. Cleve Livingston

↑
31-7

■ Response to Comment Letter 31
Boyden, Cooluris, Livingston & Saxe PC, on behalf of Richland Roseville Ltd., Inc. (October 29, 2003)

Response to Comment 1

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 2

The commenter indicates support of the approach to the environmental analysis, which analyzes impacts associated with the Remainder Area on a programmatic basis and impacts associated with the WRSP Area on a project-level basis.

Response to Comment 3

The boundary of the Sphere of Influence amendment was proposed to follow the City/County MOU Transition area, which is an established planning area. The 167.7 acres that jog to the west are part of the Westpark property outside of the MOU Transition Area and were included as part of the applicant's request for approvals by the City. The Sphere of Influence must include all of the property proposed for development as part of the WRSP because it would be annexed to the City. The Sphere of Influence shifts eastward just south of the Westpark property to once again be consistent with the boundaries of the MOU Transition Area.

Response to Comment 4

This comment indicates that the commenter does not believe that an open space area to enhance and augment the City's western open space is appropriate. The Remainder Area is not proposed for annexation at this time, nor are specific development proposals within the Remainder Area being analyzed at this time. At the time a specific development proposal for the Remainder Area is submitted, the City will analyze the proposal in light of City plans and policies, including the applicability of the Growth Management policies and open space objectives of the City. The commenter's suggested revision to Policy 10 will be forwarded to the decision-makers for their review and consideration.

Response to Comment 5

As reflected in Chapter 2 (Project Description) of the Final EIR, in order to analyze the effects of amending the City's Sphere of Influence, the EIR must reasonably account for the development that could occur in the Remainder Area, recognizing that no entitlements will be granted at this time and future development could differ somewhat from the EIR assumptions. The acreages reflected on

page 4.1-45 provide land use assumptions that were developed to allow a programmatic environmental analysis. In addition to land use assumptions, a potential connection of Watt Avenue to West Side Drive was also assumed to allow for access to the project site from the south. West Side Drive is needed as an internal north/south arterial in order to provide an adequate level of service to the project. It is important to note that the alignment of all roadways in the Remainder Area (as reflected in the Final EIR), including Watt Avenue, are conceptual. No specific alignments are proposed or required to implement the WRSP. If necessary, the alignment of West Side Drive through the WRSP could be used to accommodate Watt Avenue.

Response to Comment 6

This comment requests that all land uses within the City be re-evaluated using 2002 Montgomery Watson Herza revised water demand factors when development in the Remainder Area is proposed. Table 4.11-2 (City of Roseville Revised Unit Water Demand Factors and Existing and General Plan Buildout Water Demand [Without Project]) provides an assessment of citywide water demand that would occur using the revised water demand rates. However, it is not necessary or required to recalculate water demand for land uses constructed prior to 1992 since the 1993 Spink study assumed more conservative (e.g., greater) water demand rates.

Response to Comment 7

This comment acknowledges that future development within the Remainder Area will be required to participate in the Sacramento River Diversion or another source of surface water, as required by MM 4.11-1.

page 4.1-45 provide land use assumptions that were developed to allow a programmatic environmental analysis. In addition to land use assumptions, a potential connection of Watt Avenue to West Side Drive was also assumed to allow for access to the project site from the south. West Side Drive is needed as an internal north/south arterial in order to provide an adequate level of service to the project. It is important to note that the alignment of all roadways in the Remainder Area (as reflected in the Final EIR), including Watt Avenue, are conceptual. No specific alignments are proposed or required to implement the WRSP. If necessary, the alignment of West Side Drive through the WRSP could be used to accommodate Watt Avenue.

Response to Comment 6

This comment requests that all land uses within the City be re-evaluated using 2002 Montgomery Watson Herza revised water demand factors when development in the Remainder Area is proposed. Table 4.11-2 (City of Roseville Revised Unit Water Demand Factors and Existing and General Plan Buildout Water Demand [Without Project]) provides an assessment of citywide water demand that would occur using the revised water demand rates. However, it is not necessary or required to recalculate water demand for land uses constructed prior to 1992 since the 1993 Spink study assumed more conservative (e.g., greater) water demand rates.

Response to Comment 7

This comment acknowledges that future development within the Remainder Area will be required to participate in the Sacramento River Diversion or another source of surface water, as required by MM 4.11-1.

KT DEVELOPMENT CORPORATION

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OCT 29 2003

PLANNING DEPARTMENT

October 29, 2003

Ms. Kathy Pease
City of Roseville
311 Vernon Street
Roseville, CA 95678

Re: West Roseville Specific Plan (WRSP) and Sphere of Influence
Amendment (SOIA) Draft Environmental Impact Report (DEIR).

Dear Ms. Pease:

On behalf of the proponents of De La Salle University project, I am writing to submit the comments below on the above referenced document. While supportive of the WRSP and the SOIA before the City, we have several concerns with the scope of the DEIR's analysis, along with one of the proposed General Plan policies, both of which could adversely affect the De La Salle University project.

32 - 1

Our comments are as follows:

Page 2-52 (Growth Management Policies)

We strenuously object to proposed Growth Management Policy 9. This policy adversely affects the De La Salle University project in a significant way. Furthermore, we would question the reasonableness of including a policy in the Roseville General Plan to attempt to control the use of land in the unincorporated area that is under Placer County's jurisdiction and not within Roseville's sphere of influence. This policy should be deleted.

32 - 2

Page 2-60 (Figure 2-16)

While the DEIR text in passing mentions that development of the WRSP would not preclude an alignment of a northerly extension of Watt Avenue west of the WRSP, every exhibit in the WRSP DEIR, beginning with Figure 2-16, that includes a northerly extension of Watt Avenue shows that extension veering to the east to connect to West

32 - 3

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Side Drive. Such an alignment would have disastrous consequences for development of the De La Salle University and Community.

↑ 32-3

More importantly, as described below, the entire circulation analysis in the DEIR is based on the easterly alignment of the Watt Avenue Extension, and fails to analyze impacts of a westerly alignment along the westerly edge of the WRSP. The DEIR analysis should be supplemented to analyze impacts with a westerly alignment of the extension of Watt Avenue, and every exhibit should show, as an alternative alignment, said westerly route.

32-4

Page 4-7,4-8

The substantive revisions to the WRSP include several major infrastructure modifications that run contrary to the logical extension of infrastructure to the boundaries of the WRSP, as has been done with all other specific plans in Roseville. Specifically, the terminus of Blue Oaks Boulevard (page 4-7) and of Pleasant Grove Boulevard (page 4-8) have been set at West Side Drive rather than the northerly extension of Watt Avenue on the western edge of the plan area. Such an approach flies in the face of regional transportation planning to provide east-west and north-south connections which easily serve multiple jurisdictions.

32-5

In addition, we have the same comment here regarding the northerly extension of Watt Avenue as expressed above.

32-6

Section 4.3

Again, this entire section must be modified to reflect additional analysis that shows any effects from locating the northerly extension of Watt Avenue on the western boundary of the WRSP, as originally shown in the WRSP and as shown in documents from the County General Plan (Circulation Plan Diagram; Figure 1-7) to the Placer Parkway Project Study Report.

32-7

Page 4.3-44

A fundamental flaw in the DEIR analysis is noted in passing here: "The CIP does not assume any development associated with the De La Salle/AKT (sic) University proposal." The De La Salle University project is proceeding forward in the County planning process, but the DEIR analysis fails to acknowledge or consider it. The De La Salle University and Community application was filed June 17, 2003, and could have readily been incorporated into the WRSP traffic analysis.

32-8

Page 5-53

The DEIR's cumulative analysis mentions the De La Salle University project (page 5-16), but the development assumptions for the cumulative analysis, as shown in Table 5-3 (page 5-15), do not include De La Salle University, a project located on the

32-9 ↓


western boundary of the WRSP. The cumulative analysis must be revised to include this readily foreseeable project.

↑
32-9

Thank you for the opportunity to comment on the WRSP DEIR.

Very truly yours,

KT DEVELOPMENT CORPORATION



Kyriakos Tsakopoulos
President

cc: Brother Craig Franz, President, St. Mary's College

**■ Response to Comment Letter 32
KT Development Corporation (October 29, 2003)**

Response to Comment 1

This comment provides introductory text that identifies the commenting entity. Further, the comment expresses support of the project. This comment is acknowledged, and will be forwarded to the decision-makers for their review and consideration when deciding whether to approve or deny the proposed project. Responses to the specific comments on the Draft EIR are provided following this introductory text.

Response to Comment 2

Growth Management Policy 9 is intended to encourage and continue the cooperative land use planning efforts between the City and the County to ensure coordinated development, particularly with respect to the siting of open space areas. The City of Roseville cannot control the actions or decisions of Placer County or project proponents that pursue development in Placer County through the amendment of the City's General Plan to include Policy 9. Instead, Policy 9 seeks to encourage sensible land use planning in transition areas. Nonetheless, this comment is acknowledged, and the opinion of the commenter(s) will be provided to the City for their review and consideration when deciding whether to approve or deny the proposed project.

Response to Comment 3

As reflected in Chapter 2 (Project Description) of the Final EIR, in order to analyze the effects of amending the City's Sphere of Influence, the EIR must reasonably account for the development that could occur in the Remainder Area, recognizing that no entitlements will be granted at this time and future development could differ somewhat from the EIR assumptions. The acreages reflected on page 4.1-45 provide land use assumptions that were developed to allow a programmatic environmental analysis. In addition to land use assumptions, a potential connection of Watt Avenue to West Side Drive was also assumed. West Side Drive is needed as an interior north/south arterial in order to provide an adequate level of service to the project. Because no land uses are being proposed on the western side of the WRSP (the location of the ¼-mile open space buffer) and no specific land uses are being proposed for the Remainder Area, an extension of Watt Avenue to the west of the WRSP site was not analyzed since it would not provide transportation infrastructure to any uses within the WRSP. The proposed alignment of West Side Drive would not preclude a westerly alignment of Watt Avenue.

At the time specific development is proposed within the Remainder Area, additional traffic analyses will be required to determine appropriate locations for roadways, including the possibility of an additional

north/south arterial to connect Watt Avenue to the west of the project site or a north/south alignment of West Side Drive to Baseline Road. The proposed alignment of West Side Drive would not preclude either of these alternatives in the future.

Response to Comment 4

Refer to Response to Comment 32-3 for a discussion of an extension of Watt Avenue on the western edge of the WRSP site. It is important to note that the alignment of all roadways in the Remainder Area (as reflected in the Final EIR), including Watt Avenue, are conceptual. No specific alignments are proposed or required to implement the WRSP. At the time specific development is proposed within the Remainder Area, additional traffic analyses will be required to determine appropriate locations for roadways, including the possibility for a western alignment of the extension of Watt Avenue.

Response to Comment 5

The commenter indicates that transportation infrastructure should be extended to the edge of the City's boundaries. Within the WRSP, open space is proposed on the west side of the plan area. Roadways have been extended to the west portion of the plan area, but do not terminate at the project boundary. Neither an extension of Pleasant Grove Boulevard nor Blue Oaks Boulevard to the City limits is proposed at this time. However, if land uses are proposed west of the SOI Amendment Area, the City would, as part of the environmental analysis for the SOI Amendment Area, conduct a feasibility analysis to determine whether an extension of one or both roadways would be warranted.

Response to Comment 6

Refer to Response to Comments 32-3 for a discussion of an extension of Watt Avenue on the western edge of the WRSP site.

Response to Comment 7

Refer to Response to Comment 32-3 and 40-4 for a discussion of an extension of Watt Avenue on the western edge of the WRSP site.

Response to Comment 8

The Final EIR consider the Placer Ranch and De La Salle/AKT University projects in the cumulative impacts analysis at pages 5-15 through 5-16 (general discussion); 5-17 (compatibility with external land uses); 5-20 (loss of agricultural land); 5-22 (population and housing); 5-30 and 5-53 (transportation); 5-58 (air quality); 5-60 (construction noise); 5-63 (geology, soils and seismicity); 5-65 (biological resources); 5-81 (water supply); 5-83 (water treatment); 5-85 (wastewater); 5-88 (solid waste); and 5-103 (aesthetics and

visual quality). The Final EIR also considers the development of the potential Placer Ranch site under the current General Plan designation for that property.

The notice of preparation for this project was released in August 2002. An application for the proposed De La Salle/AKT University project was submitted to Placer County in Sacramento 2003. The County has not yet received any application for the Placer Ranch proposal. On October 20, 2003, the Placer County Board of Supervisors held a workshop that included discussion of the proposed university and Placer Ranch projects, and instructed staff to study various scenarios and potential locations for these proposals. The staff was also instructed to bring forward a proposal for a new community plan to be prepared for the area south of Pleasant Grove Creek and west of the City of Roseville. In a memorandum prepared by the County Planning Department on October 22, 2003, following the County workshop, Fred Yeager, the County Planning Director noted the following direction from the Board of Supervisors: "The staff may come back to the Board in the next several months for additional review and direction as the proposed university projects are further defined, as the alternative locations for the support uses, especially the residential component is relocated and as the necessary acreage of resource/habitat areas becomes more definite."

Given the very early stages of planning for these proposals, the Final EIR has considered the potential impacts of these projects to the extent reasonable and practical. It should be noted that these projects do not fall within the category of "probable future projects" under CEQA. At the time the notice of preparation for this EIR was released, no application had been filed for either project, nor was either project included in an adopted capital improvement program, general plan, regional transportation plan, or other similar plan. The standard for consideration of probable future projects is one of reasonableness. The Final EIR meets that standard with respect to the analysis of the potential cumulative impacts of the proposed De La Salle/AKT University project and the potential future Placer Ranch project. As these projects take shape and become more focused and specific as to land use and design, and as the County completes its Community Plan identified in the County Planning Department Memorandum dated October 22, 2003 suggested as a result of the County workshop on October 20, 2003, there will be much more detailed and comprehensive environmental review of the De la Salle/AKT University and Placer Ranch proposals.

Response to Comment 9

In accordance with Section 15125(a) of the CEQA Guidelines, an "EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published..." At the time that the NOP was released, no formal application for the De La Salle project had been submitted to the County. Nonetheless, the Final EIR includes a qualitative

cumulative analysis of the project (found on page 5-53 of the Final EIR) which indicates that other pending projects, including the De La Salle University, would be expected to generate substantial daily vehicle trips that would impact both City of Roseville roadways, as well as regional facilities in Placer County, Sacramento County, and Sutter County.

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ATTORNEYS AT LAW

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October 29, 2003

Ms. Kathy Pease
City of Roseville
311 Vernon Street
Roseville, CA 95678

Re: West Roseville Specific Plan and Sphere of Influence Amendment
Draft Environmental Impact Report

Dear Ms. Pease:

On behalf of Baseline P+R, LLC ("BPR"), owners of 336± acres at the northeast corner of Baseline Road and the future northerly extension of Watt Avenue, I am submitting these comments on the Draft Environmental Impact Report (DEIR) for the West Roseville Specific Plan (WRSP) and the Sphere of Influence Amendment. BPR's property lies almost entirely within the MOU remainder area (the "Remainder Area"). Thus, much of the analysis in the WRSP affects the BPR property. As set forth below, while BPR is generally supportive of the WRSP, the WRSP as analyzed in the DEIR will have serious adverse effects on service delivery and infrastructure capacity for properties in the Remainder Area, including that owned by BPR.

33-1

BPR's comments are as follows:

Page 1-2 (Figure 1-1).

The WRSP and the SOI Amendment analyzed in the WRSP DEIR have proposed that the sphere of influence "jog" west to incorporate the portion of the Westpark property outside of the MOU area, but the expanded sphere of influence then shifts sharply eastward for that area south of the Westpark property. The result is a proposed sphere of influence line for those properties south of the Westpark property that bifurcates common ownerships, with most of an owner's parcel within the sphere of influence, and a small portion outside. Sound land use planning and logical boundaries for a community respecting property lines would strongly suggest that the SOI Amendment area run due south from the western boundary of the Westpark property down to Baseline Road.

33-2

Ms. Kathy Pease
October 29, 2003
Page 2

Page 2-52 (Growth Management Policies)

BPR objects to Policy 10, which requires a one-quarter mile swath of land on all properties on the City's proposed western edge. Such a "buffer" may be appropriate for the WRSP, given the presence of significant vernal pools in the western portion of the Westpark property. However, such a mandated policy does not make sense for properties to the south, particularly when none of those properties have submitted land use plans to the City. We do not agree with the City's desire to promote a visual "edge" to the City at its western border. Nevertheless, alternative policy language should be proposed that achieves such an objective without establishing transition areas that may not be appropriate for a particular property.

33-3

Page 4.1-15 (Storie Index)

BPR notes that the Storie Index for much of the Remainder Area, including the BPR property, consists of Storie Index 4 and 5 soils, which the DEIR properly notes "are poorly suited for agriculture".

33-4

Page 4.1-18 (Remainder Area)

Consistent with its objection to the proposed General Plan Policy 10, BPR requests that the DEIR be modified to delete the reference to the one quarter mile buffer in the Remainder Area.

33-5

Page 4.1-38 (Remainder Area)

Same comment as for page 4.1-18.

33-6

Page 4.1-41 (Remainder Area)

Again, the reference to open space acreage in the Remainder Area should be deleted. The City does not have land use plans before it to include such a reference.

33-7

Page 4.1-45 (MM 4.1-2)

With future development on three sides and potentially a road (Watt Avenue) on its western boundary, BPR believes inclusion of this measure is potentially premature.

33-8

Page 4.11-23 (Water Demand and Supply)

In this section, along with other areas noted below, it appears that the DEIR allocates all remaining water or sewer capacity to the WRSP, and then to the Remainder Area, rather than treating all properties in the SOI Amendment

33-9

Ms. Kathy Pease
October 29, 2003
Page 3

area on a pro-rata basis based on acreage. The result is that the WRSP generates under this analysis no impact, requiring no mitigation, while the Remainder Area generates significant and unavoidable impacts. Such a result here, and at page 4.11-26 (Water Demand-Wet Years), 4.11-28 and 34 (Water Demand-Dry Years) is inequitable to all property owners in the balance of the SOI Amendment area, and places the burden of mitigation impacts on them, rather than proportionately on all property owners in the SOI Amendment Area.

33-9

Pages 4.11-67

It is not clear from the DEIR that all properties in the SOI Amendment Area will share on a pro-rata basis their respective costs for expansion of the wastewater treatment plant. The DEIR should clearly state that the Remainder Area should be treated no differently than the WRSP.

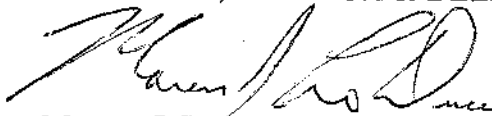
33-10

Thank you for the opportunity to comment. We look forward to incorporation of our comments in the Final EIR.

33-11

Sincerely,

SANDBERG, LO DUCA & DELLINGER



Marcus J. Lo Duca

**Response to Comment Letter 33
Sandberg, Lo Duca & Dellinger, on behalf of Baseline P+R, LLC
(October 29, 2003)**

Response to Comment 1

This comment provides introductory text that identifies the name and location (relative to the project site) of the commenting entity. Further, the comment expresses general support of the project. This comment is acknowledged, and the opinion of the commenter will be provided to the decision-makers for their review and consideration when deciding whether to approve or deny the proposed project. Responses to the specific comments on the Draft EIR, including those related to the provision of public services and utilities, are provided following this introductory text.

Response to Comment 2

The boundary of the Sphere of Influence amendment was proposed to follow the City/County MOU Transition area, which is an established planning area. The 167.7 acres that jog to the west are part of the Westpark property outside of the MOU Transition Area were included as part of the applicant's request for approvals by the City. The Sphere of Influence must include all of the property proposed for development as part of the WRSP because it will be annexed to the City. The Sphere of Influence shifts eastward just south of the Westpark property to once again be consistent with the boundaries of the MOU Transition area.

Response to Comment 3

Refer to Response to Comment 31-4 for a discussion of Growth Management policies and open space objectives.

Response to Comment 4

The commenter correctly cites text provided on page 4.1-15 of the Final EIR. No further response is necessary.

Response to Comment 5

Refer to Response to Comment 31-4 for a discussion of Policy 10, which would be a new policy of the Land Use Element of the City's General Plan that addresses growth management in growth areas.

Response to Comment 6

Refer to Response to Comment 31-4 for a discussion of Policy 10, which would be a new policy of the Land Use Element of the City's General Plan that addresses growth management in growth areas.

Response to Comment 7

As reflected in Chapter 2 (Project Description) of the Final EIR, in order to analyze the effects of amending the City's Sphere of Influence, the EIR must reasonably account for the development that could occur in the Remainder Area, recognizing that no entitlements will be granted at this time and future development could differ somewhat from the EIR assumptions. The acreages reflected on page 4.1-45 are land use assumptions that were developed to allow a programmatic environmental analysis. These acreages will be updated when specific development proposals are submitted for the Remainder Area.

Response to Comment 8

MM 4.1-2 seeks to ensure land use compatibility by minimizing conflicts between residential and agricultural uses. In order to achieve this purpose, the mitigation measure provides several examples of how such conflicts could be minimized, such as deed disclosures regarding the proximity and nature of neighboring and active agricultural uses that are within 500 feet of any future residential use or the provision of 50-foot setbacks between residential structures and agricultural uses. As environmental review is completed for specific development proposals in the Remainder Area, equivalent mitigation may be substituted, as appropriate, as long as the performance standard of ensuring land use compatibility by minimizing conflicts between residential and agricultural uses is achieved.

Section 15126.4 of the CEQA Guidelines requires that an EIR shall describe feasible measures that could minimize significant adverse impacts, whether the analysis is provided at a programmatic level (as for the Remainder Area) or a project level (as for the WRSP Area). In this regard, the mitigation provided for the Remainder Area is consistent with CEQA and would not be considered premature.

Response to Comment 9

With respect to water, the commenter is referring to water supply and not the water system capacity. As shown on Figure 4.11-1, the City is providing a pro rata share of existing City water supplies (4,080 AF/yr) to the proposed project, consisting of 2,316 AF/yr available to the WRSP and the remaining 1,764 AF/yr available to the Remainder Area. The 4,080 AF/yr was made available through implementation of the modified demand factors, as applied to buildout of the City.

The San Juan Water District reallocation contract was not prorated because the project Applicant is making a capital contribution to the City, who in turn will make a capital contribution to San Juan Water District as part of their project costs. The Applicant has also agreed to pay a portion of the Sacramento River Diversion project as part of their water connection fee, which will reduce the amount of capital contribution required for the Remainder Area to proceed with development.

Response to Comment 10

As part of the WRSP Development agreement, the landowners were required to contribute 15 acres to provide an area to expand the PGWWTP in order to provide service for both the WRSP and the Remainder Area. Both areas would contribute to the expansion of the PGWWTP through the payment of regional connection fees.

In the event that the Remainder Area is annexed to the City, the Remainder Area Applicant will be required to reimburse the WRSP applicants for oversizing the water and sewer infrastructure (pipelines primarily) that are being installed to facilitate the SOI.

Response to Comment 11

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

RECEIVED
OCT 29 2003
October 29 2003
PERMIT CENTER

TO: City of Roseville and Placer County

Concerns and Comments regarding the Environmental Impact Report for the West Roseville Specific Plan (September 15, 2003)

The environmental impacts of these proposed projects and the large-scale specific plan will have significant biological effects to the species occurring in the proposed areas. Significant portions of oak woodlands and savanna that are restricted to these creeks foodplain are not found elsewhere outside of this confluence and along Pleasant Grove Creek. In addition, proposed plans will impact vernal pools found along Placer County. These vernal pools are one of the most unique habitats found in small patches in a few selected counties of California and throughout the world. Placer County is one of the few fortunate counties to have such a valuable natural wonder. These proposed projects would lead to the conversion of these native habitats to urban developments.

34-1

34-2

Currently, there are various listed species of concern, threatened, and endangered status found along these proposed sites. The federally endangered listed vernal pool tadpole shrimp (*Lepidurus packardi*) is known to occur in this region. Any development on this land could lead to federal take of an endangered species. In addition, the vernal pool fairy shrimp (*Branchinecta lynchi*) that is currently federally listed threatened will be negatively impacted from the development and could become endangered. This site provides suitable habitat for the federally listed threatened and California state listed endangered slender orcutt grass (*Orcuttia tenuis*) and California state listed endangered Boggs Lake hedge hyssop (*Gratiola heterosepala*). Development would possibly lead to other species that were not listed to become listed or listed to a higher status of threatened.

34-3

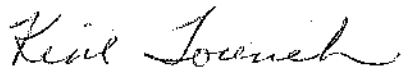
Replacement or transplantation of these organisms or habitat for mitigation is unlikely to lead to less than significant effects. The community structure of vernal pools and its inhabitants are highly specialized to specific soils and hydrology. In addition these vernal pools and woodlands provide resting corridors for migratory organisms.

34-4

As a concerned citizen, I strongly urge the city and county planners to consider the consequences of the effects that these proposed plans will have on the unique and natural wonder habitats of Placer county.

34-5

Sincerely,



Kim Touneh

Adjunct Instructor

American River College and Sierra College

**Response to Comment Letter 34
Kim Touneh (October 29, 2003)**

Response to Comment 1

Section 4.7 (Biological Resources) of the Final EIR addresses project-related impacts on the biological resources of the project site and project area, all of which can be mitigated to a less-than-significant level with the exception of short-term impacts to oak trees during construction activities.

The oak woodlands and savanna referred to by the commenter are located within the riparian corridors along Pleasant Grove Creek and Fiddymont Park (near the Fiddymont homestead). As illustrated by Figure 4.7-2 (On-Site Wetland Mitigation Plan), these corridors will be preserved as open space/habitat in perpetuity. Impact 4.7.9 on pages 4.7-57 and 4.7-58 of the Final EIR evaluate the impact to riparian areas and includes MM 4.7-13 that requires a 50-foot setback from riparian areas or top of bank, whichever is greatest.

Response to Comment 2

The commenter is correct in noting that vernal pool habitat is considered a unique and rare habitat. Impacts to vernal pools as a result of development of the project site are fully addressed in Impact 4.7-1 (Loss of Federally Protected Wetlands and Other Waters of the United States) and Impact 4.7-2 (Loss of Federally Listed Vernal Pool Crustaceans and Their Habitat), MM 4.7-1 has been proposed to reduce impacts to vernal pools and associated vernal pool species to a less-than-significant level. In addition, USFWS has issued a Final Biological Opinion dated November 20, 2003, for the project that further analyzes impacts and mitigation related to vernal pools.

Response to Comment 3

As discussed in Section 4.7 (Biological Resources) of the Final EIR, there are various sensitive species that are known to occur, or could potentially occur, within the project site.

As reflected in Table 4.7-2 (Special-Status Species Potentially Occurring in the West Roseville Specific Plan Area), the vernal pool tadpole shrimp is known to occur in the region, although there have been no recorded observances on the project site, and the vernal pool fairy shrimp has been recorded on the project site. Impact 4.7-2 (Loss of Federally Listed Vernal Pool Crustaceans and Their Habitat) assumes the presence of all vernal pool crustaceans, even though they have not been observed, and provides MM 4.7-1 to reduce this impact to a less-than-significant level. There are no data to suggest that development of the proposed project would result in a listing change of the vernal pool fairy shrimp (from threatened to endangered).

As also reflected in Table 4.7-2, suitable habitat exists on site for both slender orchard grass and Bogg's Lake hedge hyssop, although neither species was observed during recent field surveys that were conducted during the appropriate time of year (e.g., the blooming period). Management of vernal pool grassland, i.e., management in the best interest of vernal pool-dependent species, should be considered as these species are tied to their microhabitat. Nonetheless, MM 4.7-1 was designed to reduce impacts associated with vernal pool species and habitats to a less-than-significant level.

The commenter also notes that development of the proposed project would possibly result in a listing change of other species. There are no data to suggest that development of the proposed project would result in a listing change of any species that are known to occur or could potentially occur within the project site.

Response to Comment 4

Creation and restoration of wetland habitat, including vernal pools, is an accepted method of compensatory mitigation by all of the natural resource and permitting agencies, including the USFWS, USEPA, CDFG, and USACE. Long-term studies of the success of vernal pool restoration efforts (which includes transplantation of inoculum containing the necessary plant or animal species) indicate that the function and characteristics of artificial or restored basins replicate natural pools over time (refer to *Review of Ten Years of Vernal Pool Restoration and Creation in Santa Barbara, California*, Wayne R. Ferren Jr. and David M. Hubbard, and *An Overview of 15 Years of Vernal Pool Restoration and Construction Activities in San Diego County, California*, Charles Black and Paul Zedler; both documents are found in C.W. Witham, E.T. Bauder, D. Belk, W.R. Ferren Jr., and R. Ornduff (Editors), *Ecology, Conservation, and Management of Vernal Pool Ecosystems-Proceedings from a 1996 Conference*, California Native Plant Society, Sacramento, CA 1998).

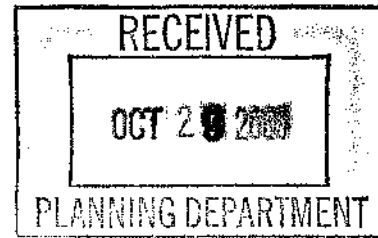
The proposed restoration of vernal pools is only one component of the overall mitigation strategy. As indicated by Table 4.7-3 (Wetland Impact Mitigation Analysis), approximately 66.873 acres of wetlands/vernal pools will be preserved (both on site and off site) and approximately 51.706 acres of wetlands/vernal pools will be restored (both on site and off site). Of the total amount of wetlands mitigation, approximately 94.81 acres are specifically designated for vernal pool restoration and preservation, consisting of 51.06 acres of preservation and 43.75 acres of restoration. The proposed mitigation ensures a "no net loss" of wetlands, which is a policy supported by the federal and state governments. USFWS has issued a Final Biological Opinion dated November 20, 2003, for this project that further analyzes impacts to vernal pool species.

Response to Comment 5

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required. However, the opinion of the commenter will be provided to the decision-makers for their review and consideration when deciding whether to approve or deny the proposed project.

William D. Kopper

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Paralegal
Kristin Rauh

October 28, 2003

Mr. Paul Richardson
Planning Director
City of Roseville
311 Vernon Street
Roseville, CA 95678

RE: Comments on the West Roseville Specific Plan EIR and West Roseville Specific Plan

Dear Mr. Richardson:

These comments on the West Roseville Specific Plan and the West Roseville Specific Plan EIR are submitted on behalf of Mr. Michael Catalano, Mr. Rob Collins, Mr. John Elliott, Mr. Greg Bain, and Roseville Citizens for Responsible Planning, a California Association. These are their comments. The comments include those of Dr. Mark Grismer, Hydrologist, Robbi S. Keil, Air Quality Consultant, Neal Liddicoat, Traffic Engineer, and Carol Witham, Wetlands Biologist. We also incorporate the comments of all other individuals and organizations into our own comments and intend to rely on those comments as well as our own. Furthermore, we oppose the City of Roseville adopting the West Roseville Specific Plan, as well as the Sphere of Influence Amendment, and the proposed General Plan Amendments. In these written comments, we intend to highlight some of the deficiencies in the draft Environmental Impact Report, but these comments are by no means a comprehensive list of the deficiencies. I offer the following comments on behalf of my clients:

35 - 1

1. Failure to Make Documents Available for Public Review for the 45 Day Requisite Review Period.

Public Resources Code Section 21091(a) states that the public review period for a draft Environmental Impact Report shall be at least 45 days. In this case, the 45 day review period should begin when the Project documents and the draft Environmental Impact Report were complete. The Project documents were incomplete because they did not include the development agreements, the financing plan, and the parks financing plan. The draft Environmental Impact Report was incomplete because the financing plan was a necessary element to the mitigation measures and the consistency provisions of the Environmental Impact Report.

35 - 2

The proposed Specific Plan fails to comply with Government Code Section 65451(a)(4) because it fails to provide financing measures necessary to carry out the elements of the Specific Plan. Therefore, the DEIR is incomplete and CEQA review is premature. The Specific Plan and the DEIR must be revised to comply with Government Code Section 65451(a)(4) and recirculated for the requisite 45 day CEQA review.

35 - 3

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Government Code Section 65451(a) requires that "a Specific Plan shall include a text and diagram or diagrams which specify all of the following **in detail**":

- (2) The distribution, location, and extent of uses of land -- within the area covered by the plan;
- (3) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (4) Standards and criteria by which the development will proceed --
- (5) The program of implementation measures including regulations, programs, public works projects, and **financing measures** necessary to carry out paragraphs (1), (2), and (3).

35 - 4

The financing measures required by Government Code Section 65451(a)(4) are planned to be included in the financing plan, development agreement, and the parks financing plan which do not exist except for the draft parks financing plan. It is noteworthy that the Specific Plan states that "the West Roseville Specific Plan property owners (West Park Associates and Signature Properties, Inc.) have executed individual development agreements with the City of Roseville in accordance with the applicable state and local codes. The development agreements vest development rights, set forth obligated infrastructure improvements and dedication requirements, secure the timing and methods for financing improvements, and specify other performance obligations as related to development of the WRSP." These development agreements are clearly an integral part of the specific plan, however, they do not exist and they are not yet available for public review.

35 - 5

Guiding Principle No. 1 for the West Roseville Development proposals states as follows:

Physical Health -- "Any development proposal west of Roseville shall, on a stand alone basis, have an overall neutral or positive fiscal impact on the City's general funds services."

35 - 6

The West Roseville Specific Plan states that "the West Roseville Specific Plan is consistent with and furthers the intent of the guiding principles." The guiding principles are proposed to be added to the City of Roseville General Plan.

Because the financing plan and development agreements are not available for review, the public has no opportunity to determine whether the Specific Plan and the mitigation measures proposed for the Specific Plan in the Environmental Impact Report are consistent with Guiding Principle No. 1. Frankly, we would like to have our own economist review the financing plan and the development agreements to determine whether in fact the development will pay for itself and will be able to pay for the mitigation measures. In other communities developers have prevailed upon the City Council to provide modifications to financing plans so that the burden of development has fallen on the City's General Fund. This type of situation has occurred in North Natomas and throughout the Greater Sacramento Area.

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We believe there are several legal reasons why the City should recirculate for 45 days after the financing plan and development agreements are available. Firstly, CEQA requires an agency to address specific economic considerations related to mitigation measures to determine if they are feasible or infeasible. (Public Resources Code Section 21081(a)(3); *Federation of Hillside and Canyon Associations v. City of Los Angeles* ("Federation") (2000) 83 Cal.App.4th 1252, 1259, 1260.) In *Federation* the Trial Court addressed the adequacy of an EIR with respect to a Specific Plan. The DEIR analyzed the environmental impacts of the Specific Plan and a Transportation Improvement Mitigation Plan (TIMP). The DEIR stated that the TIMP would reduce the traffic impacts of the Specific Plan to a Level of Insignificance. The TIMP discussed the needed traffic improvements as well as the financing of the traffic infrastructure.

The City released the TIMP in February 1995, after it circulated the Specific Plan and DEIR. The City did not circulate the DEIR and TIMP after the February 1995 release date. (*Federation, supra*, 83 Cal.App.4th at 1256-1257.) Petitioners contended that the City's failure to recirculate the DEIR and TIMP invalidated the EIR. The Trial Court concluded that the City was required to recirculate the TIMP. (*Id.*)

35 - 8

In this case the financing plan is necessary to determine if the offsite road widenings, open space maintenance, and other infrastructure improvements can actually be built without imposing a burden on the General Fund of the City of Roseville. If the mitigation measures cannot be built or maintained then the mitigation measures are not feasible. Moreover, in order to comply with the guiding principles the financing plan is necessary to determine whether the needed firefighters, police officers, park maintenance people and other personnel can be supported by the tax based to be generated by the new development. The DEIR concludes the Project is consistent with the Guiding Principles, however, the information has not been made available to the public to evaluate whether the determination of consistency is correct.

CEQA requires that a project description must be accurate and consistent throughout an EIR. "An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR." (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 193.) Without the financing plan and the development agreements the Project is not complete because the financing plan is part of the necessary elements of the West Roseville Specific Plan.

35 - 9

2. The Public Hearing Notice Does Not Comply with the Law.

The public hearing notice was dated September 17, 2003, and included a publish date of September 20, 2003. Public Resources Code Section 21092(a)(b). The public notice does not include the time period during which comments will be received on the draft Environmental Impact Report. The notice does not include a description of the many general plan amendments that are included as part of the Project. The Project does not include the location where the Environmental Impact Report and supporting documents are available to review. The notice does not include "the significant effects on the environment of the project" as is required by Public Resources Code Section 21092(b)(1).

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3. The Draft Environmental Impact Report Does Not Comply with the Law Because it Is Excessively Long, and Written in a Way That Is Virtually Impossible for the Public to Understand.

CEQA Guidelines Section 15140 states: "The EIR shall be written in plain language and may use appropriate graphs so that decisionmakers and the public can rapidly understand the documents." CEQA Guidelines Section 15141 states that "The text of draft EIRs should normally be less than 150 pages and for proposals of unusual scope or complexity should normally be less than 300 pages." The EIR for the West Roseville Specific Plan and Sphere of Influence Amendment is 1,014 pages, more than 3 times the length that is the limit for a complex project. The reason that the draft Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment is so long is that it includes large sections of duplicative language, is written in obscure language, and includes thousands of lines of text which are irrelevant and confusing.

35 - 11

Guidelines Section 15121 states that: "An EIR is an informational document which will inform public agency decisionmakers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project." An Environmental Impact Report violates its important purpose of informing the public when it is incomprehensible because of its excessive length and draconian language. The West Roseville Specific Plan and Sphere of Influence Amendment Draft Environmental Impact Report appears to be written to discourage public participation by including so much irrelevant and duplicative language that it is virtually impossible to penetrate to discover the important elements of the Project.

35 - 12

"Public participation is an essential part of the CEQA process. Each public agency should include provisions in its CEQA procedures for wide public involvement, formal and informal, consistent with its existing activities and procedures, in order to receive and evaluate public reactions to environmental issues related to the agency's activities." (CEQA Guidelines Section 15201.) The "public review process provides the dual purpose of bolstering the public's confidence in the agency's decision and providing the agency with information from a variety of experts and sources." (*Schoen v. California Department of Forestry and Fire Protection* (1997) 58 Cal.App.4th 556, 574.)

35 - 13

The California Supreme Court has emphasized the importance of public participation. The Court has stated that CEQA should be "scrupulously followed" so that "the public will know the basis on which its responsible officials either approve or reject environmental significant action," and "will be able to respond accordingly to action with which it disagrees." Thus, "[t]he EIR process protects not only the environment but also informs self government." (*Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 392.)

The Environmental Impact Report prepared by the City of Roseville for the West Roseville Specific Plan and Sphere of Influence Amendment violates all these provisions. An EIR that includes duplicative and unnecessary material and exceeds 1,000 pages does not fulfil the purpose of an EIR which is to inform the public of the impacts of the Project.

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4. The Environmental Impact Report Does Not Analyze and Explain Proposed General Plan Amendments.

Section 2.4.4 of the draft Environmental Impact Report sets forth changes to the City of Roseville General Plan. On page 2-51, section 5, is added to growth management - growth areas. This section includes a number of new policies including 13 individual policies. The EIR does not indicate where all these new policies are discussed in the environmental document. Other policies include: consider coordination with nonprofit organizations that investigate the potential for conservancy ownership and/or management of open space areas." Adding this policy of the general plan is not discussed in the Environmental Impact Report, and there is no information as to whether conservancies could in fact own and properly manage open space areas. Item 10 states: "Consider the use of open space for the location of flood control facilities where such facilities allow compatible passive recreational uses and resource preservation." We could not identify the location in the Environmental Impact Report where these change in policies are discussed and analyzed.

35 - 15

The General Plan is changed to include a number of elements related to fire, for example: item 5 of the General Plan is changed to the following: "Seek to reduce fires by fully investigating the cause, origin, and circumstances of each fire; collect and preserve evidence; coordinate with authorities in detection, apprehension, and prosecution of arsonists, pursue each investigation to its conclusion; and use results and findings to develop more effective fire prevention programs." It is unclear how this particular change in the General Plan has anything to do with the West Roseville Specific Plan and Sphere of Influence Amendment. Nevertheless, this change is included as part of the Project, but it is not clear where these changes in fire prevention policy are included in the Environmental Impact Report. Some of the changes in fire protection policy may incur costs and may result in cutbacks in other programs which may have an environmental impact. For example, if the changes to fire protection policies have significant costs, the City may not have the money to maintain parks and wetlands areas.

35 - 16

No information appears in the EIR discussing many of the new general plan policies that are proposed in conjunction with the West Roseville Specific Plan and Sphere of Influence Amendment. It is difficult to understand how the changes in the General Plan which are considered part of the Project can be evaluated, when a discussion of these changes are not included in the Environmental Impact Report. Also, it is highly confusing to include a number of changes in the City's General Plan as part of the Project that appear unrelated to the West Roseville Specific Plan and Sphere of Influence Amendment. The inclusion of these changes in policies as part of the Project makes the Environmental Impact Report extremely confusing.

35 - 17

5. The Environmental Impact Report Improperly Includes the Remainder Area as Part of the Project. The Environmental Impact Report Cannot Legally Be Considered to Be a Program EIR for the Remainder Area.

The Environmental Impact Report states as follows: "While no specific plan for development of the remaining 2,365 acres (remainder area) within the 5,526 acre SOI amendment area is proposed at this time, assumptions regarding the general density and intensity of development have been made to allow a programmatic analysis of the environmental impacts that would occur as a result of development of the

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entire remainder area of the SOI amendment area that is not in the WRSP area.” The EIR in Section 2.3.2 sets forth that there are objectives in the remainder area for “a platform for orderly and systematic future development consistent with General Plan policies”. However, there is no project or plan proposed for the remainder area. In place of a previously approved policy, plan, program or ordinance, is speculation about how the remainder area might be developed. Section 2.4.5 of the EIR includes assumptions about what the land uses might be in the remainder area in the event the City chooses to develop the remainder area in the same way that the WRSP area is developed. The problem with this approach is that it may be construed to provide an entitlement to a future developer, provided that developer presents a proposal consistent with the speculation included in the West Roseville Specific Plan and Sphere of Influence Amendment. In other words, the authors of the EIR have presented a development plan, without the development plan being subject to the public hearing and review process and all of the requirements of a specific plan set out by the California Government Code. The West Roseville Specific Plan Environmental Impact Report simply does not comply with the law. The authors of the EIR suggest that under CEQA Guidelines Section 15168, the program EIR is proper because the Sphere of Influence Amendment and the West Roseville Specific Plan can be characterized as one large project and are related (1) geographically, or are (2) logical parts in the chain of contemplated actions.

35 - 18

Although the Project evaluated in the Environmental Impact Report may include the West Roseville Specific Plan and the Sphere of Influence Amendment, the Environmental Impact Report can only evaluate the impacts of the West Roseville Specific Plan. The impacts of development of the remainder area cannot be addressed in the Environmental Impact Report. The application of CEQA Guidelines Section 15168 is limited by the scope of Public Resources Code Section 21093(a) and Public Resources Code Section 21094(b). A tiered Environmental Impact Report can only be prepared for “a policy, plan, program or ordinance”. The assumptions for the development of the remainder area are neither a “policy, plan, program, or ordinance” proposed or adopted by the lead agency, the City of Roseville. Those assumptions are mere speculation. The only project is the City of Roseville’s desire to extend its sphere of influence over the remainder areas, and that is all that can be analyzed in the Environmental Impact Report. Any reference to the environmental impacts of any specific development on the remainder areas cannot be analyzed in the Environmental Impact Report.

In *Friends of Mammoth v. Town of Mammoth Lakes Redevelopment* (2000) 82 Cal.App.4th 511, the court found in an analogous situation that the Town of Mammoth could not rely upon CEQA Guidelines Section 15168 to support a program EIR when Public Resources Code Section 21090 restricted subsequent environmental review of the development activities performed pursuant to a redevelopment plan. The court held that when CEQA Guidelines Section 15168 conflicted with the provisions of the Public Resources Code, the Public Resources Code was controlling. Likewise, CEQA Guidelines Section 15168 does not confer any additional grounds for use of a program EIR above that stated in the Public Resources Code. Since the speculative assumptions included in the Environmental Impact Report for the remainder area do not constitute a project or a plan, such speculative assumptions cannot be evaluated in a program EIR.

35 - 19

As stated in *Paula Band of Mission Indians v. County of San Diego* (1998) 68 Cal.App.4th 556, “where [] an EIR cannot provide meaningful information about a speculative future project, deferral of an environmental assessment [is appropriate]”. In this case, any particular land use for the Sphere of

35 - 20

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Influence Amendment area, the remainder area, is speculation about a future project, and all environmental review and assessment should be deferred until there is a project. The speculative assumptions included in the Environmental Impact Report do not meet the definition of a project set forth in Public Resources Code Section 21065. The inclusion of the speculative remainder area assumptions in Section 2.4.5 of the draft Environmental Impact Report and throughout the 1,014 page Environmental Impact Report is confusing to the public and misleading.

In *Paula Band of Mission Indians v. County of San Diego*, the County of San Diego certified a summary solid waste management plan and siting element that tentatively reserved 10 proposed landfill sites, including the site near the plaintiff's Indian Reservation, without requiring preparation of an Environmental Impact Report. The court found that the 10 proposed landfill sites were designated only as "tentatively reserved areas". The court stated "at the present time the capacity of existing landfills along with the City of San Diego's planned new landfill will provide disposal capacity for all waste generated within the County beyond the planning period". In our view, "preparation of an EIR (and including a program EIR at the current planning stage) would be premature in that any analysis of potential environmental impacts would be wholly speculative." In a sense the same reasoning applies in this case. Since there is no evidence that the City of Roseville will grow into the remainder area, and that there is no proposed plan for developing the remainder area, the analysis of the impacts of such development is premature and is wholly speculative.

35 - 20

6. The DEIR Violates the Holding of *Stanislaus Natural Heritage Project*.

The DEIR for the West Roseville Specific Plan and Sphere of Influence Amendment states that the combined water supply would not meet total water demand in the remaining area while meeting demand associated with the WRSP and build-out under the General Plan. The DEIR states "as shown in Table 4.11-5, the deficit demand would be 2,555 acre feet per year. This is considered a significant impact. The DEIR further states "Because there is no assured source of water supply to meet future demand for the remainder area, this is considered a significant and unavoidable impact." (Page 4.11-28.) The DEIR further suggests that water supply could be made available from the Sacramento River Water Reliability Project, but notes that the Project has not been approved and is uncertain. (Page 4.11-34.)

Mitigation measure 4.11-1 requires that "prior to the City's approval of any plan for the remainder area, the applicant shall demonstrate that the Sacramento River Water Reliability Project has been subjected to environmental review, approved and funded, and that its construction will be completed by the time the water is needed for the remainder area development."

35 - 21

It is type of environmental review that was held to violate CEQA in *Stanislaus Natural Heritage Project v. County of Stanislaus* (1996) 48 Cal.App.4th 182. In that case the EIR stated "The project's water supply system will involve any one or a number of the following offsite groundwater, water purchase and exchanges, participation in water conservation projects with other water districts in exchange for water saves; utilization of wastewater affluent, both onsite and acquired offsite; development of ground water storage facilities in Madera County; utilization of the California Aqueduct and Delta-Mendota Canal for exchange deliveries; and playing an active role in the existing trading network among California Water District south of the Delta." The project at issue was a specific plan that would allow 5,000 residential units

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and 29,500 acres, to be built in four phases over 25 years. The EIR evaluated the effects related to providing water during the first 5 years of the 15 year first phase, but did not address impacts that would occur beyond the initial period. Instead, the document treated the potential long-term water supply shortfall as a significant and unavoidable impact, but identified its mitigation a commitment that further construction, beyond the first increment, could not occur unless adequate water supplies could be found. The EIR also stated that additional environmental review would be required in connection with future water acquisition projects serving a development.

In finding the EIR deficient, the court rejected the respondent county's argument that, because the EIR was only a "first-tier" document, to be augmented in the future with additional Negative Declarations or EIRs, the County was not required to analyze long-term water supply impacts to the degree advocated by the petitioners. The court stated that: "The decision to "tier" environmental review does not excuse the governmental entity from complying with CEQA's mandate to prepare, or cause to be prepared, an environmental impact report on any project that may have a significant effect on the environment, with that report to include a detailed statement setting forth "[a]ll significant effects on the environment of the proposed project." The court stated further, "indeed, the environmental consequences of supplying water to this project would appear to be one of the most fundamental and general matters to be addressed in a first-tiered EIR".

35 - 21

The EIR here clearly violates this ruling. The vague references to water available from the Sacramento River Water Reliability Project if approved and constructed, does not meet the requirements of a detailed explanation of the availability of water. There is no information in the DEIR about the environmental effects of diverting water from the Sacramento River Water Reliability Project from other uses. Because development in the Sphere of Influence Amendment is dependent upon having a detailed explanation of the availability of water and the environmental impacts of acquiring that water, the Environmental Impact Report is inadequate.

The concerns about inadequate evaluation of water supply and the impacts of obtaining the water supply is elevated by the following statement in the DEIR: "If any subsequent development proposal would not result in new effects or the need for new mitigation measures, the subsequent activity could rely on the environmental analysis provided in the program EIR, and no additional environmental documentation would be required." The way the program EIR is written, there is likely to be substantial future litigation as to whether the impacts of the Project were adequately addressed in the remainder area by the speculative assumptions included in the DEIR.

7. The EIR Fails to Include an Adequate Project Description and Sufficient Information Regarding the Project. Thereby Thwarting the Statutory Goal of Conformed Public Participation in the CEQA Process.

CEQA Guidelines Section 15124(c) states that "an EIR must include a general description of the project's technical, economic, and environmental characteristics, considering the principle engineering proposals, if any, and supporting public services facilities. Additionally, the agency will not be allowed to hide behind its own failure to gather data...CEQA places the burden of the environmental investigation on government rather than the public." (*Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296,

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311.)

Section 15125 of the Guidelines provide in relevant part “an EIR must include a description of the environment in the vicinity of the project, as exists before the commencement of the project, from both a local and regional perspective. The description shall be no longer than is necessary to an understanding of the significant effects of the proposed project and its alternatives. [...] knowledge of the regional setting is critical to the assessment of the environmental impacts...” (*Id.*) Even where an EIR is deemed adequate in all other respects, if the description of the project is “truncated” it violates CEQA, and mandates the conclusion that the County did not proceed “in the manner required by law”. (*San Joaquin Raptors/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App.4th 713, quoting *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 192.)

The Project description was incomplete in the Specific Plan document. The Specific Plan states that:

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“The West Specific Plan property owners (West Park Associates and Signature Properties, Inc.) have executed individual development agreements with the City of Roseville in accordance with applicable state and local codes. The project development agreements vest development rights, set forth obligated infrastructure improvements and dedication requirements, secure the timing and methods for financing improvements, and specify other performance obligations as related to development of the WRSP.”

No such Specific Plan documents were available or made part of the Specific Plan. Therefore, the Project description set forth in the Environmental Impact Report was incomplete.

The Project also includes the construction of a High School, an Elementary School, an Electric Substation, Fire Station, regional park, and regional sports park. However, there is not even rudimentary information in the Project description or any part of the EIR concerning the economics of development of these improvements. To the extent that the parks and other amenities are mitigation measures for the impacts of the Project on City of Roseville parks and schools, information about the economics associated with the projects is necessary to determine whether the mitigation measures are feasible.

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The EIR includes in the Project the policy “consider substitute site mitigation for federally non-regulative wetlands, provided that such mitigation will provide comparable habitat values.” This portion of the Project is vague and is not analyzed in the Environmental Impact Report. What does it mean to change the General Plan so that “substitute site mitigation for federally non-regulated wetlands” is considered adequate mitigation. The Project includes changing the General Plan to “provide advanced life support services and ensure reliable ambulance transport services to aid citizens in need of rescue”. However, this portion of the Project does not include any detail. What is meant by “advanced life support services, and how will the City ensure reliable ambulance transport services”. How much will these changes in the General Plan cost, and where will the funds come from to implement these new policies to be added to the General Plan.

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General policy number 12 under parks and recreation is added as follows: "Ensure that new public parks and green ways provide adequate funding for initial development as well as ongoing maintenance and operation". It is difficult to understand how the new parks and green ways will provide funding. Usually, these facilities do not generate funds. Is the City contemplating some sort of toll program for the public parks and green ways. If so, this toll program needs to be specified in greater detail.

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The General Plan policies include changing the City water system so that the City no longer is required to maintain a minimum water pressure of 70 lbs. per square inch for fighting fires, but the pressure in the system will be reduced to 50 lbs. per square inch. The Environmental Impact Report fails to adequately discuss this section of the Project, and how this section of the Project will impair fire fighting in the City. The Project also includes item number 7 "provide an emergency backup system to add sufficient reliability to the system as determined by the environmental utilities department." This emergency backup system is not described in the Environmental Impact Report, nor are the impacts and costs associated with the development of the emergency backup system.

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The EIR also includes as part of the Project to "develop and pursue alternatives to continue delivery of PCWA and SJWE water to Roseville." This element of the Project is extremely vague. Why is it necessary to "pursue alternatives" in order to continue delivery of PCWA and SJWE water to Roseville. What alternatives are referred to here, and what environmental review is included in the Environmental Impact Report to discuss these alternatives. Policy 11 includes "develop and implement an aquifer storage and recovery program." This policy is vague as to the scope of the program and how the aquifer storage and recovery will be carried out in light of the demands on the groundwater basin. The environmental impacts of the proposed aquifer storage and recovery program are not discussed in the Environmental Impact Report. Item number 2 under Wastewater and Recycle Water Systems states "Ensure adequate surge capacity at the wastewater treatment plant." This particular policy is not explained, nor are the impacts of providing such surge capacity. Does this imply that changes are needed at the wastewater treatment plants. Item number 3 states "Upon 75% utilization of treatment plant capacity, initiate expansion studies to determine necessary improvements to meet projected wastewater treatment demands". The EIR is silent as to what percentage of the utilization will occur at the current time and with development of the West Roseville Specific Plan. None of the environmental impacts of expanding the use of recycled water is discussed in the Environmental Impact Report, even though policies 1-7 all address expanding the use of recycled water. The Environment Impact Report makes the assumption that the use of recycled water has no environmental impacts and is entirely a positive environmental effect. However, how much water is not returned to the river system and ultimately not available downstream. What are the impacts of taking 4,500 acre feet per year and reusing that water, rather than delivering it back into the river basin for use downstream. These impacts related to the use of recycled water are not considered in the Environmental Impact Report, and should be considered.

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8. The Project Includes a Number of Policy Changes to the General Plan Concerning the Electric Utilities Grid.

These policy changes include "Pursue effective measures to enhance reliability of interconnection of the electric utilities systems of the region wide grid; and require new development to pay a fair share of the cost of new sub-transmission and distribution needed to serve the development and to dedicate sites

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and easements needed for substations, transmission, sub-transmission and distribution.” The creation of new interconnections between the utility system and the region wide grid may involve the construction of utility towers and utility lines. The exact nature of the interconnection is not specified in the Project description. The EIR includes no analysis related to the enhanced interconnections to the electric utility system. Policy number 10 that requires new development to pay a fair share of the cost of new sub-transmission and distribution needed to serve the development, appears to violate the guiding principles for the development of the West Roseville Area. Those guiding principles require a new development to pay the entire cost of the facilities needed for the development. The EIR fails to explain how policy number 10 to be added to the General Plan is in conformity with the guiding principles.

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The Project description is also vague because Section 2.5.1 states that the Board of Supervisors would be asked to “approve [] a revised General Land Use Plan to include Sphere of Influence Amendment.” The revised General Land Use Plan is not identified in the draft Environmental Impact Report.

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In Section 2.5.1, the Environmental Impact Report states that it would support as part of the Project “other minor amendments to the City’s General Plan text and figures to update and reflect current practice.” There were no changes to the figures set forth in Section 2.4.4 which is the Proposed General Plan Amendments. Without a description of the Project, it is impossible to determine what is contemplated as the change in the General Plan. The EIR is also to be used for approval of the development agreements which are described in the Environmental Impact Report as part of the Project. However, the development agreements were not available for review prior to the comment period beginning to run on the draft Environmental Impact Report. How is it possible to determine if the EIR is adequate for the development agreements. The Environmental Impact Report is also to be used for approval of community facilities districts and/or other financing mechanisms. However, the community facilities districts or other financing mechanisms are not described in any of the project documents prior to the circulation of the Environmental Impact Report. Although the Environmental Impact Report is to be used to “amend [] the City’s Urban Water Master Plan including adoption of revised unit water demand factors”, the City’s Urban Water Master Plan is not included even as an exhibit for the Environmental Impact Report. Moreover, the studies that were completed to justify the amendment of the City’s Urban Water Master Plan are not included as exhibits to the Environmental Impact Report. To obtain this information, it is necessary to ferret out material from the City of Roseville Planning Department which has proven to be difficult. The projects that are to be covered by the EIR should be available with the EIR documents. The EIR is also to be used for “revision to the Citywide unit demand factors for the determination of demand for water, and allocation of 4,080 acre feet per year of City surface water to the SOI amendment area.” The studies that justify this change are not included as part of the Environmental Impact Report or as an appendix to the EIR, and it is questionable how the Environmental Impact Report can support this change when the material is not part of the EIR. The Environmental Impact Report is also to be used to show “compliance with SB 610 and 221; and approval of water supply assessment.” However, the analysis of the water supply assessment changes and impacts are not included as part of the Environmental Impact Report or appendices.

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9. The EIR Does Not Include Evidence That the Agricultural Buffers Will Be Adequate.

The EIR finds that there is potential incompatibility with existing agricultural and other land uses in the remaining area and determines that this impact is significant without mitigation measures. The significant impact will be mitigated by the City policy of a 50 foot setback and deed disclosures. The Environmental Impact Report includes no information why a 50 foot setback would be adequate. A 50 foot setback would appear to be a minimal buffer in the event that the surrounding agricultural land was sprayed through the use of aerial equipment. Moreover, if the surrounding land is used for grazing, it would appear that the animals would be able to immediately approach the back yards of the subdivision. The 50 foot buffer does not appear to comply with the provisions of the County policies included in the County General Plan and the County Ordinances. Because the MOU states that the County policies must be complied with in the event of an inconsistency between the County policies and the City policies, the EIR needs to explain the County policies and how the buffer will comply with County policies. In the Sunset Industrial Area Plan, Placer County determined that buffers should be between 100 feet and 400 feet.

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A 50 foot buffer proposed in the EIR simply is not enough to buffer residential property from agricultural activity. Deed disclosures do nothing to mitigate the impacts. Even if the land is only used for grazing, grazing can produce dust, noise and odors at levels that are considered a nuisance when close to residential areas. The EIR should specify that at a minimum a 300 foot buffer should be provided.

10. The Conversion of Agricultural Land to Develop Uses Is Not Properly Mitigated.

The EIR assumes 40.20 acres of land designated as prime Ag land will be taken out of production. Since only 22.4 acres are developed, and the remaining 18.8 acres will be used as a small community garden and undeveloped open space, the EIR assumes that the only impact is on the 22.4 acres. However, the permanent open space designation and the removal of the entire 40.2 acres from agricultural production, establishes that the total impact will be on 40.2 acres.

The only mitigation measure is a vague statement that "the development in the WRSP area shall minimize loss of agricultural land. This shall be achieved through off-site acquisition of conservation easements prior to approval of the 5 hundredth building permit". This mitigation measure is not adequate because it does not identify whether the conservation easements must be on a one to one basis. The General Plan would indicate they should be. The policies for Growth Management-Annexation and Sphere of Influence Number 2(e) requires the City to ensure the preservation of agricultural lands. In order to ensure the preservation of the 40 acres of agricultural lands, the EIR should insist upon off-site acquisition as a condition of the Project going forward. The EIR includes no evidence that the annexation policies of the General Plan will be complied with, and in fact there will be preservation of a comparable amount of prime farmland.

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11. The WRSP Project Will Have a Significant Impact with Respect to the Provision of Affordable Housing.

The West Roseville Specific Plan meets the requirements of the City Affordable Housing Standards, but does not comply with the requirements of the County for affordable housing or with the SACOG requirements for the City of Roseville to provide affordable housing. Nevertheless, the EIR concludes an impact 4.2-2 that the Project will not have a significant impact on affordable housing.

According to the Memorandum of Understanding with Placer County, the development in the West Roseville Specific Plan Area also has to meet the requirements of the Placer County General Plan. The WRSP Plan does not comply with the Placer County General Plan with respect to the provision of affordable housing. The development in the WRSP area will generate the need for many service jobs including gardeners, house cleaners, restaurant workers, and retail clerks. Most new jobs that are being generated are lower paying jobs. The Cities of Rocklin, Roseville, and Folsom continue to lose high tech jobs to outsourcing overseas. The analysis of jobs/housing balance in the West Roseville Specific Plan does not consider that better paying jobs are lost, and the type of new jobs that are being created in the City of Roseville. This analysis should be included in the Environmental Impact Report. Moreover, the WRSP provides only 4% very low income units, and 4% low income units. The standard of significance that should be applied to the impact of provision of affordable housing should be whether the City of Roseville is providing its regional fair share of affordable housing in the WRSP annexation area. Applying this standard of significance, rather than the City policy that clearly does not meet the need, the provision of affordable housing should be classified as a significant impact, rather than a not significant impact.

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12. Transportation and Circulation.

We incorporate by reference the comments of Neil Liddicoat that are included in this letter. Additionally, we provide the following comments.

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The City of Roseville General Plan policies to evaluate only the level of service at signalized intersections does not comply with the California Environmental Quality Act. A significant impact can be the exceedence of a level of service standard established by a transportation management agency. However, this is only one measure of a significant traffic impact. Appendix G to the CEQA Guidelines define a significant impact with respect to traffic as "cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity of ratio on roads, or congestion at intersections)." The EIR does not analyze this question at all because there are no calculations for the impact of the Project on road segments and on non-signalized intersections. Without such a study, it is impossible to determine whether or not the Project will have a significant impact on certain portions of the City of Roseville road system, and whether those impacts can be mitigated.

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We believe the standard of significance for impact on state highways should be restated so that if the Project causes a state highway to operate at less than LOS D, the impact is significant. Please state the source of the standard of significance recited in the EIR: "cause a state highway that is operating at LOS E or better without the WRSP or SOI amendment to operate at LOS F conditions." We believe that

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it is a significant impact on a state highway operating at LOS D to be reduced to LOS E. Likewise, the degradation of a highway operating at LOS D in Sacramento County to LOS E would be a significant impact under Sacramento County standards. Please state the source of the standard of significance "within Sacramento County would (1) cause a roadway segment operating at LOS E or better without the WRSP and SOI amendment to be degraded to LOS F."

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The EIR states "Providing a mixture of jobs and housing can lead to a reduction in trips and trip lengths. The model takes these factors into account and, therefore, does not merely layer trips based on additional develop." Please state how the model takes into account the mixture of jobs and housing, and how much the trip generation from the housing is reduced because of the mixture of jobs and housing. We ask is this reduction justified in view of the fact that most of the jobs generated in the WRSP area will be lower paying service jobs and clerical jobs, and most of the housing will be unaffordable to the people who are employed in the area.

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It appears one of the assumptions in the traffic model for the West Roseville Specific Plan and Sphere of Influence Amendment includes the widening of Baseline/Riego Road to 6 lanes and the utilization of the Riego Road State Route 70/99 interchange to access areas in Sacramento County and Yuba County. However, this assumption depends upon both the widening of Riego Road in Sutter County to the Placer County border, and also the improvement of the Riego Road Interstate 70/99 interchange. These assumptions are not based upon any fact. In fact, the South Sutter Specific Plan was recently overturned in Court. The authors of the Environmental Impact Report should read the judgment. One of the reasons the South Sutter Specific Plan was rejected by the Court was that the funding for the widening of Riego Road (or in the alternative construction of the Placer Parkway) was so uncertain as to be speculative. Likewise, no funding was identified for improving the Riego Road Interstate 70/99 interchange. The fact that there will be no access to the west to State Route 70/99 from Baseline Road, would appear to seriously impact the traffic model used in the West Roseville Specific Plan. If traffic can not be diverted to the west along Baseline Road because no improvements are completed in Sutter County, then the traffic will have to access Interstate 80 through other routes in the City of Roseville. The traffic model should be run with the assumption that Riego Road will not be widened to 6 lanes in Sutter County.

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The impacts evaluated in Section 4.3-1 do not adequately inform the decisionmakers and the public of the true impacts of the development of the West Roseville Specific Plan on the City's streets and roadways. This is because the westbound traffic on Baseline will be much less than estimated due to the fact that Sutter County can not widen Riego Road or improve the Riego Road/State Route 70/90 interchange. Moreover, the traffic analysis does not reflect the true impact on the City of Roseville roadways, because no segment analysis has been completed.

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Table 4.3-11 indicating the number of intersections operating at LOS C or better after the SOI amendment areas built out, is based completely on speculation. It is not known how the SOI amendment area, including the remainder area, will be built out and how the intersections will function after that development. The Environmental Impact Report can not evaluate the impact of the development on traffic since all the analysis in the remainder area is based upon speculation.

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The impacts of the Project on state highways appears to be unrealistically low. The assumptions that the calculations are based upon should be revealed somewhere in the Environmental Impact Report. There was no traffic study included in any of the appendices to the Environmental Impact Report. The EIR should explain how the West Roseville Specific Plan will add only 500 daily trips to Interstate 80 (and in some cases result in a reduction as much as 1,000 trips per day), when the Project includes adding 8,430 residential units, 49 acres of commercial development, 20 acres of business professional development, and 108 acres of industrial development. Although the WRSP alone is projected to produce more than 100,000 daily traffic trips, it adds virtually no trips to Interstate 80. We would like to know the assumptions that are applied to the traffic model that result in virtually no additions to Interstate 80 traffic. Moreover, we would like to know why this development results in a reduction in use of the Interstate 80 Riverside Avenue interchange.

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Commentators would like the authors of the EIR to explain what percentage of the traffic trips in the WRSP area are assumed never to leave the Roseville area. What is the assumption of the number of daily trips into the West Roseville Specific Plan area from outside of the City of Roseville.

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On page 4.3-68 the EIR states that implementation of certain improvements in Placer County, could mitigate the impacts of the Project to less than significant on Placer County roadways. However, the Environmental Impact Report explains that there is current negotiation regarding a regional traffic fee to fund the needed roadway improvements. Shouldn't the establishment of a regional traffic fund to complete the improvements that are necessitated in part by this Project, be a condition and mitigation measure that must be in place before the Project can go forward.

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With respect to the Project's impact on Rocklin roadways and intersections, shouldn't payment toward the Project's impacts on the City of Rocklin roadways be considered a mitigation measure. Why has such a mitigation measure not been considered? With respect to the Project's impacts on Sutter County roadways, the assumption of less than a significant impact is incorrect. The South Sutter County Specific Plan was overturned by the Sutter County Superior Court, and there was no appeal from the ruling of the Trial Judge. One of the reasons the Trial Judge rejected the South Sutter County Specific Plan was that the funding was not available for widening Riego Road or the construction of an interchange at SR 70/99 and Riego Road. The EIR should be modified to reflect that these improvements are not anticipated and that the roadways in Sutter County will operate at LOS F.

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With respect to the analysis of the impact of Sacramento County roadways. We ask that the authors of the EIR specify the source of the statement "of these LOS changes, only a degradation of LOS from E to F is considered a significant impact in Sacramento County." (Page 4.3-73.) We also ask why the Environmental Impact Report does not include a contribution from the West Roseville Specific Plan area to the needed improvements on Sacramento County roads that may be impacted by the development in the West Roseville Specific Plan area. Shouldn't some contribution to mitigation of the Project's impacts on Sacramento County roads be a condition of the Project?

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Since the Development of the West Roseville Specific Plan Area will have a significant unavoidable impact on regional traffic, should the environmental impact report explore the extension of light rail to the City of Roseville as a possible mitigation measure for this development, should this development contribute

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to added transit services such as the development of light rail to Roseville? Should the completion of light rail to Roseville be a condition of the Project? 35 - 46

13. Air Quality.

In the air pollution section of the EIR, one of the standards of significance is "obstruct the goals of relevant air quality plans, particularly the 1994 Sacramento Area Regional Ozone Attainment Plan". However, in the impacts of the Project, this particular standard of significance is not discussed. The West Roseville Specific Plan is not included in the Sacramento Area Regional Ozone Attainment Plan and the SIP for the Sacramento area. Therefore, all emissions from this area are significant and have an adverse impact on the air quality of the region. In light of the fact that all of the emissions in the West Roseville Specific Plan Area and Sphere of Influence Amendment Area will be added to an area that is a non-attainment area and are not considered in the plan to achieve an attainment of state and federal air quality standards, please explain why the Environmental Impact Report does not include the maximum measures to minimize operational emissions:

Why is there not prohibition of use of gas powered landscape maintenance equipment within the WRSP and the Sphere of Influence Amendment Areas.

Why are the developers not required to purchase battery powered or electric landscape maintenance equipment for each new residence.

Why are landscape maintenance companies not required to use battery powered or electric equipment in the West Roseville Specific Plan Area.

Why are wood burning fireplaces and wood stoves not completely banned in the West Roseville Specific Plan Area.

Why are solar electric cells not considered as a mitigation measure, and all homes be equipped with solar electric cells. In view of the fact that the City is considering building a 150 megawatt gas fire plant that will produce significant amounts of NO_x and ozone precursors, why shouldn't the impacts of this plant be in part mitigated by the requirement of solar electric cells on each home?

Why is there not a requirement to install low nitrogen oxide (NO_x), hot water heaters (beyond District Rule 246 requirements).

In view of the traffic projections that almost all vehicular trips will be within the City of Roseville, should not the developers be required to provide at least half the homes with electric vehicles as part of the conditions of development.

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Mitigation measure 4.4-5 appears to include the absolute minimum of mitigation measures, even though the West Roseville Specific Plan Area and Sphere of Influence Amendment will be adding air emissions in an area that was not included in the 1994 State Implementation Plan. In view of this fact, the maximum mitigation measure should be included. Please see the September 13, 2002, letter from the Placer County Air Pollution Control District, and mitigation measures 3,27-102. Please explain why each one of these mitigation measures was not included in mitigation measure 4.4-5.

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14. Noise Mitigations.

With respect to mitigation measures, mitigation measure 4.5-3, mitigation measure (a)(1) should state 70 dB (MAX). Mitigation measure 4.5-3(2) should state that delivery shall be limited to the hours between 7:00 a.m. and 10:00 p.m. Without such a mitigation measure, the residential uses within 150 feet will hear the diesel trucks, even if they don't hear the activities at the loading docks.

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15. Impact on the Habitat for Vernal Pool Crustaceans, Such as Vernal Pool Fairy Shrimp, Vernal Pool Tadpole Shrimp, and California Lindriella, and Other Candidate, Threatened, And/or Endangered Species (On the Federal or State Lists.).

One of the guiding policies of CEQA is "To prevent the elimination of fish and wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history." (Public Resources Code Section 21000 and 21001.) California Environmental Quality includes an independent duty to investigate the impacts of a project on the survival, reproduction, and habitat of "rare" species. (See CEQA Guidelines Section 15380.) Under the California Environmental Quality Act a project will have a significant effect on the environment if it will substantially effect a rare or endangered species or the habitat of such species. Therefore, there is an independent duty on the part of the preparers of an Environmental Impact Report to explore the impacts of a project on rare and endangered species.

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In this case Mr. Tim Vendlinski, Supervisor, of the Wetlands Regulatory Office of the United State Environmental Protection Agency, wrote:

"The West Roseville Specific Plan (WRSP) as proposed, may threaten the entire planning and permitting process, and seems to be inconsistent with the Placer Legacy Program. The proposed project, not including the "MOU remainder" region, would result in intensive residential, commercial and industrial development on over 5,700 acres of land currently in unincorporated Placer County. The project (not including the "MOU remainder" parcels) supports about 1,100 acres of vernal pool landscapes (i.e., vernal pools and their adjacent uplands that are necessary for their continued viability). This constitutes over 5% of the remaining vernal pool landscapes in western Placer County."

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“Although the West Parks/Fiddymont Ranch developers indicate that the proposed Project would “preserve” approximately 60% of the onsite wetlands and open space, an evaluation of the proposed land use plan (Figure 2 of the NLP) suggests that indirect impacts will eventually result in the loss of virtually all of these resources. The open space areas containing aquatic resources are small, fragmented, and surrounded by intensive human uses (note for example the numerous thin, approximately 100 foot wide strips of open space on the proposed land use plan). As mentioned above wetland such as vernal pools are dependent on the quality of the upland surrounding them. The proposed development is expected to alter hydrology, increase contaminated runoff, introduce exotic vegetation and result in incompatible uses by people, domestic pets and feral animals. Eventually degradation and loss of aquatic resources are expected to result.”

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The Environmental Impact Report proposes that approximately 19.62 acres of vernal pools and 4.76 acres of vernal swail would be preserved onsite. However, there is no explanation in the Environmental Impact Report as to how this habitat can be effectively preserved onsite. There is some discussion about fences, but there is no discussion about how the uplands will be preserved. The EIR needs to address the comments of the Federal Environmental Protection Agency.

In the September 13, 2002, letter from Ms. Jan C. Knight, Chief, Endangered Species Division of the United States Department of Interior Fish and Wildlife Service, Ms. Knight states: “The WRSP has identified open space areas where conservation or vernal pool, wetland riparian, and grassland ecosystems are to be preserved. We feel that these areas are entirely inadequate to protect listed vernal pool crustaceans. The service strongly recommends that conservation efforts within the WRSP and adjacent planning area include the following:..vernal pool ecosystems should be conserved at a landscape level and include adjacent upland areas which are essential in maintaining watershed and hydrological functioning of the pools; and areas surrounding vernal pools, listed vernal pool crustacean habitats and riparian area should be large enough to limit indirect effects.” The US Fish and Wildlife Service stress that avoidance of the pool area was the best solution and noted that the Roseville region “contains almost 14% of all vernal pools remaining within the California Central Valley.”

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Subsequently, the Chief of the Endangered Species Division was changed, and all of a sudden it became acceptable for the vernal pools to be filled, and that mitigation be provided by purchase of land in a vernal pool preserve. We believe that this change in Fish and Wildlife Service Policy was the result of political pressure and are in the process of discovering the communications. Nevertheless, under the California Environmental Quality Act the authors of the Environmental Impact Report have the independent duty to evaluate whether in fact the habitat is critical, and the loss of the vernal pools will effect the candidate, threatened, and endangered species. This analysis has not been conducted in the Environmental Impact Report and should be conducted. There is no explanation as to why all of the vernal pools in the West Roseville Specific Plan Area and Sphere of Influence Amendment will not be lost as a result of the development as suggested in the letter from the United States Environmental Protection Agency. Moreover, the Environmental Impact Report does not include an explanation as to why the vernal pool

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habitat in the West Roseville Specific Plan Area and Sphere of Influence Amendment is not critical habitat. This information should be included in the Environmental Impact Report.

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16. Department of Fish and Game Comments.

The Department of Fish and Game issued certain comments with respect to the Notice of Preparation. One comment was that “[The] analysis should include discussion of adjacent habitats outside of the plan area that support or could support listed species or species of concern and that may be impacted as a result of project implementation or other proposed or potential projects in west Placer County.” The Environmental Impact Report appears to be devoid of a discussion of how the development of the West Roseville Specific Plan and Sphere of Influence will effect habitat outside of the Project area, please identify where these issues are analyzed in the Environmental Impact Report.

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The California Department of Fish and Game also notes that the area of the West Roseville Specific Plan and Sphere of Influence Amendment include areas known to support concentrations of wintering water fowl of the Pacific Flyway. The DEIR should identify and analyze potentially feasible mitigation measures that avoid or substantially lessen, and minimize and fully mitigate, all reasonably foreseeable direct and indirect impacts to this resource.

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Clearly, the Department of Fish and Game considered that the loss of habitat for wintering water fowl on the Pacific Flyway was an impact of the Project. Nevertheless, the EIR does not consider loss of habitat for migratory birds and wintering water fowl as an impact of the Project and does not analyze such an impact. This impact should be separately considered and should be evaluated in the Environmental Impact Report.

35 - 56

17. Grassland Habitat.

In order to mitigate for the loss of grassland habitat for swainson hawk and other threatened and endangered species, the EIR proposes onsite preservation and preservation offsite as ratio .75 acres to 1. The EIR provides no rationalization why it is not necessary to provide habitat at at least a one to one ratio. Nor does the EIR explain why the onsite open space may be successfully used as habitat for Swainsons hawk and other threatened and endangered species. This open space will be open to use by domestic pets such as dogs and cats, and will also be used for multipurpose recreation.

CEQA Guidelines Section 15370 states:

35 - 57

Mitigation includes: (a) avoiding the impact altogether by not taking a certain action or parts of an action. (b) minimizing impacts by limiting the degree or magnitude of the action and its implementation. (c) rectifying the impact by repairing, rehabilitating, or restoring the impacted environment. (d) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action. (e) compensating for the impact by replacing or providing substitute resources or environment.

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The preservation of land in Yankee Slough, and other as yet undetermined sites in Placer County does not meet the definition of mitigation. The Yankee Slough area is already habitat for the Swainson's hawk, the burrowing owl, redtailed hawk, whitetailed hawk, northern harrier, and loggerhead shrike. The City is not "compensating for the impact by replacing or providing substitute resources or environments." If the City is merely stating that these bird species can use an area for habitat where they're already located. The City is not replacing or providing a substitute under any definition of these words.

35 - 58

Unless the City can show how it will provide new habitat that is not already available to the Swainson's hawk and other threatened and endangered bird species, then the loss of grassland habitat and habitat for threatened and endangered species of birds will have to be considered a significant and unavoidable impact.

18. Construction of the Weir.

As part of the drainage controls, a weir will be constructed across Curry Creek. The environmental impacts of constructing the weir across Curry Creek are not discussed in the Environmental Impact Report. There is no discussion of the potential for silt buildup behind the weir, and how soon the area behind the weir is likely to silt up. There is no discussion about the materials that will be used to construct the weir and the aesthetic appearance of the weir. Moreover, there is no discussion of the impact of the weir on fish resources. The impact of the weir should be discussed in greater detail and as a separate impact in the Environmental Impact Report.

35 - 59

19. Riparian Buffer Areas.

The EIR acknowledges that the California Department of Fish and Game generally recommends riparian corridor or setback of 100 feet or greater in order to protect stream channels and habitat. Likewise, the Placer County General Plan, which is not mentioned in the discussion on page 4.7-55 requires a 100 foot setback for active streams. Nevertheless, the Environmental Impact Report suggests as mitigation measure 4.7-12 that only a 50 foot buffer shall be established from the edge of the riparian vegetation or top of the bank. The Environmental Impact Report should explain why this smaller 50 foot buffer, rather than a 100 foot buffer is satisfactory and will mitigate the impacts of development on the riparian environment. Moreover, the Environmental Impact Report should explain why more stricter standards in the Placer County General Plan should not control under the Memorandum of Agreement should not control.

35 - 60

20. Impact 4.7-11.

The Project includes a revision of the City of Roseville General Plan to add a new open space policy that would allow flood control facilities to be constructed in open space areas. The EIR acknowledges that such a change in policy could destroy or degrade habitat. However, the Project suggests that any such facility should be reviewed at a later time for failure to comply with the California Environmental Species Act, the Clean Water Act, and the California Department of Fish and Game Code and Regulations. Please explain why this is not impermissible segmentation of environmental review since the construction of two weirs and a detention facility in open space are part of the proposed Project.

35 - 61

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21. Provision of Police and Fire Protection Facilities, and Other Needed Personnel.

On page 4.10-5 of the Environmental Impact Report, the EIR concludes that the Project will generate 20,810 new residents and would generate the need for 25 new police officers. However, the EIR does not draw any conclusions about the need for additional fire department stations and personnel. Instead the EIR states monitor the response time within any new develop area and provide for new stations as needed. Because there is no modeling of the need for more fire personnel and fire stations, it is difficult to determine whether the revenues generated by sales tax and property tax will be sufficient to pay for the fire personnel as well as police personnel. The costs of the police personnel and projected fire personnel and new fire stations should be included in the financing plan for the West Roseville Specific Plan, so that the public can determine whether or not guiding principle 1 is met by the development.

35 - 62

22. Increase Demand for Schools.

Within the West Roseville Specific Plan area the Project area would generate 4,883 elementary students, 1,182 intermediate students, and 2,882 high school students. (Page 4.1-22.) Although the developers agree to provide 53 acres to develop a high school and 54.4 acres to provide for 4 elementary school sites and 1 intermediate school site, it is unclear from the Environmental Impact Report whether these would be dedications of land or donations of land, or whether they are simply designations of land on the map and that the respective school districts would have to purchase the land. This issue should be clarified in the Environmental Impact Report.

35 - 63

The Environmental Impact Report sites City of Roseville General Plan Policies FC-2 and FC-3 that require adequate school facilities be available and the financing for new schools be identified and secured before new residential development is approved." The City of Roseville has not made available the financing plan, the development agreements, or any other documentation that will demonstrate whether or not the West Roseville Specific Plan Area will produce sufficient revenue to build the needed schools. The financing document should be available so that the public can offer comments as to whether the funding is in fact available for the construction of schools.

35 - 64

23. Library Branches.

Mitigation measure number 4.10-9 states that pursuant to General Plan policies FB-4, library branches or components shall be expanded and/or constructed to serve the additional 20,810 residents in the WRSP. It then states that a portion of the capital facilities fee could fund the expansion of existing or construction of a new library facilities. Clearly mitigation measure number 4.10-9 is not feasible mitigation because anything is possible. In order for General Plan Policy FB-4 to be achieved, funding must be designated for the library needs, it must be shown that the funding is available in the financing plan.

35 - 65

24. Water Supply.

On page 4.11-26 the Environmental Impact Report states that there would be a deficit of at least 2,555 acre feet per year for the remainder area. What is the implication of annexation of the Sphere of Influence area without adequate water. Should the City be precluded from annexing the Sphere of

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Influence area outside of the WSRP, because the City does not have adequate water for any development in that area? How does state law affect annexations to urban areas when there is insufficient water to develop the urban area?

35 - 66

25. Energy Conservation and Growth Inducing Impacts.

On page 5-4 the energy conservation equipment that should be included in this Project to reduce its effect on nonrenewable energy resources should include solar electric cells installed on each home.

35 - 67

In section 5.3 it would appear that the Project's impact should be considered as significant impact on the use of non-renewable energy sources. Likewise, the discussion in section 5.4 supports the conclusion that the Project will have a significant growth inducing impact. Why are these impacts not included among the significant impacts of the Project.

35 - 68

26. Cumulative Impacts.

It would appear that in Table 5-3 the cumulative impacts of the development of LaSalle University should be included, since there is an application pending for the development of LaSalle University. Also, it appears that on page 5.15 the assumption that Placer Ranch will not be developed is unfounded. It is directly adjacent to a residential area, and the owners of the property have taken steps to begin the development process. It is also likely the Roseville Energy Park will be developed, we ask if the air pollution impacts associated with the development of a 150 megawatt natural gas power plant having been included in the cumulative air impact analysis? If so, where is the air pollution related to the Energy Park included in the calculations? If the Energy Park has been omitted from the air pollution calculations, please state the reason that the air pollution park is not included in the cumulative air pollution analysis.

35 - 69

On page 5-23 the EIR states that "The WRSP's contribution to the demand for affordable housing would not be cumulatively considerable. In other areas of the EIR, the EIR concludes that the WRSP development itself would not contribute to the need for affordable housing. Please state the basis for this analysis. It would appear that the development of 8,430 units would create a demand for gardeners, house cleaners, home health workers, restaurant workers, retail clerks, and similar employees. Please provide the analysis that shows that the development of the WRSP area would not produce a need for affordable housing that exceeds the 8% low cost units and very low cost units that are included within the Project.

35 - 70

In the cumulative traffic analysis on page 5-51 the Environmental Impact Report includes a statement that the South Sutter County Specific Plan includes a widening of Riego Road to 6 lanes and construction of an interchange at SR70-99. This assumption may not be included in the Environmental Impact Report since the South Sutter County Specific Plan was set aside by the Sutter County Superior Court. One of the reasons the South Sutter County Specific Plan was rejected was that Sutter County could not specify the funding for expanding Riego Road to 6 lanes and the construction of the interchange at SR 70/99 at Riego Road.

35 - 71

The Environmental Impact Report states that in Sacramento County a degradation from LOS D to LOS E is not a significant impact. We do not believe that this is a Sacramento County standard, and

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we ask that you cite the authority for this statement. Moreover, even if it is the Sacramento County standard, such a standard does not comply with CEQA and *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98.

35 - 72

On page 5-54 the EIR states "Due to the substantial amount of growth and an unplanned increase in vehicle emissions from sport utility vehicles, the current SIP is outdated and underestimates emissions that are generated within the air basin." In light of the unforeseen increases in NOX, ROG and other precursors of ozone, what steps have been taken in the WRSP area and Sphere of Influence Amendment EIR to further reduce air impacts of the development?

35 - 73

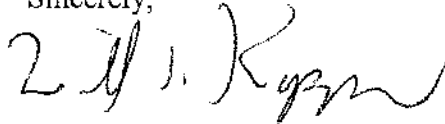
On page 5-58 to 5-59, the EIR includes that there would be no significant impact from TAC levels. However, there is no designation in the EIR of locations where there is likely to be significant diesel particulate matter emissions and how close these areas are to residential areas. For example, if there are areas with frequent delivery truck trips and bus trips, these areas may have sufficient concentrations of diesel particulate to violate the 10 in 1 million threshold. Please identify those areas in the WRSP area and demonstrate how close they are to residential areas.

35 - 74

On 5-66 the Environmental Impact Report concludes that the WRSP would result in the permanent loss of habitat for threatened and endangered species within the development boundaries. The EIR determines that the 10% loss of the approximate 20,000 acres of grassland habitat in western Placer County is a small percentage and insignificant. Please state the scientific basis for this conclusion. Moreover, the EIR fails to mention how much additional acres of grassland habitat would be eliminated by the development of the remainder area in the Sphere of Influence Amendment, LaSalle University, Placer Ranch, the Placer Vineyards, and the Sunrise Industrial Park. What percentage of the grassland habitat in the area will be cumulatively lost. In light of the loss of the grassland habitat to be engendered in the other developments in the area, please state the scientific and legal basis for the conclusion that the cumulative impacts will be less than significant.

35 - 75

Sincerely,



WILLIAM D. KOPPER

WDK:kgf

Response to Comment Letter 35

William D. Kopper, Attorney at Law, on behalf of Mr. Catalano, Mr. Collins, Mr. Elliott, Mr. Bain, and Roseville Citizens for Responsible Planning (October 28, 2003)

Response to Comment 1

The commenter incorrectly states that the EIR “cannot” address the impacts of adding the Remainder Area to the City’s Sphere of Influence. The impacts of the Remainder Area portion of the project are fully analyzed in the EIR at a programmatic level. This comment provides introductory text that identifies the commenting individuals, organizations, and/or experts. Further, the comment expresses opposition to the project. This comment is acknowledged, and the opinion of the commenter(s) will be provided to the decision-makers for review and consideration.

Response to Comment 2

The commenter is correct in noting that the public review period for a Draft EIR shall be at least 45 days. The public review period for the Draft EIR was 45 days.

The project description provided in the Draft EIR is consistent with CEQA’s requirements for a project description, which are outlined in Section 15124 of the CEQA Guidelines. The Specific Plan contains a program of implementation measures (including financing measures) to ensure the provision of infrastructure, facilities, public services, and mitigation measures that are necessary to support the proposed development. These financing plans do not call for physical changes in the environment that are not already described in the Project Description; they are simply legal instruments necessary to implement the project as described. These implementation measures are described in Section 11 (Implementation and Administration) of the Specific Plan and Section 2.4.3 (Project Description, Implementation) of the Final EIR. CEQA does not require Development Agreements, Financing Plans, and other project implementation documents to be executed prior to public review of the Draft EIR. Moreover, execution of these documents is not in fact mitigation under the Draft EIR. The Development Agreements and Financing Plans will, however, be available for review and consideration by the decision-makers and the public prior to certification of the Final EIR and consideration of the proposed project for approval or denial.

Response to Comment 3

Refer to Response to Comment 25-2 for a discussion of financing measures.

Response to Comment 4

This comment is a duplicate of the second paragraph of Comment 25-2. Therefore, refer to Response to Comment 25-2 for a discussion of financing measures.

Response to Comment 5

This comment is a duplicate of Comment 25-3. Therefore, refer to Response to Comment 25-3 for a discussion of the development agreements.

Response to Comment 6

This comment is a duplicate of Comment 25-4. Therefore, refer to Response to Comment 25-4 for a discussion of the Guiding Principles.

Response to Comment 7

This comment is a duplicate of Comment 25-5. Therefore, refer to Response to Comment 25-5 for a discussion of the Development Agreements.

Response to Comment 8

This comment is a duplicate of Comment 25-6. Therefore, refer to Response to Comment 25-6 for a discussion of financing measures.

Response to Comment 9

This comment is a duplicate of Comment 25-7. Therefore, refer to Response to Comment 25-7 for a discussion of the Project Description.

Response to Comment 10

A copy of the Notice of Availability (NOA) is provided as Appendix W in Volume 4 of the Final EIR. The NOA for the Draft EIR indicates a public review period of September 15, 2003 through October 29, 2003. Also provided in Appendix W is a copy of both newspapers in which the notice appeared: the *Press Tribune* (printed September 13, 2003) and the *Sacramento Bee* (printed on September 15, 2003). These notices show the same public review period as the NOA. The commenter erroneously references a Public Meeting Notice for a Planning Commission meeting rather than the notice prepared and published to indicate availability of the Draft EIR.

Response to Comment 11

With respect to the length of the document, while CEQA indicates that Draft EIRs should normally be less than 350 pages, these recommended page limits were adopted to encourage agencies to avoid

preparing unnecessarily long EIRs and to focus their analysis on the key environmental issues. The page limits correspond to the page limits for an environmental impact statement prepared under NEPA in an effort to make the two systems compatible. However, as reflected in *Practice under the California Environmental Quality Act* (Kostka and Zischke 1999), "These page limits are rarely observed. EIRs are frequently invalidated by the courts for including too little information but rarely for including too much information." In order to provide full disclosure of the environmental impacts that would result from construction and operation of a project that covers a large geographic area with various environmental resources and several ownership interests at two levels of detail (project level and program level), more than 350 pages were required. To the extent possible, additional information is provided in the technical appendices, rather than in the body of the Draft EIR, in order to reduce the page limit to the maximum extent feasible. The Draft EIR was written and formatted with the goal of providing an easy-to-read and user-friendly document, providing the information necessary to allow the public a meaningful opportunity to comment upon the substantial adverse environmental effects of the project and feasible ways to mitigate or avoid such effects.

Response to Comment 12

Refer to Response to Comment 35-11 for a discussion of the length, format, and readability of the Draft EIR. Refer also to Topical Response B (Adequacy of Public Review Period) for discussion the Adequacy of Public Review Period and the many opportunities for public participation.

Response to Comment 13

The commenter cites the cases of *Schoen v. California Department of Forestry and Fire Protection* (1977) 58 Cal.App.4th 566, 574 and *Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.App.3d 376, 392. The *Schoen* case involved the approval by the California Department of Forestry of two timber harvest plans. Louisiana Pacific had conducted its own updated cumulative impact analysis and the timber harvest plans were not afforded any review by the public as a result of the determinations by the Department of Forestry that the plans represented minor deviations. The court held that the public had been deprived of its right to comment and review. This is different from this project and EIR, which has been the subject of extensive public review, hearings before the Roseville Public Utilities Commission, the Roseville Parks and Recreation Commission, the Roseville Transportation Commission, the Planning Commission, and ultimate review by the lead agency, the Roseville City Council. All of these hearings were open to the public. The length of the Draft EIR is dictated by the complexity and scope of the Project, and reflects the comprehensiveness of the environmental analysis of all potential significant environmental impacts of the Project. The *Schoen* case has no bearing on the WRSP EIR.

The *Laurel Heights* case cited by the commenter supports the general proposition that the EIR informs both the public and the decision-makers. Refer to Topical Response B (Adequacy of Public Review Period) for discussion the Adequacy of Public Review Period and the many opportunities for public participation.

Response to Comment 14

Refer to Responses to Comments 35-11 through 35-13 for a discussion of CEQA Guidelines.

Response to Comment 15

As required by Section 15125(d) of the CEQA Guidelines, Chapter 7 (Planning Considerations) of the Final EIR addresses any potential inconsistencies with applicable documents that are part of the planning context in which the proposed project would be developed. The consistency analysis addresses the City of Roseville General Plan (1992, updated through 2003). Page 7-14 of the Final EIR states that, "A list of all the revisions made to the General Plan policies pertaining to land use is included in Chapter 2 in this EIR. Overall the changes are minor and would not result in any additional environmental effects beyond those caused by construction and operation of the WRSP. It is within the City's purview to interpret its General Plan and to ultimately decide if the WRSP is consistent or inconsistent with any City goals or policies." (Specifically, all of the proposed General Plan amendments are provided on pages 2-53 through 2-59 in Section 2.4.4 [Proposed General Plan Amendments] of Section 2 [Project Description] of the Final EIR.) Because the Remainder Area is not proposed to be annexed to the City at this time, it remains under the County's jurisdiction.

Page 7-15 of the Final EIR also indicates that: "There are a number of underlying principles that form the foundation for the goals and policies of the General Plan elements. Each of these principles is discussed below, grouped by General Plan Element. The WRSP has been found to be consistent with each of the underlying principles; therefore, it is assumed that it is consistent with each of the individual, applicable policies."

With respect to conservancy ownership of open space areas, it is identified as a policy of the General Plan in order to allow this option to be considered. To date, neither the City nor the Landowners have entered into formal discussions with possible conservancies to own, operate, and/or manage the open space areas. There is no substantial evidence, however, that conservancy ownership of open space areas, which is common throughout California, would have a significant effect on the environment. Refer to pages 4.7-61 and 4.7-62 of the Final EIR for a discussion of the potential impacts related to flood control facilities in open space areas.

Response to Comment 16

The proposed revision to Policy 5 (Fire Protection) would affect any portion of the city, including, but not limited to, the WRSP, where development is adjacent to open space. The Final EIR acknowledges that the WRSP would, in part, be located immediately adjacent to permanent or temporary open space areas that could be subject to fires, as stated on page 4.10-13 of the Final EIR. The project developers would be required to pay the Fire Service Construction Tax, which requires that 0.5 percent of the value of any new construction be collected as part of the building fee and designated for fire capital improvements, such as fire stations and safety equipment.

Response to Comment 17

Refer to Response to Comment 35-15 for a discussion of the General Plan.

Response to Comment 18

While no specific development plan is proposed for the Remainder Area, general project objectives have been identified as required by Section 15124(b) of the CEQA Guidelines. In addition, assumptions regarding potential land uses in the Remainder Area were necessary in order to complete the programmatic environmental analysis. While the WRSP and Remainder Areas are at different stages of planning, they are related geographically and as logical parts in a chain of contemplated actions. Therefore, by providing a dual level of analysis (project level for the WRSP and programmatic level for the Remainder Area), the effects of developing both areas are fully considered, rather than segmented.

In addition, Section 1.3 (Type of EIR) of the Final EIR states that, "With respect to future development projects that may be proposed in the Remainder Area, Section 15168(c) of the CEQA Guidelines states that subsequent activities should be examined in light of the Program EIR to determine whether additional environmental documentation must be prepared. If a later activity would have significant effects that were not examined in the Program EIR, subsequent environmental documentation must be prepared, consistent with Sections 15162 through 15164 of the CEQA Guidelines; in effect, the subsequent environmental documentation would be 'tiered' from the Program EIR. As established by Section 21068.5 of CEQA, tiering refers to coverage of general matters and environmental effects in an environmental impact report prepared for a policy, plan, program, or ordinance followed by narrower or site-specific environmental documents that (1) incorporate, by reference, the discussion in any prior environmental impact report and (2) concentrate on the environmental effects that are capable of being mitigated or were not analyzed as significant effects on the environment in the prior environmental impact report.

“If any subsequent development proposal would not result in new effects or the need for new mitigation measures, the subsequent activity could rely on the environmental analysis provided in the Program EIR, and no additional environmental documentation would be required.”

No entitlements have been requested or considered for the Remainder Area at this time, and approval of the WRSP does not provide any *de facto* entitlements to the Remainder Area. No “development plan” is being proposed or approved for the Remainder Area. Making reasonable assumptions about possible future development does not constitute the approval of a “development plan.” The Final EIR has been prepared in full compliance with all procedural and substantive requirements of CEQA and the CEQA Guidelines.

Tiering could be an appropriate approach to analyze the environmental impacts resulting from any future development in the Remainder Area. As stated in Section 11.4 of *Practice under the California Environmental Quality Act* (Kostka and Zischke 1999), “The tiering of EIRs allows agencies to evaluate broad environmental issues, to respond to those issues in an EIR prepared at the planning stage, and to provide detailed examination of specific issues in EIRs on later development projects that are consistent with or implement the approved program, plan, policy, or ordinance.” Because the Final EIR analyzes impacts associated with amending the City’s General Plan and Zoning Ordinance, as well as the impacts that would result from a comprehensive land use plan, it is appropriate to serve as a first-tier document.

Section 11.5 of *Practice under the California Environmental Quality Act* (Kostka and Zischke 1999) also states that, “The level in a first-tier EIR should, however, correspond to the level of detail of the program, plan, policy, or ordinance being reviewed.... For example, when the policies that the agency is approving include a specific plan for a proposed development project, the first-tier EIR should not defer analysis of foreseeable significant project impacts to a later stage of environmental review.... On the other hand, when the agency is preparing a first-tier EIR for a broad planning action such as adoption of a general plan, area plan, or a community plan, development of detailed, site-specific information may not be feasible. The agency may defer a more detailed analysis to later environmental documents prepared for specific projects as they arise.” The approach to the environmental analysis provided in the Final EIR is consistent with this guidance.

Response to Comment 19

The commenter incorrectly states that the EIR “cannot” address the impacts of adding the Remainder Area to the City’s sphere of influence. The impacts of the Remainder Area portion of the project are fully analyzed in the EIR at a programmatic level. The commenter cites *Friends of Mammoth v. Town of Mammoth Lakes Redevelopment* (2000) 82 Cal.App.4th 511. The *Friends of Mammoth* case involved a redevelopment plan EIR, evaluated by the Town of Mammoth Lakes for a redevelopment project

involving 72 redevelopment projects. The Court reconciled Public Resources Code Section 21090, which applies specifically to redevelopment plans, with CEQA Guidelines Section 15168, which discusses the preparation of Program EIRs under CEQA. The Court reasoned that a programmatic level of environmental analysis would otherwise be appropriate with regard to redevelopment plans because redevelopment plans are deemed a single project under CEQA. Public Resources Code Section 21090 limits subsequent environmental review.

The issues raised in *Friends of Mammoth* are different from the environmental analysis for the Remainder Area in this EIR. First, the Remainder Area is not a redevelopment, so Section 21090 does not apply. Second, CEQA Guidelines Section 15168 specifically authorizes a programmatic level of analysis to allow environmental review at the earliest possible time, such as at the time of Sphere of Influence changes, annexations, and similar first-tier planning reviews. In *Al Larson Boat Shop, Inc. v. Board of Harbor Commissioners* (1993) 18 Cal.App.4th 729, the Court of Appeal, citing the *Laurel Heights* case, noted, "The level of specificity of an EIR is determined by the nature of the Project and the 'rule of reason,' rather than any semantic label accorded to the EIR." The programmatic environmental review of the proposed Sphere of Influence change covering the Remainder Area is precisely the level of environmental review authorized by CEQA case law and the CEQA statute and Guidelines.

Moreover, the Final EIR specifically contemplates subsequent environmental review for project-specific proposals as they are submitted for the Remainder Area.

Response to Comment 20

The commenter cites *Pala Band of Mission Indians v. County of San Diego* (1998) 68 Cal.App.4th 566. In the *Pala* case, the Pala Band of Mission Indians sought to set aside a negative declaration adopted for the approval of a countywide integrated waste management plan, which tentatively reserved potential landfill sites. The Pala were opposed to siting a landfill in Gregory Canyon, and urged the preparation of a program EIR as opposed to a negative declaration. The *Pala* Court concluded that the negative declaration was appropriate, and that an EIR was not required, because the designation of future landfill sites was premature and wholly speculative. Quoting *Rio Vista Farm Bureau v. County of Solano* (1992) 5 Cal.App.4th 351, 373–374, the Court noted "where, as here, an EIR cannot provide meaningful information about a speculative future project, deferral of an environmental assessment does not violate CEQA." The Court noted when a specific landfill site is actively proposed, the preparation of an EIR would no longer be premature.

The City of Roseville has not specifically committed to project- and property-specific land uses for the Remainder Area in the City/County MOU. The City has nonetheless prepared a tier-one program level EIR for the proposed change in the City's Sphere of Influence, providing a greater, not lesser, level of

analysis that was deemed adequate in the *Palu* case. At this time, the City has specifically committed only to apply for a Sphere of Influence change for this area. Accordingly, the EIR analyzes at a tier-one programmatic level potential environmental impacts of a reasonable conceptual land use scenario for the development of the Remainder Area. This approach is consistent with the CEQA Guidelines, CEQA statute, and CEQA case law.

Response to Comment 21

The commenter contends that the Draft EIR, particularly with reference to the programmatic analysis of the Remainder Area, violates the holding *Stanislaus Natural Heritage Project v. County of Stanislaus* (1996) Cal.App.4th 182. The *Stanislaus* case involved a challenge to an EIR prepared by Stanislaus County alleging that the EIR had failed to evaluate the environmental consequences associated with supplying water to a 25,000-unit residential development authorized by a Specific Plan to be built in four phases over a 25-year period. The court found that the EIR was inadequate because it failed to identify any possible sources of water to serve the project beyond the first 5,000 units. It was not sufficient, the court held, for the City to say that the remaining 20,000 units would not be built if adequate sources of water were not identified. The City must attempt to identify sources of water to serve all 25,000 units approved.

Stanislaus involved the approval of land use entitlements for the entire 25,000 units within a Specific Plan. Here, there is no Specific Plan covering the Remainder Area and no development is being approved in this area. In *Stanislaus*, the Court distinguished its holding from the analysis in *Rio Vista*. *Rio Vista* upheld a Program EIR prepared for a hazardous waste management plan against the challenge that the EIR had failed to discuss the potential locations for future hazardous waste storage facilities. In *Stanislaus*, the Court found that, unlike the situation in *Rio Vista*, the *Stanislaus* case involved a Specific Plan providing for approval of 25,000 units and the timing of construction of those villages in four separate phases. Water was assured and analyzed for only the first phase of the 5,000-unit project. With regard to the Remainder Area discussed in the WRSP Final EIR, there is no such specificity and there is no Specific Plan, land use specific planning, or phasing. Nonetheless, water availability is comprehensively analyzed for the Specific Plan area as well as the Remainder Area in the WRSP Final EIR.

Moreover, contrary to the commenter's contention, recent case law supports the conclusion that the Sacramento River diversion need only be addressed in general terms in the WRSP Final EIR. For example, in *Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001) 92 Cal.App.4th 342, the county certified an EIR for a specific plan for the development of almost 3,000 acres. The EIR identified anticipated sources to provide water service to the area, although their availability had not been absolutely established. The court held that, because of the uncertainty surrounding these anticipated sources, the EIR must also analyze, in general terms, other potential options and could

provide for a mitigation measure that would prevent development if the identified sources failed to materialize. (*Id.* at 374)

The analysis in *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428 is also responsive to the commenter's contention. In that case, a developer applied for a use permit for development of a rock quarry, and the issue was whether the EIR adequately addressed the impact of a road widening that would be required by the quarry. The EIR addressed the road widening in general terms, but deferred until a later point a more detailed analysis. The State of California Department of Transportation (Caltrans) was to provide a more detailed analysis of the road widening, but was unwilling to conduct a full-blown study until it was certain the quarry would be approved. The court held that this deferral of environmental analysis did not violate CEQA, stating:

The extent to which treatment of a subject in an environmental document for a multistage project may be deferred, depends on two factors: (1) whether obtaining more detailed useful information on the topic is meaningfully possible at the time when the environmental document for an earlier stage is prepared, and (2) how important it is to have the additional information at an earlier stage in determining whether or not to proceed with the project. If the additional information would at best amount to speculation as to future event or events, it obviously would not be of much use as input in deciding whether to proceed. Where the major action under consideration, once authorized, cannot be modified or changed, it may be essential to obtain such information as is available, speculative or not, for whatever it may be worth in deciding whether to make the crystallized commitment. But where a multistage project can be modified or changed in the future to minimize or eliminate environmental hazards disclosed as the result of information that will no become available until the future, and the Government reserves the power to make such a modification or change after the information is available and incorporated in a further environmental document, it cannot be said that deferment violates the rule or reason. Indeed in considering a project of such flexibility it might be both unwise and unfair not to postpone the decision regarding the next stage until more accurate data is at hand. (*Id.* at 1448, citation omitted.)

Applying the factors in *Riverwatch*, the EIR for the WRSP properly addresses the proposed Sacramento River diversion as a potential source of additional water for the Remainder Area in general terms, but defers a more detailed analysis until project specific land uses are presented to the City for further environmental review. This approach is appropriate for at least two reasons. First, it is not clear that it is meaningfully possible to obtain detailed useful information on the Sacramento River diversion at this time, particularly given that it will be the subject of a multi-year joint FIS/EIR. Second, it does not appear critical to have the additional information at this early programmatic stage of analysis of the Remainder Area to determine whether or not to proceed with changes to the Sphere of Influence. Sacramento River diversion is not necessary for providing water for the WRSP, the only area to be included within the approved Specific Plan.

Response to Comment 22

The Project Description provided in Chapter 2 (Project Description) of the Final EIR has been prepared in compliance with Section 15124 of the CEQA Guidelines, which sets forth the components necessary to form an adequate project description. The project's technical characteristics are described in detail in

Section 2.4 (Proposed Project) of the Final EIR. The technical characteristics include land uses, open space, circulation systems, transit, public facilities and services, on-site improvements, off-site improvements, and resource management elements. Additional technical data are provided in the “issue area” discussions provided in Sections 4.1 through 4.11 of the Final EIR, as well as in the technical appendices. The project’s economic characteristics are described in Section 2.4.3 (Implementation) and in the Specific Plan, which is provided as Appendix N to the Final EIR. Lastly, the project’s environmental characteristics are summarized in Chapter 2 (Project Description) and provided in greater detail in the “issue area” discussions provided in Sections 4.1 through 4.11 of the Final EIR, as well as in the technical appendices.

The commenter cites the case of *Sundstrom v. County of Mendocino* (1998) 202 Cal.App.3d 296, 311 to suggest that the Project Description is too general in nature. *Sundstrom* involved a challenge to the approval of a Conditional Use Permit authorizing the construction of a sewage treatment plant to serve an existing development consisting of a small motel, restaurant, and filling station in Mendocino County. The Board of Supervisors relied on a negative declaration to approve this project and the Court of Appeals invalidated this environmental analysis based on a lack of substantial evidence supporting the Agency’s finding of no significant impact. The *Sundstrom* case has no applicability to the present situation, in that a comprehensive EIR (and not a negative declaration) has been prepared evaluating all impacts of the West Roseville Specific Plan at a project level of analysis and the potential environmental impacts of the Sphere of Influence change for the Remainder Area at a programmatic level of analysis.

Consistent with Section 15125 of the CEQA Guidelines, the environmental setting is also summarized in Chapter 2 (Project Description), with greater detail provided in the “issue area” discussions, provided in Sections 4.1 through 4.11 of the Final EIR, as well as in the technical appendices.

The commenter’s reference to *San Joaquin Raptors/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App.4th 713 is also misplaced. The commenter asserts that the Project Description in the Draft EIR is truncated and inadequate. In *San Joaquin Raptors*, a writ of mandate was filed challenging the approval by Stanislaus County of a proposed development to build a residential and commercial project on approximately 154 acres. In characterizing the EIR as a “mass of flaws,” the court found that the EIR failed to comply with CEQA “in all major respects.” In concluding that the project description was inadequate, the Court reasoned that the EIR failed to include a wastewater treatment plant as a necessary element of the project, despite the Draft EIR’s recognition that sewer expansion was a necessary component of the project. Stanislaus County had reviewed the environmental impacts of the sewer expansion in a separate EIR. However, none of the sewer expansion’s impacts was “identified, much less considered, in connection with the impacts of the development project identified in the Final EIR for the

development project.” The truncation of projects and separation of impacts violated the spirit and letter of CEQA. There is no such truncation of projects or failure to analyze significant impacts in this WRSP Draft EIR.

The commenter correctly quotes page 1-3, paragraph 2 of the Specific Plan. To clarify, the past tense (“have executed”) was used in reference to the execution of the Development Agreements to minimize the need for future revisions in the event that the specific plan is approved and all Development Agreements are executed. The decision to write the specific plan using past tense in no way reflects the likelihood of an action in favor of or against the project. The City has used this approach in writing the last eight specific plans. If the ultimate decision is to deny a specific plan project, the language in the document is not approved and changes to the documents are not needed. If the decision-makers approve the project, further revisions are not required to change verb tenses to reflect that approval. Lastly, the Development Agreements are integral to ensure implementation of the Specific Plan, and these documents will be available for review and consideration by the decision-makers and the public prior to consideration of the proposed project for approval or denial.

As previously stated in Response to Comment 35-2, the project description provided in the Draft EIR is fully consistent with CEQA’s requirements for a project description, which are outlined in Section 15124 of the CEQA Guidelines. The Specific Plan contains a full program of implementation measures (including financing measures) to ensure the provision of all infrastructure, facilities, public services, and mitigation measures that are necessary to support the proposed development. These implementation measures are described in Section 11 (Implementation and Administration) of the Specific Plan and Section 2.4.3 (Project Description, Implementation) of the Final EIR. CEQA does not require Development Agreements, Financing Plans, and other project implementation documents to be executed prior to public review of the Draft EIR. The Development Agreements and Financing Plans will, however, be available for review and consideration by the decision-makers and the public prior to certification of the Final EIR and consideration of the proposed project for approval or denial.

Response to Comment 23

CEQA does not require a fiscal analysis as part of the environmental review process (Section 15131 (a) of the CEQA Guidelines: *Economic or social effects of a project shall not be treated as significant effects on the environment*). The Specific Plan, however, contains a full program of implementation measures (including financing measures) to ensure the provision of all infrastructure, facilities, public services, and mitigation measures that are necessary to support the proposed development. These implementation measures are described in Section 11 (Implementation and Administration) of the Specific Plan and Section 2.4.3 (Project Description, Implementation) of the Final EIR. In addition, as part of the project analysis,

MuniFinancial ran a fiscal analysis to ensure that adequate public services could be provided. The first tier of the analyses occurred in February 2002 as part of the Feasibility Analysis that the City prepared prior to proceeding with the Specific Plan process. The results of the Fiscal Analysis were made available to the public. As part of the Development Agreement process for the WRSP, the City of Roseville will ensure that, at a minimum, the WRSP will be fiscally neutral, which is consistent with the Guiding Principles that are proposed as policies in the General Plan as part of this project. An operations and maintenance plan will guide open space management efforts, and a Community Facilities District (CFD) or other similar measure shall provide funding. The City is in the process of forming a Mello-Roos Community Facilities District for services that will, in part, pay for these ongoing maintenance costs. Final formation of the CFD cannot take place until the WRSP is annexed to the City. In summary, and at a minimum, the proposed project will be fiscally neutral with respect to the operating budget of the City of Roseville. Finally, it should be noted that the High School, Elementary School, substation, Fire Station, regional park, and regional sports park are not "mitigation measures."

Response to Comment 24

The revised General Land Use Plan is illustrated by Figure 2-3 (West Roseville Specific Plan Land Use Plan). The change in land uses can be determined by comparing Figure 2-3 with the *Roseville 2010 Land Use Diagram*, which was adopted on November 18, 1992, updated on July 23, 2001, and included as an oversized map in the back of the City's existing General Plan. Due to its size, it was not included as part of the Draft EIR, but it has been, and is, available for review at the City of Roseville Permit Center. In summary, the only change to the City's existing General Plan is to include the WRSP area and its proposed land uses and circulation system. As described in Section 2.4.1 of the Final EIR, the land use designation would change from the County's designation of Agricultural/Timberland 80 acre minimum to urban land uses within the City of Roseville's General Plan. In response to the comment, a reduced copy of the City's existing (1992, as updated in 2001) and proposed (2003) General Plan Land Use maps is provided in Appendix C (City of Roseville General Plan Policies and General Plan Land Use Maps) of this Final EIR.

Response to Comment 25

Policy 12 (Parks and Recreation) addresses the need to ensure that any proposed parks and recreational facilities that are proposed within, or by, the City have the proper funding and/or financing to allow for planning, implementation, and long-term maintenance. Parks and recreational facilities can be funded through City Impact fees, which are paid by developers prior to the issuance of a building permit, establishment of a Community Facilities District pursuant to the 1982 Mello-Roos Community Facilities

Act, or directly through developer financing. Other financing mechanisms may also be utilized. The City is not envisioning a toll program for the use of public parks and greenways.

Response to Comment 26

The criterion of 50 pounds per square inch (psi) for minimum water pressure (as opposed to 70 psi) was used in the City's latest water model update study, which included analysis of system capabilities for meeting fire flow requirements. The General Plan policy revision will not lessen the City's existing level of service as it pertains to fire protection, and it has been proposed to match other City standards and design requirements.

Response to Comment 27

The City has existing agreements with the SJWD for water supply beyond the proposed WRSP agreement. The existing City General Plan for Water Systems Policy 8 is proposed for revision merely as a technical update to reflect the City's existing and continuing agreements for the delivery of SJWD water in Roseville. The intent of the policy is to allow the City to pursue other supply facility options with SJWD and other agencies, including elements such as new water system interties or shared water facilities. These elements would only be implemented following appropriate environmental review in compliance with CEQA.

With respect to aquifer storage and recovery, page 4.11-6 of the Final EIR states that "The City is evaluating the feasibility of developing an Aquifer Storage and Recovery (ASR) program. Under such a program, surface water would be injected into the aquifer in wet years for storage, and then the City's backup groundwater wells would pump the stored water in dry years. The City is developing a demonstration project at the Diamond Creek well, which is under construction, to evaluate the feasibility of using planned wells for injection and storage of treated water."

The City will perform environmental review of the ASR pilot program prior to implementing the program. The General Plan policy that addresses ASR reflects the City's goal of continuing to pursue conjunctive use projects, which is also one of the goals of the ongoing Water Forum efforts. The policy does not itself provide approval for an ASR program. However, implementation of an ASR pilot program is not necessary to meet water demand associated with development of the WRSP Area and thus the Final EIR does not rely on ASR supply to meet Project demand. Refer also to Response to Comment 29A-25 for a discussion of the ASR program. Further, the proposed General Plan Amendment (to Water Systems Policy 8) is minor in that it only proposes to add the SJWD to the policy. The revision reflects the City's existing and continuing relationship with SJWD for the delivery of water in Roseville, beyond the proposed WRSP agreement.

Surge capacity relates to the provision of adequate peak wet-weather flow (PWWF) capacity. Section 4.11.8, page 4.11-58, of the Final EIR indicates a peak wet weather flow of 45 mgd at the DCWWTP and an average daily flow of 18 mgd, which results in a peaking factor of 2.5 for surge capacity (the ratio of peak wet weather flow to average dry weather flow). Adequate surge capacity is provided at both DCWWTP and PGWWTP with the provision of a peaking factor of 2.5 at each plant.

The existing and projected capacity analysis for the proposed project, including an assessment of utilization of capacity, is provided in Section 4.11.8, pages 4.11-58 through 4.11-60 of the Final EIR. As shown on Table 4.11-11 of the Final EIR, the PGWWTP has a capacity of 12 mgd average daily flow for the first phase of construction. Even without the proposed project, the City would monitor the capacity consistent with Wastewater and Recycled Water Systems General Plan Policy 5, to ensure that a reserve treatment capacity is maintained. The General Plan policy is intended to initiate design and construction of additional wastewater treatment capacity when the flow reaches 75 percent of the rated capacity. Since the first phase of PGWWTP has a rated capacity of 12 mgd average daily flow, planning for expansion to 20.7 mgd under the Wastewater Master Plan conditions or to 22.4 mgd under the proposed project conditions would be initiated at an average daily flow of 9 mgd. In addition, while CEQA only requires an analysis of existing plus project conditions, the City included an analysis of buildout of the entire city plus the WRSP to ensure that adequate capacity was analyzed.

As stated on page 4.11-21 of the Final EIR, the water supply studies prepared by Montgomery Watson Harza for the proposed project assumed that 2,638 AF/yr of recycled water would represent a worst-case scenario from a water supply perspective. The recycled water study prepared by Hydro-Science Engineers for the proposed project assumed that 2,839 AF/yr would represent a worst-case scenario from a recycled water treatment and conveyance capacity perspective. The impacts associated with the use of recycled water are fully analyzed and disclosed in Impact 4.11-1 (Availability of Water Supplies to Meet Demand in Wet Years), Impact 4.11-2 (Availability of Water Supplies to Meet Demand in Dry Years), Impact 4.11-3 (Capacity of Water Treatment System to Meet Potable Demand), and Impact 4.11-5 (Availability of Recycled Water to Meet Demand and Installation of Recycled Water Infrastructure). Furthermore, through the issuance of reclamation use permits, the Regional Water Quality Control Board (RWQCB), in implementing the Clean Water Act, regulates the discharge of recycled water into water bodies such as Pleasant Grove Creek.

The 4,500 AF/yr of recycled water mentioned by the commenter, which consists of 3,000 AF/yr used by the City in its General Plan area and 1,526 AF/yr to be used by the WRSP (refer to page 2-57 of the Final EIR), is not currently being delivered into the basin. The use of additional recycled water to support the proposed project would be generated in part by treated wastewater effluent generated from the new

development itself and treated at the PGWWTP. The increased use of recycled water would minimize the discharge of treated effluent that would otherwise be discharged to Pleasant Grove Creek, thus reducing potential environmental effects (i.e., fewer impacts on creek water temperatures, water quality, and/or amount of flow). The Development Agreement requires the landowners to prepare an engineering report for submission to California Department of Health Services and RWQCB to expand the current Recycled Water Master Reclamation permit to include delivery to the proposed project.

Response to Comment 28

As stated on page 2-58 of the Final EIR, there is one policy change related to electric utilities, which is the addition of Policy 7. Policy 7 encourages the City to “Pursue effective measures to enhance reliability of interconnection of the electric utility system to the region-wide grid.” In support of that policy, the project includes the construction of a new substation and transmission lines to serve the WRSP Area. As stated on page 4.11-97 of the Final EIR, “Physical impacts of that construction are evaluated in this EIR. Implementation of Title 20 and 24 of the CCR would reduce impacts associated with an increased demand for electricity by implementing energy efficient standards for residential and non-residential buildings. In addition, implementation of section 25000 *et seq.* would encourage, develop, and coordinate research and development into energy supply and demand problems to reduce the rate of growth of energy consumption.”

In the event that new interconnections are required, substations, or transmission lines are required as part of another project, the environmental effects of the proposed action will be analyzed pursuant to the requirements of CEQA.

The other General Plan policy mentioned by the commenter pertains to paying for a fair share of the cost of new subtransmission facilities and distribution lines is an existing General Plan policy. The commenter also refers to one of the City’s Guiding Principles, which states that “Any development proposal west of Roseville shall include a plan to ensure full funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.”

CEQA does not require a fiscal analysis as part of the environmental review process (Section 15131 (a) of the CEQA Guidelines: Economic or social effects of a project shall not be treated as significant effects on the environment). However, as part of the project analysis, MuniFinancial ran a fiscal analysis (MuniFinancial, September 8, 2003) to ensure that adequate public services could be provided. The first tier of the analysis was completed in February 2002 as part of the Feasibility Analysis that the City prepared prior to proceeding with the Specific Plan process. The results of the Fiscal Analysis were made available to the public. As part of the Development Agreement process for the WRSP, the City of

Roseville will ensure that, at a minimum, the WRSP will be fiscally neutral, which is consistent with the Guiding Principles that are proposed as policies in the General Plan as part of this project. Copies of the West Roseville Specific Plan Fiscal Impact Analysis (MuniFinancial, September 8, 2003) are available at the City of Roseville Planning Department. An operations and maintenance plan will guide open space management efforts, and a community facilities district or other similar measure will provide funding. Implementation of the Project will include formation of a Mello-Roos Community Facilities District for services that will, in part, pay for these ongoing maintenance costs. Final formation of the CFD cannot take place until the WRSP is annexed to the City. In summary, and at a minimum, the proposed project will be fiscally neutral with respect to the operating budget of the City of Roseville. Therefore, the proposed project is consistent with the cited General Plan policy and Guiding Principle.

Response to Comment 29

While the General Plan land use map was not provided in the Final EIR, a discussion of the project's General Plan land use designation and zoning was provided on pages 2-3 through 2-6 of the Final EIR. In addition, land uses in the vicinity of the project site were also discussed on pages 4.1-2 through 4.1-9 in Section 4.1 (Land Use and Agricultural Resources) of the Final EIR. The City's existing General Plan land use map, which was last updated in 2001, as well as the City's proposed General Plan land use map, which was prepared as part of this project, are provided in Appendix C (Roseville General Plan Policies and General Plan Land Use Maps) and Appendix U (City of Roseville General Plan Draft Amendments) of this Final EIR.

Response to Comment 30

Revisions to all of the text of the General Plan are provided in Section 2.4.4 (Proposed General Plan Amendments), and all of the figures that have changed are provided in Appendix U (City of Roseville General Plan Draft Amendments 2020, November 18, 1992). As previously stated in Responses to Comments 35-2 and 35-22, CEQA does not require Development Agreements, Financing Plans, and other project implementation documents to be executed prior to public review of the Draft EIR.

The City is in the process of forming a Mello-Roos Community Facilities District (CFD) for services that will, in part, pay for these ongoing maintenance costs. Final formation of the CFD cannot take place until the WRSP is annexed to the City. For additional information regarding funding mechanisms to ensure implementation of the project's mitigation measures, refer to Responses to Comments 35-2 and 35-23.

The City's Urban Water Master Plan is available for public review at the City of Roseville Planning Department. Due to the length of the document, the Urban Water Master Plan was summarized and excerpted as necessary to support the EIR analysis, as allowed by Section 15147 of the CEQA Guidelines.

The revised water demand factors are provided in Table 4.11-2 (City of Roseville Revised Unit Water Demand Factors and Existing and General Plan Buildout Water Demand [Without Project]). The document that formed the basis for the revised water demand factors is provided in Appendix R (Utilities Technical Memoranda) of the Final EIR (*Technical Memorandum, Task 1- Unit Water Demand Factor Revisions*, Montgomery Watson Harza, November 6, 2002). In addition, data from the City's Urban Water Master Plan relevant to the proposed project are provided in Section 4.11 (Public Utilities, Water) of the Final EIR and in the Water Supply Assessment, provided in Appendix S (Water Supply Assessment [SB 610 and 221 Analysis]) of the Final EIR. The Water Supply Assessment was prepared to analyze water supply impacts as required by Government Code Section 10911(b). In addition, the Water Supply Assessment will likely form the basis of the City's determination of compliance with SB 221 at the time the Applicant submits a final subdivision map.

Response to Comment 31

Impact 4.1-2, which addresses potential incompatibilities between existing agricultural uses and proposed residential land uses, would be mitigated through the provision of a 50-foot buffer between residential structures and existing agricultural lands northeast of the Fiddyment property. The 50-foot setback (described in MM 4.1-3 on page 4.1-52 of the Final EIR) is consistent with the requirements of Placer County's Sunset Industrial Area Plan (1996) that require a 50 foot residential exclusion area adjacent to rangeland/pasture areas (page 1-42 of the Sunset Industrial Area Plan, 1996) in which residential structures are prohibited. The northeast portion of the WRSP is adjacent to rangeland/pasture areas in unincorporated Placer County, within the Sunset Industrial Area Plan (SIAP). Property north of the project is intermittently used for cattle grazing and rangeland. No active agricultural operations occur immediately north of the project including field crops that would require aerial spraying. The commenter states that if the land use used for grazing, it would appear that the animals would be able to immediately approach the backyards of the subdivision. The rear yards of subdivisions would be setback 50 feet from WRSP property line, where there is an existing wire fence that separates the properties and the rear yards would be fenced. The rear yards of residential units would provide an additional separation between agricultural lands to the north and proposed residential uses. The 50-foot setback is consistent with the setback requirements of the Doctors Ranch subdivision to the east, which abuts rangeland/pasture lands in the SAIP. As noted by the commenter, the SIAP prescribes buffers between 100 and 400 feet, when adjacent to field crops and allows rural residential uses within the buffer. The SIAP recommends buffers of 50 to 200 feet and allows rural residential uses within them, when adjacent to rangeland/pasture, which is the case of the WRSP. In the buffer required for the WRSP, no residential uses are permitted, which is consistent with the Residential Exclusion Area prescribed in the SIAP. In

addition, as stated on page 4.1-40 of the Final EIR, the 50-foot buffer is the same as the County's minimum buffer for grazing land.

The WRSP requires (MM 4.1-1) deed disclosures to inform potential buyers or renters of existing agricultural activities for any residential unit located within 500 feet of any active agricultural area. The commenter states that the deed disclosures do not mitigate impacts. The County has a Right to Farm Ordinance and the City of Roseville does not. The purpose of the deed disclosure is to inform residents within the City of the right to farm in the County.

Response to Comment 32

The commenter suggests that designating 18.8 acres of the total of 40.2 acres of Prime Farmland as open space would remove the land from agricultural production. Section 19.08.060 of the Roseville Municipal Code, Title 19, Zoning, outlines the uses permitted in the Open Space Zone to include the following:

- **Agricultural uses** (commonly associated with a farm or ranch for the production of grazing and feeding livestock)
- **Animal keeping** (including the keeping, feeding, and raising of common farm animals)
- **Resource protection and restoration** (i.e., fish and wildlife habitat, rare and endangered plants, erosion control, and floodwater conveyance)
- **Resource-related recreation** (passive recreation of open space areas including trails, picnic areas, and interpretive centers)

The Open Space designation will not preclude the use of the property for agricultural production. The open space zoning permits agricultural uses, including animal keeping, livestock grazing, and production. Historically, the area that is designated as Prime Farmland has been used as a pistachio orchard. The portion of the pistachio orchard that corresponds with the area that would be designated as open space in the Specific Plan will be maintained as a pistachio orchard. The proposed community garden is consistent with the open space designation and will involve small-scale agricultural production. In addition, the Operation & Management (Operation and Management) Plan allows seasonal cattle grazing throughout the two large open space preserves, which is a use consistent with the open space designation and the Prime Farmland designation.

The commenter also references MM 4.1-4 that requires acquisition of an off-site conservation easement(s) prior to approval of the 500th building permit. The commenter suggests that MM 4.1-4 is unclear in that it does not identify whether the conservation easements(s) must be provided on a one-to-one basis. For clarity, MM 4.1-4 is modified as follows:

MM 4.1-4 Provide Conservation Easement (Impact 4.1-4)

The development in the WRSP shall minimize loss of agricultural land. This shall be achieved through off-site acquisition of conservation easement(s) prior to approval of the 500th building permit at a ratio of 1:1 (one acre of conservation easement for every one acre of on-site prime farmland impacted).

The Project will acquire 878.7 acres of off-site conservation easement(s) to mitigate impacts to Swainson's hawk foraging habitat. The acquisition will also have the benefit of conserving Prime Farmland.

Chapter 7 (Planning Considerations) of the Final EIR includes an analysis of the consistency of the proposed project with LAFCO's policies and the City of Roseville General Plan policies.

Response to Comment 33

Refer to Topical Response D (Affordable Housing) for a discussion of the project's contribution towards affordable housing in the region.

Response to Comment 34

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 35

Appendix G of the CEQA Guidelines defines a potentially significant impact with respect to traffic as including an increase in traffic, which is substantial in relation to existing traffic. The City of Roseville has developed standards of significance for determining what constitutes a "substantial" increase that are consistent with the City's policy on level of service (LOS).

The City's Capital Improvement Program was adopted in compliance with CEQA. The City's adopted LOS standard is based on the operation of its signalized intersections. Accordingly, unsignalized intersections within or in the vicinity of the proposed project were evaluated to determine whether signalization of the intersection would be required by year 2020.

Intersections are the critical nodes that connect and interconnect all individual roadway segments of the system, and are the critical elements in ensuring that the roadway system operates adequately. The number of through lanes required at an intersection approach determines how many through lanes are required on the connecting roadway segment. As a result, a separate roadway segment analysis in the Final EIR is not required. However, this does not mean that roadway segments were not considered. On the contrary, as discussed in the Final EIR, segments of Blue Oaks Boulevard and Fiddymont Road have been identified as requiring six lanes to accommodate the proposed project. The impacts to the State Highway System were also analyzed on a segment basis (refer to Final EIR, Table 4.3-15).

Response to Comment 36

The standard of significance in the Final EIR for State highway LOS is not LOS F, but is consistent with the level of service "E" guidance standard in the Transportation Concept Reports developed by Caltrans for State Route 65 and Interstate 80. The standard of significance for Sacramento County roadway LOS is consistent with the Sacramento County General Plan level of service "E" policy and with the Sacramento County's guidelines for traffic impact studies.

Response to Comment 37

The text of the Final EIR does not refer to a reduction in trips since no trip reduction was assumed, nor does the model reduce trips due to a change in the mix of jobs and housing. The model's trip generation rates were applied consistently for all land use types with and without the proposed project. The Placer County Travel Demand Model that was used to conduct travel forecasts for the Final EIR has the same general four-step structure as the SACOG's regional travel model. The Final EIR provides general discussion on how these conventional travel models will redistribute travel when additional development, such as the proposed project, is added and the model is rerun. When a large number of additional dwelling units are added as with the proposed project, the model changes the regional travel patterns that were predicted under No Project conditions through a redistribution of trips. It thus reflects the changed mix in jobs and housing in South Placer County with and without the proposed project. The Final EIR explains that the redistribution of travel does not give the same result as simply layering on project trips to No Project traffic volumes and that such a layering process is not an appropriate way to forecast travel patterns with the proposed project.

Response to Comment 38

The assumptions about improvements to Riego Road and the State Route 70/99 interchange with Riego Road are based on the Tier 1 improvements contained in the Metropolitan Transportation Plan (MTP) for 2025, SACOG, 2002. The Tier 1 improvements in the MTP are defined as projects expected to be constructed with reasonably expected revenue streams. These improvements were included in the modeling for the West Roseville Specific Plan because a substantial portion of the land uses associated with the South Sutter Specific Plan were also included in the model. These improvements were assumed at the time of the NOP because at that time, the South Sutter Specific Plan and related roadway improvements were reasonably foreseeable projects. Given that multiple proposals to allow development in South Sutter County have been approved by Sutter County in the past, and growth pressure continues in the region, it is prudent to assume that development is likely to occur by 2020. If the development does not occur, the roadway improvements associated with the development would not be required. This

information is contained in the Final EIR so that decision makers are fully informed of the status of South Sutter County development and how it may affect roadway improvement needs in the future.

Response to Comment 39

Refer to Response to Comments 35-38 for a discussion of roadway improvements. Refer to Response to Comment 35-35 for a discussion of roadway segments.

Response to Comment 40

The Final EIR includes reasonable 2020 land use forecasts for the SOI Amendment Area. Some uncertainty is always associated with such long-range planning.

Response to Comment 41

In order to illustrate the trip distribution assumptions, a project-only trip assignment was prepared in response to this comment for the WRSP scenario under 2020 conditions. The results of this focused assignment of project trips are shown in Figure 13-1 (Daily Vehicles with Origins/Destinations in WRSP Area).

Figure 13-1 shows that the projected increase in trips on a roadway segment does not correspond to the use of that segment by vehicles having an origin or destination in the WRSP. This is a result of changes in the distribution of regional trips between the 2020 scenario and the 2020 Plus WRSP scenario. For example, under baseline conditions the model predicts that some residents in Sacramento County would commute to jobs at Hewlett Packard (HP) in Roseville. With the proposed project, the model predicts that some of the residents of the WRSP would fill some of the jobs at HP, since it is closer than Sacramento County, and, therefore, fewer workers would need to reside in Sacramento County and commute to work at HP.

Figure 13-1 shows the location of the WRSP. Very few trips that have an origin or destination within the WRSP would use the segment of I-80 between Riverside Avenue and Madison Avenue since project-related trips would use Walerga Road, Watt Avenue, or Baseline/Riego Road and SR-70/99 to reach most of Sacramento County, and most trips that are destined to Citrus Heights, Orangevale and Fair Oaks would not use that portion of I-80. Unlike most of the rest of Roseville, the project's location is too far west to cause a significant increase on that segment of I-80 or at the I-80/Riverside interchange.

Response to Comment 42

The distribution of project trips is predicted by the Placer County Travel Demand Model that was validated to existing conditions. The model projects that in 2020 about 22 percent of the WRSP trips

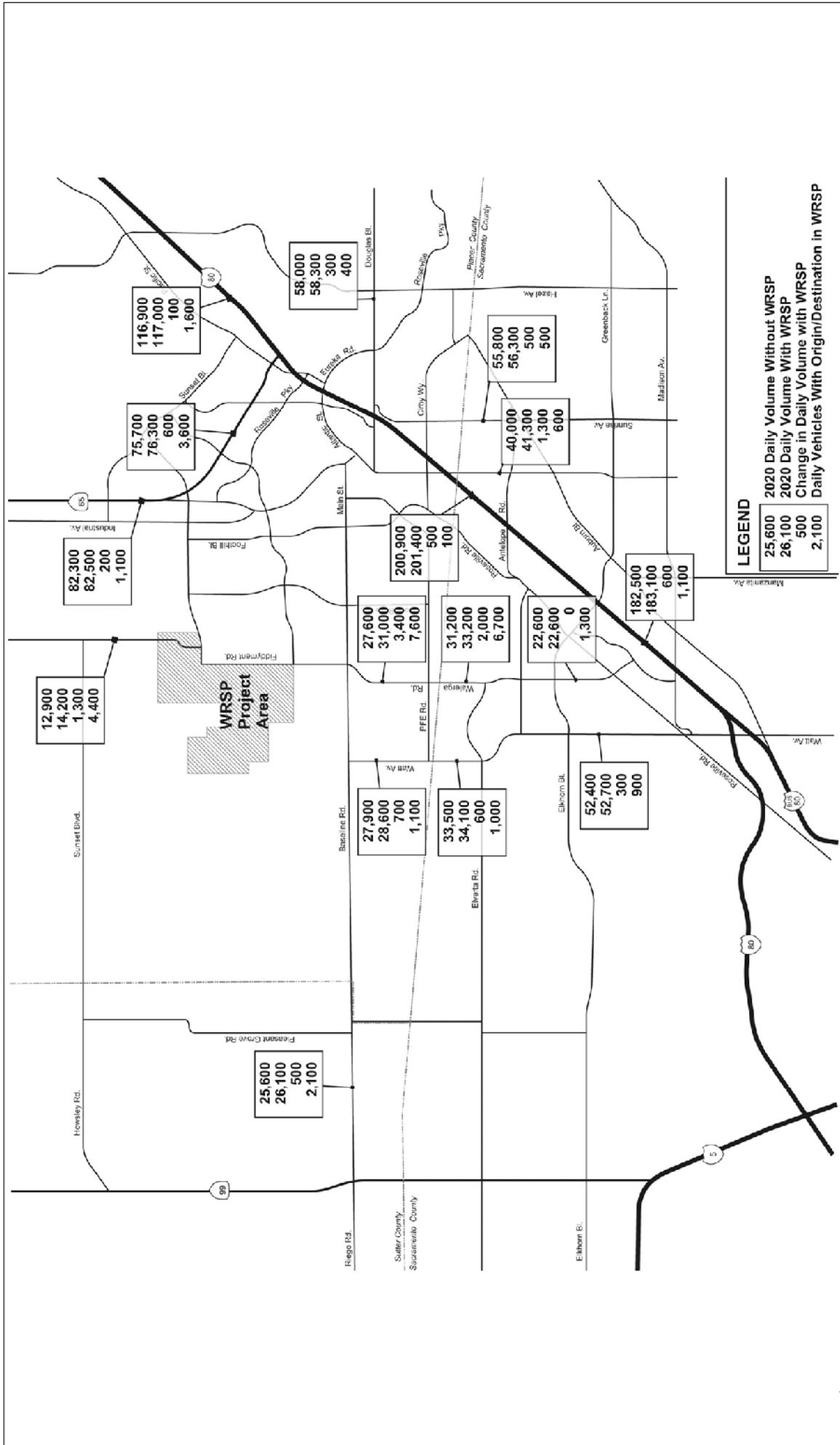
would have both their origin and destination within the WRSP, and that about 41 percent would have an origin or destination elsewhere in the City of Roseville. The remaining 37 percent would have origins or destinations outside of Roseville.

Response to Comment 43

The Placer County improvements identified to mitigate impacts from the WRSP are consistent with the County's Capital Improvement Program or are currently being considered under a joint City/County Traffic Mitigation Fee Program. Currently there is no mechanism in place for payment of impact fees from the City of Roseville to Placer County for impacts to County roadways. Because the development of an improvement program for regional roadway improvements cannot be relied upon as mitigation, this impact was identified as significant and unavoidable. Development within the City of Roseville already participates in two regional traffic impact fee programs. These programs include the Highway 65 Joint Powers Authority Fee Program and the South Placer Regional Transportation Impact Fee Program. In addition, the City and Placer County are currently working towards a third regional fee program to fund improvements to Baseline Road and the Fiddymont/Walerga corridor.

Response to Comment 44

Refer to Response to Comment 35-38 for a discussion of roadway improvements. As noted in the Final EIR, MM 4.3-5 would mitigate impacts to Sunset Boulevard in Rocklin to a less-than-significant level. However, because the improvements lie outside of the responsibility and jurisdiction of the City of Roseville and there is no mechanism in place for payment of impact fees to the City of Rocklin, this impact has been identified as significant and unavoidable within the Final EIR. While the City is open to discussions regarding such a mechanism, the development of an improvement program for regional roadway improvements cannot be relied upon as mitigation because agency approvals necessary to develop such a program have not been granted at this time. Further, updating existing traffic impact fee programs in adjacent jurisdictions, such as the City of Rocklin, Placer County, and Sutter County, to include new roadway improvements, additional land use development, and the ability to accept contributions from development outside their jurisdictional boundaries cannot be guaranteed. Nevertheless, the City of Roseville can still choose to enter into a variety of agreements or programs to provide funding for regional roadway improvements that could include participation by the proposed project developers. Development within the City of Roseville already participates in two regional traffic impact fee programs. These programs include the Highway 65 Joint Powers Authority Fee Program and the South Placer Regional Transportation Impact Fee Program. In addition, the City and Placer County are currently working towards a third regional fee program to fund improvements to Baseline Road and the Fiddymont/Walerga corridor.



Response to Comment 45

Refer to Response to Comment 35-36 for a discussion of standards of significance. Currently there is no mechanism in place for payment of impact fees from the City of Roseville to Sacramento County for impacts to County roadways. Because the development of an improvement program for regional roadway improvements cannot be relied upon as mitigation, this impact was identified as significant and unavoidable. Development within the City of Roseville already participates in two regional traffic impact fee programs. These programs include the Highway 65 Joint Powers Authority Fee Program and the South Placer Regional Transportation Impact Fee Program. In addition, the City and Placer County are currently working towards a third regional fee program to fund improvements to Baseline Road and the Fiddyment/Walerga corridor.

Response to Comment 46

The extension of light rail transit to Roseville could help to reduce significant and unavoidable impacts, but not to a level of less than significant. However, the extension of light rail to Roseville is not included in the Metropolitan Transportation Plan as a planned improvement by 2025, and no funding mechanism has been established to provide the full funding for this improvement. As a result, a fair-share contribution from a single project would not be a feasible mitigation measure.

Response to Comment 47

The potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Nonattainment Area (SFONA) to attain federal ozone standards by November 2005 is discussed on page 5-58, Section 5.5, of the Final EIR. Refer also to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the SFONA to attain federal ozone standards by this date.

Based on the Responses to Comment Letter 11, the EIR has included all feasible mitigation measures recommended by the PCAPCD to reduce the potential construction-related and operational air quality impacts that would occur with development of the SOI Amendment Area as envisioned in the EIR.

MM 4.4-5 recommends that the project developers purchase battery powered or electric landscape maintenance equipment for new residences. However, the City of Roseville will not prohibit the use of gasoline-powered landscape maintenance equipment throughout the SOI Amendment Area. Many of the new residents within the SOI Amendment Area will move from existing homes and will have existing gasoline-powered landscape maintenance equipment. Likewise, many of the people providing commercial landscape maintenance services will operate throughout the City and vicinity, and will use

gasoline-powered equipment. The City will not prohibit for one development the use of equipment that many people already own and that can be readily and legally purchased at local hardware, home improvement, and specialty retail shops throughout the city, county, and state. Further, this measure would be very difficult to enforce and, thus, would be impractical.

Pursuant to the recommendations of the PCAPCD, MM 4.4-5 gives project developers the option to either provide a gas outlet and ceramic logs in any proposed fireplaces, including outdoor or recreational fireplaces or pits, or use only U.S. EPA Phase II certified woodburning devices in single-family residences. The emissions potential from each residence shall not exceed 7.5 grams per hour. Woodburning or pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. It is not the intent of the PCAPCD to eliminate all woodburning devices from new development project, because many homebuyers demand such items, but to encourage the use of such devices that generate the least emissions.

While it may be financially beneficial for the future property owners to utilize roof solar electric cell energy systems, especially if there is the potential for controlled temporary blackouts in the near future, this is a decision for the project developers and the future owners of the individual residential and nonresidential buildings. The City of Roseville will not require property owners to install, utilize, and maintain private energy systems.

As shown on pages 4.4-35 through 4.3-37 of the Final EIR, MM 4.4-5 recommends the installation of low nitrogen oxide (NO_x) hot water heaters (Beyond District Rule 246 Requirements).

MM 4.4-5 requires that electric vehicle charging raceways be installed in residential garages. In this manner, the City of Roseville is encouraging the use of electric vehicles by residents who desire such vehicles. The City of Roseville will not require project developers to purchase electric vehicles because it lacks the authority to do so. Individual residents are free to purchase these vehicles on their own. Many residents may not want to store, license, and maintain an additional vehicle in their households. Those who do will have the necessary recharging infrastructure. In the end, the cost to the individual homeowners would be the same since the project developer would likely pass the cost on to the new homeowner.

Response to Comment 48

Refer to Response to Comment 11-9 for a discussion of the potential mitigation measures for operational air quality impacts that were recommended by the PCAPCD, but that are not feasible for the WRSP along with the reasons that they are not included.

Response to Comment 49

In response to this and other comments provided by the PCAPCD regarding project mitigation, the text of MM 4.5-3 has been revised as follows. As shown, this mitigation measure already limits deliveries to between 7:00 A.M. and 10:00 P.M. as requested by the commenter.

MM 4.5 3: Commercial noise control (Impact 4.5-2-WRSP)

For all commercial uses within 150 feet of residential uses, implement the following or equally effective measures:

(a) For commercial loading docks and on-site truck circulation areas that are planned to be within 150 feet of sensitive receptors (including backyards), the following measures shall be implemented:

(1) Loading docks and on-site truck circulation routes shall be designed to ensure that noise levels do not exceed 70 dB L_{max} or 50 dB hourly Leq at the nearest residence. An acoustic analysis shall demonstrate that the loading area design, including any noise attenuation features (e.g., covering, sound walls, orientation) would be adequate to achieve this standard;

and

(2) Deliveries shall generally be limited to the hours between 7:00 A.M. and 10:00 P.M.

(b) For all commercial buildings, roof-top HVAC shall be oriented away from residential areas and systems shall not produce noise levels that exceed 50 dB at a distance of 25 feet. In addition, roof-top parapets shall block line-of-sight from noise-sensitive uses to HVAC equipment.

(c) Setbacks or enhanced barriers (e.g., 8 feet tall) as needed to achieve City standards.

An acoustical analysis shall be conducted to demonstrate that City noise standards would be achieved by these measures. Additional measures shall be implemented, if needed, to meet the standards.

Response to Comment 50

Section 4.7 (Biological Resources) of the Final EIR evaluated potential impacts on special status species, which included rare and endangered species.

Response to Comment 51

Subsequent to receipt of the letter from Mr. Vendlinski of the USEPA cited by the commenter, the applicant met with USEPA staff in July and November 2003 to present changes in the project design and to gather further input from the agency. To address the Clean Water Act Section 404(b)(1) Guidelines, the applicant modified the open space preserves to better minimize and avoid impacts to aquatic resources. The USEPA issued a recent letter to the USACE (no date on letter, but received by the USACE on

November 5, 2003) stating that “The project applicants responded to feedback from the involved agencies and made improvements to the development plan of Westpark/Fiddymont Ranch including consolidating an open area preserve on the western boundary, reducing impacts to jurisdictional waters by 2 acres, and increasing open space by 98.7 acres. Also, in response to interagency requests, the applicants provided up-front mitigation by purchasing significant conservation parcels [in] Placer County.” A cooperative effort between USEPA and the applicant is expected to continue throughout the planning process. USEPA staff stated they are committed to working with the applicant to resolve these issues.

Refer to Topical Response E (WRSP Open Space Management Plan) for a discussion of the manner in which on-site open space will be preserved and maintained in perpetuity. Refer also to Responses to Comments 7-5, 7-6, 7-7, and 7-10 for a discussion of other components of the Open Space Management Plan that will allow the effective preservation of the on-site habitat.

Response to Comment 52

While acknowledging the importance of the standard approach to habitat impact assessment (using wet acre calculations), the USFWS decided to evaluate impacts associated with the WRSP on a watershed (or landscape) basis during consultation under Section 7 of the federal Endangered Species Act. This approach resulted in the landowners purchasing entire ranches off site (e.g., Yankee Slough and East Sheridan Property) to mitigate for on-site impacts. This approach considers habitat within the vernal pool landscape, rather than on a per-acre basis. Furthermore, approximately 24.38 acres of vernal pool habitat will be preserved on site, indicating an effort to avoid impacts to this habitat. Management of vernal pool grassland, i.e., management in the best interest of vernal pool dependent species, should be considered, as these species are tied to their microhabitat.

The USFWS has determined that if the applicant complies with the ‘Terms and Conditions’ of the Final Biological Opinion dated November 23, 2003, the project as designed is not likely to result in jeopardy to the vernal pool fairy shrimp or vernal pool tadpole shrimp, or result in adverse modification of the critical habitat for the vernal pool fairy shrimp. Critical habitat for the vernal pool tadpole shrimp does not occur within the project site; therefore, no adverse modification to critical habitat for that species could occur. (Final Biological Opinion dated November 23, 2003, issued by the USFWS and sent to Mr. Tom Cavanaugh of the USACE, no date on letter, received by applicant on November 5, 2003.)

Response to Comment 53

This first part of this comment reflects the opinion of the commenter with respect to matters that do not address environmental impacts. Because no comment on an environmental issue was provided, no further response is required.

Section 4.7 (Biological Resources) independently addresses impacts to biological resources as a result of construction and operation of the proposed project in compliance with CEQA, the CEQA Guidelines, and all relevant laws, regulations, and guidelines. Impacts to vernal pools and associated plant and wildlife species are addressed in Impact 4.7-1 (Loss of Federally Protected Wetlands and Other Waters of the United States) and Impact 4.7-2 (Loss of Federally Listed Vernal Pool Crustaceans and Their Habitat).

Pages 4.7-11 and 4.7-12 address critical habitat for vernal pools and seasonal wetlands. As noted in Response to Comment 35-52, the USFWS has determined that if the applicant complies with the 'Terms and Conditions' of the Final Biological Opinion dated November 23, 2003, the project as designed is not likely to result in jeopardy to the vernal pool fairy shrimp or vernal pool tadpole shrimp, or result in adverse modification of the critical habitat for the vernal pool fairy shrimp. "Critical habitat" is a term of art under the Endangered Species Act and is not independently defined under CEQA (refer to *Fort Mojave v. Cal. Dept. of Health Services* (1995) 38.Cal.App.4th 1574, 1605). Critical habitat as designated under the ESA for the vernal pool tadpole shrimp does not occur within the project site; therefore, no adverse modification to critical habitat of this species could occur.

Response to Comment 54

Impact 4.7-10 (Loss of Biological Resources Due to Construction of Off-Site Infrastructure) addresses potential impacts that could occur outside of the project site due to the implementation of infrastructure needed to support the proposed project. The proposed project would not result in any other direct impacts to off-site habitats. Indirect impacts would occur if the rate, amount, or quality of water leaving the project site is substantially changed such that off-site habitats and/or sensitive species are adversely impacted. Section 4.12 (Hydrology, Water Quality, and Groundwater) of the Final EIR concludes that all impacts associated with an increase in the rate, amount, or quality of water leaving the project site as a result of development activities would be reduced to a less-than-significant level through compliance with existing laws and regulations and the implementation of all identified mitigation measures. Therefore, with the exception of impacts to biological resources associated with implementation of off-site infrastructure, which was evaluated in Impact 4.7-10 of the Final EIR, there are no other impacts to adjacent habitats outside of the project site that support or could support listed species or species of concern that may be impacted as a result of project implementation. Cumulative impacts to biological

resources throughout the County were also evaluated in Chapter 5 (Other CEQA Considerations) of the Final EIR.

Response to Comment 55

While winter waterfowl may use the small inundated seasonal wetlands and vernal pools that are present on the proposed project site, migratory waterfowl predominately use the extensive rice fields to the west of the property. The Placer County area, including the proposed project site, is on the eastern edge of the Pacific flyway through California. The Pacific Flyway is a general term referring to the migration path of waterfowl through the western states. The project site is considered to be at the edge of the primary waterfowl areas within this portion of the Sacramento Valley. The primary waterfowl areas in this region are located in the Yolo and Sutter Bypass areas, Butte Sink, and the Sacramento-San Joaquin Delta. These areas coincide with the primary rice production areas of the Central Valley and the Sacramento and Feather River flood bypasses.

Impacts to migratory birds are fully addressed in Impact 4.7-7 (Substantial Interference with the Movement of Resident and Migratory Wildlife Species) and all feasible mitigation (such as stream, grassland, and riparian and wetland protection policies) has been proposed such that significant impacts are reduced to a less-than-significant level. Furthermore, the proposed off-site mitigation areas, which will be fallowed rice fields, are likely to support more waterfowl use through the winter wet season than the existing on-site grassland community. Refer also to Responses to Comments 20-24 through 20-32 for a discussion of bird species that are migrant visitors to the area.

Response to Comment 56

Refer to Response to Comment 35-55 for discussion of the Draft EIR's analysis of impacts to migratory waterfowl, as well as the proposed mitigation.

Response to Comment 57

The mitigation ratios are taken from, and consistent with, the CDFG's *Staff Report regarding Mitigation for Impacts to Swainson's hawk (Buteo Swainsoni) in the Central Valley of California* (Nov 1994).

Refer also to Topical Response A (Off-Site Mitigation Lands) and Responses to Comments 7-5, 7-6, 7-7, and 7-10 for a discussion of the viability of the on-site habitat for use by Swainson's hawk.

Response to Comment 58

The commenter states that preservation of land in Yankee Slough and other as yet undetermined site(s) in Placer County does not meet the definition of mitigation because the Yankee Slough area is already

habitat for the Swainson's hawk, burrowing owl, red-tailed hawk, white-tailed hawk, northern harrier, and loggerhead shrike.

To mitigate for Swainson's hawk impacts, the off-site mitigation proposed by the Applicants consists of the Yankee Slough property and additional unnamed properties within Placer County, to the extent feasible (described on page 4.7-34 of the Final EIR). Revised Table 4.7-4 states that 1,968.66 acres of Swainson's hawk mitigation habitat are required. To meet this requirement, the WRSP project proposes to use 399.7 acres on the WRSP site and 1,568.96 acres off site. The off-site properties will consist of 690.22 acres at Yankee Slough and 878.74 acres of property and/or conservation easements at mitigation properties in the region, which could include a portion of the Reason Farms property. To the extent feasible, off-site locations for mitigation will be acquired in South Placer County. In June 2003 the Applicant contracted with Conservation Resources, LLC to purchase 731 acres of Swainson's hawk habitat and 43 acres of vernal pool restoration habitat on the Yankee Slough property. The Applicants have paid several million dollars to conservation entities for acquisition of mitigation properties and the balance of the purchase price (which constitutes 50 percent of the total purchase price) is due to be paid in February 2004. Consistent with mitigation protocol, the Applicants will complete acquisition of additional mitigation properties consistent with their phasing of the WRSP.

The CDFG has indicated their acceptance of the Yankee Slough property for mitigation for Swainson's hawk foraging habitat (e-mail from Larry Eng of CDFG to Banky Curtis of CDFG and Applicant's representative, July 15, 2003).

The Yankee Slough and other potential Swainson's hawk mitigation sites provide habitat for raptors and other protected wildlife in their current condition. Acquiring the sites and/or obtaining conservation easements over the sites in accordance with CDFG's 1994 *Staff Report Regarding Mitigation for Impacts to Swainson's hawks in the Central Valley* and revised MM 4.7-9, which includes performance standards for acceptable off-site grassland preservation sites, will ensure that the permanent habitat preservation is adequate and appropriate compensatory mitigation for on-site habitat impacts. The Yankee Slough site has been used for dry farming over the last several years. As part of the WRSP mitigation, dry farming will be discontinued and the Yankee Slough site will be restored to its original state of vernal pool/grassland habitat.

The measures proposed to address impacts to Swainson's hawk meet the definition of mitigation under CEQA Guidelines Section 15370. That section states that, "mitigation includes: (a) avoiding the impact altogether by not taking a certain action or parts of an action; (b) minimizing impacts by limiting the degree or magnitude of the action and its implementation; (c) rectifying the impact by repairing, rehabilitating, or restoring the impacted environment; (d) reducing or eliminating the impact over time

by preservation and maintenance operations during the life of the action; and (c) compensating for the impact by replacing or providing substitute resources or environments.”

In this case, proposed mitigation includes on-site preservation of 399.7 acres of habitat as well as the preparation and approval of an Operation and Management Plan for the on-site preserve, including wetland and oak woodland restoration within the on-site preserve. These measures meet the definition of mitigation under Section 15370(a) of the CEQA Guidelines by avoiding certain impacts altogether by setting aside part of the project site for open space; and Sections 15370(c) and (d) of the CEQA Guidelines by restoring and maintaining wetlands and oak woodland habitat on site. The off-site mitigation meets the definition of Section 15370(e) of the CEQA Guidelines by transforming agricultural land into habitat land of greater value, and providing permanent protection of the resource, thereby providing substitute resources or environments. Section 15370 of the CEQA Guidelines does not exclusively define the possible categories of mitigation measures. It says only that mitigation “includes” the listed categories of activities. The off-site preservation of existing resources in perpetuity is a well-established means of compensating for the impacts of development projects and one that is promoted by the resource agencies as a mitigation strategy.

Response to Comment 59

The commenter states that the impacts of constructing the weir across Curry Creek are not addressed in the Draft EIR. Design of the weir structure is described on page 33 and illustrated on page 35 of the Fiddymment-Westpark Property Master Drainage Analysis (Wood Rodgers, June 2003) and on page 4.12-34 and 4.12-35 of the Final EIR. The Wood Rogers Analysis is available for review at the City of Roseville Permit Center. The proposed weir is planned in the southwest corner of the project site within parcel W-81. The weir would cross on an unnamed swale to the creek, which is ephemeral and does not have the characteristics runs, riffles, and gravel beds associated with tributaries that may provided fish passage and spawning areas. The detention weir on the tributary to Curry Creek will be designed to allow normal passage of annual flood levels. It will not be designed to allow standing water upstream of the weir. The weir will control major flood events, effectively delaying peak flows from the site and raising water surface elevation in the ponding area behind the weir until flood levels reach a point where water will overtop the weir structure allowing the level in the ponding area to be maintained to a known elevation.

The proposed weir structure would be 30 feet wide to accommodate a future maintenance access road and approximately 250 feet long. It would be set at an elevation of 85.5 feet and would be six feet in height. The weir would be an earthen berm consisting of approximately 1,667 cubic yards of fill. The appearance of the berm would be natural; vegetation would grow on the tops and sides of the weir. The

weir would be constructed of fill material cut including topsoil from other locations of the project site during the course of grading and contouring. Gradually, over time, silt will accrue behind the weir, which will strengthen the earthen berm. The mechanical portion of the weir would consist of three 36-inch pipes to control a low-flow event.

Maintenance of the weir and the ponding area will be included in the West Roseville Community Facilities District (CFD) Services District, an entity that will ensure that the area upstream of the weir is maintained in a similar manner as the large culvert crossings throughout the City with respect to the collection and removal of silt. Funding for maintenance will be included in the CFD for the WRSP.

Impacts related to construction of the proposed weir have been addressed in various sections of the Final EIR. Impacts to existing vernal pools, vernal pool species, and habitat at the location of the proposed weir have been addressed in Section 4.7 of the Final EIR and Impacts 4.7-1 through 4.7-9 and 4.7-11. Wetland impacts (0.6 acre) as a result of constructing detention basins and the weir have been included in the consultations with the ACOE and USFWS and 1.2 acres of mitigation are required by USFWS to mitigate the impact (Final Biological Opinion letter from Ken Sanchez of USFWS to Tom Cavanaugh of the USACE dated November 20, 2003) (Appendix Y). The Biological Opinion addresses construction of the weir and resultant alterations to the vernal pool hydrology both upstream and downstream of the barrier.

Additionally, a Section 1600 Streambed Alteration Agreement will be required by the Department of Fish & Game prior to construction of the weir. Flooding of the detention basins will be short term (five to six hours) for a 24-hour storm event.

The Pleasant Grove Watershed, which includes Pleasant Grove and Curry Creeks within the project area, is not known to support migrating fish species such as Chinook salmon or steelhead trout. Suitable habitat for the different life history stages of these fish species does occur in the Dry Creek watershed. However, the Pleasant Grove watershed has comparably higher water temperatures and little to no spawning habitat (Merron, personal communication, November 19, 2003). Furthermore, an extensive literature review conducted as part of developing the City's Creek and Riparian Management and Restoration Plan did not identify any documented occurrences of steelhead or salmon in the Pleasant Grove Watershed (Roseville Creek and Riparian Management and Restoration Plan—Existing Conditions and Assessment Report, October 2, 2003).

Impacts resulting from grading would occur during the construction of the weir. Approximately 1,667 cubic yards of fill material would be placed for the construction of the weir. Implementation of the City's Grading Ordinance (Section 16.20) and Improvement Standards (Section 2 and 11) will reduce impacts

due to grading through the requirements of a grading permit. Grading permits will be required prior to any grading activities on the site, including construction of the weir. As described on page 4.6-16 of the Final EIR, the Major Grading Permit for the project will include standard conditions relating to rough grading and stockpiling of material, practices to minimize impacts to natural features. Soils impacts that may occur as a result of constructing the weir structure are addressed in Impacts 4.6-3 (Soil Erosion from Grading Activities), 4.6-4 (Slope Instability and Increased Erosion along Stream Channels), and 4.6-5 (Loss of Topsoil Due to Conversion of Agricultural Land to Urban Uses).

Because the weir is planned in the southern portion of an open space preserve (parcel W-81) on the west side of the WRSP, it will be subject to the West Roseville Specific Plan Open Space Preserve Operation and Management Plan, which includes long-term monitoring and best practices to ensure that impacts to biological resources are avoided.

Response to Comment 60

The commenter requests information regarding the 50-foot riparian corridor described in MM 4.7-12 and requests rationale for the 50-foot riparian corridor rather than a larger riparian setback. MM 4.7-12 requires a 50-foot buffer from the edge of the riparian vegetation or top of bank, whichever is greatest, and, if necessary, enhanced plantings of native species that are present within the project adjacent to the drainage. A 50-foot setback is appropriate because, in general, this represents the limit of the riparian vegetation on site.

Field surveys were conducted (October 2003) and aerial photographs were evaluated to identify the physical limits of existing riparian habitat in the WRSP. The field surveys identified the location of the riparian corridor utilizing the CDFG's definition of riparian vegetation as generally the line of demarcation between riparian and upland habitats (Final EIR, page 4.7-57). Riparian habitat areas were overlain on the WRSP land use plan to evaluate the width of riparian areas adjacent to the creeks and the proximity of proposed urban uses to the riparian area and top of bank. Generally, the riparian areas run nearly parallel to the watercourse, with the exception of the riparian area surrounding Kaseberg Creek in proposed parcel F-54.

In the proposed WRSP land use plan, the open space preserves surrounding and adjacent to Pleasant Grove, Kaseberg, and Curry Creeks range in size from 100 to 1,100 feet. Along the Pleasant Grove Creek riparian area on the Fiddymont property, the open space preserve is a minimum of 450 feet at its narrowest point immediately east of the Fiddymont Road crossing and 1,100 feet wide at its widest point on the east side of the WRSP. MM 4.7-12 was identified for situations where urban uses (i.e. residential areas) are located near the riparian area of the creek. On average, the setback of proposed urban uses in the Specific Plan to the riparian corridor is 130 feet.

As proposed, urban land uses within the WRSP will meet and exceed the 50-foot setback as required by MM 4.7-12, with the exception of three locations: (i) where proposed parcel F-8 meets proposed parcel F-84, immediately east of Hayden Parkway; (ii) south of proposed parcel F-84 at the electric substation (F-65) and business professional site (F-30), and (iii) on the southeast corner of parcel F-4 adjacent to Fiddymont Park (F-54). In these instances, the WRSP will require redesign to maintain the 50-foot buffer. To implement the mitigation measure, design considerations will be required during small lot mapping and/or design review of the affected parcels.

The commenter requests rationale for the 50-foot setback. Implementation of the City's standards would control impacts to adjacent riparian areas that may result from alteration of natural floodplains or stream channels and grading and fill. Consideration was given to the overall preservation of riparian habitat throughout the WRSP in light of three isolated situations where proposed development may conflict with the 50-foot buffer. Given that the riparian buffer adjacent to the creeks will measure in excess of 100 feet (as proposed in the WRSP project) in all locations except those identified in the preceding paragraph, and in some locations will measure up to 300 feet, 50 feet was used in MM 4.7-12 to represent the minimum standard.

Response to Comment 61

The commenter identifies a proposed revision to the City of Roseville General Plan to add a new open space policy that would allow flood control facilities to be constructed in open space areas and notes that the Draft EIR acknowledges that such a change in policy would destroy or degrade habitat.

As stated in Section 2 (Project Description) of the Final EIR, a total of five detention basins and one weir (at the western project boundary, where an unnamed swale to Curry Creek leaves the WRSP Area) would be constructed on the Westpark property to serve areas of the WRSP that drain to Curry Creek. These basins would provide detention storage for a 100-year, 24-hour peak event. The detention basins and associated flood control devices have been included in the Section 404 permit, which, in turn, necessitated a Section 7 Consultation to address impacts to sensitive species. The Final Biological Opinion dated November 23, 2003, which is the resulting document associated with the Section 7 Consultation, outlines the mitigation necessary to address impacts covered under the Section 404 permit. Therefore, impacts to the detention basins and weirs are addressed in the Final EIR (pages 4.12-34 through 4.12-36).

The USFWS (Letter from Ken Sanchez of USFWS to Tom Cavanaugh of USACE dated November 20, 2003) (Appendix Y) determined that there will be 0.6 acres of impacts to the detention basins on the Westpark property and that the acquisition of 1.2 acres of vernal pool preservation on the Yankee Slough property will serve as adequate mitigation for these impacts.

Impact 4.7-11 (Changes in General Plan Policies Regarding Flood Control Facilities in Open Space) is discussed on pages 4.7-61 and 4.7-62 of the Final EIR. Currently, flood control facilities are already permitted in open space areas under the Roseville General Plan (November 1992, updated January 8, 2003, page V-4) and Roseville Zoning Ordinance (Title 19, Section 19.08.06C). The proposed addition of General Plan Open Space Policy 10, "Consider the use of open space for the location of flood control facilities where such facilities allow compatible passive recreational use and resource protection," is designed to encourage flood control facilities to be located where recreational uses (i.e. parks in detention basins) can be accommodated.

As is the case with the flood control and recreational facilities planned in the WRSP project, any flood control and/or recreational facilities planned elsewhere in the City would require environmental review and permitting. The description of future environmental review relates to flood control and/or recreational facilities that may be proposed in the future as a result of the revised General Plan Open Space Policy 10. Because impacts related to the WRSP project have been addressed in the Final EIR, no segmentation of environmental review is taking place.

Response to Comment 62

As reflected in Section 8 (Public Services Plan, Fire Protection) of the WRSP, as well as in Section 4.10.7 (Public Services, Fire Protection, Impacts and Mitigation) of the Final EIR, a 3.1-acre fire station is designated within Phase 1 of the WRSP, west of Hayden Parkway and south of Blue Oaks Boulevard, just east of the Regional Sports Park. This station will provide first response within the plan area. Timing of construction and staffing of the fire station will be consistent with the Fire Department Standards of Response Coverage Study. Stations located in adjacent portions of the City will provide interim and secondary response.

Staffing levels are evaluated on an ongoing basis as individual development projects are proposed and on an annual basis as part of the City's budgeting process. The provision of adequate fire protection services is an important institutional priority in ensuring the quality of life and safety for the City. Pages 4.10-13 and 4.10-14 of the Final EIR indicates that three operational personnel, as well as fire prevention, inspection, training, and administrative staff, would be required, consistent with General Plan goals for providing service to the area.

Construction of the new fire station and any associated increases in personnel would be accomplished through the Fire Service Construction Tax that would be paid by the developers. This tax requires that 0.5 percent of the value of any new construction is collected as part of the building fee and specifically designated for fire suppression and protection, including capital improvements, such as fire stations or safety equipment. This tax is in effect until December 2009. Although the Fire Service Construction tax

sunsets in 2009, the WRSP Development Agreements require payment of the tax for all building permits in the project. If it is not renewed, funding could come from developer fees, other user fees, the General Fund, property tax or sales tax revenues, or from an agreement between the Roseville Fire Department and the WRSP developer. The City could also designate funds for personnel expansion from the General Fund contribution made by the WRSP. The Specific Plan contains a program of implementation measures (including financing measures) to ensure the provision of all infrastructure, facilities, public services, and/or mitigation measures that are necessary to support the proposed development. This implementation plan is described in Section 11 (Implementation and Administration) of the Specific Plan and Section 2.4.3 (Project Description, Implementation) of the Final EIR.

Response to Comment 63

For the elementary and middle school facilities, the landowners have secured a funding agreement with the Roseville City School District (School Mitigation Agreement By and Between the Roseville City School District and Roseville Fiddymont Land Venture, LLC and 1600 Placer Investors, L.P, Relative to the West Roseville Specific Plan, September 4, 2003). The agreement outlines the construction timing triggers for the schools within the Plan area and contains provisions for construction of a starter elementary school to house the first students generated by the project. The agreement requires dedication of the elementary and middle school sites and defines the timing for dedication of each of the school sites and requires that school facilities be consistent with the following schedule:

- Elementary school site W-75—by the 350th elementary school student
- Elementary school site F-70—by the 600th elementary school student
- Elementary school site F-71—by the 1,200th elementary school student
- Elementary school site W-70—by the 1,800th elementary school student
- Middle School site W-73—by the 300th middle school student

The agreement describes that all elementary and middle schools will be turn-key facilities, constructed by the developer and turned over to the School District when complete. The agreement also describes school impact fees required of the Applicant and a contingency for a different fee schedule if State funds are not available to the District. Finally, the agreement includes a provision for the Applicant and district representatives to meet semi-annually in February and September to evaluate and plan the implementation of the agreement.

For the high school site, the landowners have finalized a funding agreement with the Roseville Joint Union School District. The agreement came before and was approved by the Roseville Joint Union School District Board on December 2, 2003. This agreement calls for a combination of State funds and developer fees from the WRSP to provide for 100 percent funding of school impacts and provide the high school

district with a reliable source of funding for the cost of providing additional high school facilities. The agreement sets out an arrangement by which the school district will purchase the high school site and developers will pay fees to the District to mitigate school impacts.

Response to Comment 64

Refer to Response to Comment 35-2 for a discussion of the project description.

Response to Comment 65

MM 4.10-9 allows for the expansion or construction of libraries to ensure that adequate facilities are provided for the additional 20,810 people generated by the WRSP. As reflected on page 4.10-27 of the Final EIR, the City General Plan standard (General Plan Policy FB-4) for new library facilities is one new library branch for every 15,000 to 20,000 population, which would warrant approximately two more branch libraries. Section 8.5 (Library) of the Specific Plan indicates that two new 10,300-square foot branch libraries are planned within Mahany Park and within the North Central Roseville Specific Plan Area. The proposed multi-purpose center at Fiddymont Park has been identified for a library. Funding of the library site is being programmed in the City's Public Facilities Fee. Details regarding the WRSP's contribution toward library facilities are included in the specific plan development agreements.

Response to Comment 66

While no specific development plan is proposed for the Remainder Area, reasonable assumptions regarding potential land uses in the Remainder Area were provided to complete a programmatic environmental analysis. The results of the environmental analysis for the Remainder Area, as it pertains to water supply, is provided in Impact 4.11-1 (Availability of Water Supplies to Meet Demand in Wet Years), and Impact 4.11-2 (Availability of Water Supplies to Meet Demand in Dry Years), which concludes that water supply impacts would be significant and unavoidable because a sufficient source of surface water has not been identified at this time.

In addition, Section 1.3 (Type of EIR) of the Final EIR states that, "With respect to future development projects that may be proposed in the Remainder Area, Section 15168(c) of the CEQA Guidelines states that subsequent activities should be examined in light of the Program EIR to determine whether additional environmental documentation must be prepared. If a later activity would have significant effects that were not examined in the Program EIR, subsequent environmental documentation must be prepared, consistent with Sections 15162 through 15164 of the CEQA Guidelines.

No entitlements have been requested or considered for the Remainder Area at this time, and approval of the WRSP does not provide any *de facto* entitlements to the Remainder Area. The annexation of the

Remainder Area into the Sphere of Influence Area is not a permit or entitlement to develop. Refer also to Topical Response G (Water Supply) for a discussion of the sufficiency of the water supply to serve the Remainder Area.

When a local agency such as the City proposes to annex additional land, it must obtain approval from the appropriate LAFCO. In reviewing proposals for such a "change of organization" or "reorganization" of a local agency, LAFCO must consider a variety of factors, including "[t]imely availability of water supplies adequate for projected needs" (Government Code section 56668(k)). Unlike annexation, a sphere of influence amendment is not considered a governmental "change of organization" or "reorganization" to which section 56668 applies, but rather is governed by distinct rules. Those rules do not include a provision comparable to section 56668(k).

The Remainder Area is proposed only for addition to the City's sphere of influence, not annexation to the City. Moreover, MM 4.11-1 would require demonstration of a sufficient and available water supply to serve any proposed development in the Remainder Area prior to approval of such a proposal. That demonstration would precede any application to LAFCO to annex any or all of the Remainder Area.

Response to Comment 67

As stated on page 4.11-93 of the Final EIR, "New buildings constructed in California must comply with the standards contained in Title 20, Energy Building Regulations, and Title 24, Energy Conservation Standards, of the CCR [California Code of Regulations]. Title 20 contains the regulations relating to power plant siting certification. Title 24 (AB 970) contains the energy efficiency standards for residential and nonresidential buildings based on a state mandate to reduce California's energy demand." As stated in Section 5.3 of the Final EIR, various energy conservation technologies and practices have been incorporated into the proposed project to reduce the use of nonrenewable resources, such as electricity. While the City of Roseville can not require developers to incorporate specific energy efficiency measures, such as the use of solar electric cells on each home, the City can require compliance with the requirements of the California Code of Regulations and encourage energy efficiency through other programs. For example, Roseville Electric, who is anticipated to provide service to the entire SOI Amendment Area, has an extensive energy efficiency program, consisting of energy audit services and residential/commercial rebates, to encourage energy efficiency.

In addition, to demonstrate Roseville's commitment to energy efficiency, the recently opened Ray Sharp Memorial Fire Station Number 6 on East Roseville Parkway installed a solar electric rooftop. In addition, the newly proposed library and community center, which would be located at Roseville's Mahany Regional Park, would also include a "Utility Education Center," where children could learn about renewable energy and cutting-edge technologies. The entire building would be built as an "energy-smart"

structure using energy efficient design and possibly integrate a solar electric rooftop similar to the one installed at the Ray Sharp Memorial Fire Station.

Response to Comment 68

The Final EIR provides an adequate discussion of the significant irreversible environmental impacts of the proposed project and acknowledges that the project will result in an “irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil), natural gas, and gasoline for automobiles and construction equipment.” As noted on page 5-4, the Final EIR considers these impacts to be irreversible and unavoidable.

Refer to Response to Comment 20-104 for a discussion of the growth-inducing impacts associated with implementation of the proposed project.

Response to Comment 69

Section 5.5.2 (Development Considered in Cumulative Impact Analysis) of the Final EIR indicates that the Placer Ranch, De La Salle University, and Roseville Energy Park projects are included in the cumulative impact analysis. Specifically, refer to pages 5-14 and 5-15 of the Final EIR, which discuss the assumptions for the Placer Ranch, De La Salle University, and Roseville Energy Park projects in terms of the cumulative impact analysis.

The Roseville Energy Park is undergoing separate environmental review as part of the California Energy Commission’s process. The Roseville Energy Park project is in the early stages of planning and sufficient information is not yet available to conduct the environmental review; therefore, the air quality analysis has not yet been completed. When the project is sufficiently defined to allow a meaningful analysis of environmental impacts, an environmental document will be prepared and circulated for public review and comment. As part of that analysis, impacts from the Roseville Energy Park on adjacent development, such as the proposed project, will be identified and feasible mitigation measures will be developed. The proposed project is not dependent on the Roseville Energy Park for energy supplies.

Nonetheless, pages 5-58 through 5-59 provides a cumulative analysis of air quality impacts associated with toxic air contaminants. This analysis specifically assumes operation of the Roseville Energy Park. The Final EIR states that, “There are two stationary sources in close proximity to the WRSP that could emit TACs: the PGWWTP and the proposed Roseville Energy Park. Industrial operations in the Sunset Industrial Area and Placer Ranch could also generate TACs in proximity to the WRSP. In addition to stationary sources, mobile sources would generate TACs. As discussed in Section 4.4 of this document, the CARB recently identified diesel particulate matter as a TAC. The majority of diesel particulate matter is emitted by mobile equipment, including construction equipment, delivery trucks, and buses. Finally,

the WRSP could result in the development of land uses that emit a smaller amount of TACs, such as dry cleaners, autobody shops, or other industrial uses. Similar sources of TACs could be developed in the Placer Vineyards, and other existing and proposed development in the area. None of these uses would be expected to exceed standards for TAC emissions by themselves.

“Enron had proposed to construct a power plant on the site of the proposed Roseville Energy Park. A number of studies were completed for the Enron facilities, including extensive air quality analyses and health risk assessments. The health risk assessment determined that the proposed energy facility would have a cancer risk factor of approximately 0.33 in one million, a chronic health hazard index of 0.0031, and a maximum acute health hazard index of 0.087. Cancer risk of less than ten in one million and a health hazard index of less than one are considered acceptable TAC levels for permitting purposes.⁹ Similar studies have yet to be conducted for the proposed Roseville Energy Park, but it is expected to be much smaller than the Enron facility would have been in terms of operational energy output (150 MW compared to 900 MW). Therefore, the TAC levels should also be lower and the Roseville Energy Park would not be expected to generate TACs at levels that would exceed health standards.

“Although individual sources of TACs may be less than the 10 in 1 million threshold, the combination of multiple sources that emit TACs in combination with other development within the region could expose receptors to TAC levels that exceed the 10 in 1 million threshold, which would be cumulatively considerable. MM 4.4-7 requires that industrial uses within the WRSP submit a ‘permit to operate’ to the Air District demonstrating how the facility would not exceed the 10 in 1 million TAC threshold. This measure would be adequate to address TAC emissions from Roseville sources, and no industrial uses are proposed adjacent to the WRSP in either the City or the County. Therefore, cumulative TAC levels should be similar to project-specific emissions, which would be reduced to a less-than-significant level by MM 4.4-7.”

Response to Comment 70

Refer to Topical Response D (Affordable Housing) for a discussion of the project’s contribution towards, or effect on, affordable housing in the region.

Response to Comment 71

Refer to Response to Comment 35-38 for a discussion of roadway improvements.

⁹ Placer County Air Pollution Control District, *Placer County Air Pollution Control District Preliminary Determination of Compliance Roseville Energy Park, LLC*, July 8, 2002.

Response to Comment 72

Refer to Response to Comment 35-36 for a discussion of standards of significance. The standard of significance for Sacramento County roadway level of service (LOS) is consistent with the Sacramento County General Plan LOS "E" policy and with the Sacramento County's guidelines for traffic impact studies.

The commenter cites *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 981, but does not indicate how that citation relates to an environmental issue. Therefore, no further response is required.

Response to Comment 73

Based on the Responses to Comment Letter 11, the EIR has included all feasible mitigation measures recommended by the PCAPCD to reduce the potential construction-related and operational air quality impacts that would occur with development of the SOI Amendment Area as envisioned in the EIR. Refer to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Nonattainment Area (SFONA) to attain federal ozone standards by November 2005.

Response to Comment 74

The areas within the WRSP site and SOI Amendment Area that have the potential to generate localized emissions of PM₁₀ from idling vehicles are commercial and industrial buildings with loading docks, and schools with bus parking and loading areas. Light industrial buildings could be located as close as 100 feet from residential buildings, but would be separated from the residential uses by roadways. Schools would be located adjacent to residential areas.

Pursuant to the recommendations of the PCAPCD, MM 4.4-5 requires that all truck loading and unloading docks have one 110/208 volt power outlet for every two dock doors. Diesel trucks shall be prohibited from idling more than five minutes and be required to connect to the 110/208 volt power to run any auxiliary equipment. Signage addressing these requirements shall be provided at the loading docks. It is the opinion of the PCAPCD that these measures would reduce the potential risks to nearby receptors to less-than-significant levels.

With regard to school sites, the California Air Resources Board recently adopted an airborne toxic control measure (ATCM) that limits school bus idling and idling at or near schools to only when necessary for safety or operational concerns. Effective as of July 16, 2003, the ATCM requires the driver of a school bus or vehicle, transit bus, or other commercial motor vehicle to manually turn off the bus or vehicle engine

upon arriving at a school and to restart no more than 30 seconds before departing. A driver of a school bus or vehicle is subject to the same requirement when operating within 100 feet of a school and is prohibited from idling more than five minutes at each stop beyond schools, such as parking or maintenance facilities, school bus stops, or school activity destinations. A driver of a transit bus or other commercial motor vehicle is prohibited from idling more than five minutes at each stop within 100 feet of a school. Idling necessary for health, safety, or operational concerns is exempt from these restrictions. These restrictions will reduce the potential risks to nearby receptors to less-than-significant levels.

Refer also to Response to Comment 35A-6, which concludes that it would be speculative to identify a possible range of toxic air contaminants that could be generated by the new uses within the proposed light and general industrial areas since these uses are not known at this time and industrial technologies could change significantly before such uses are proposed or constructed. A speculative analysis would not provide any useful analysis or lead to a different conclusion than what is already provided in the Draft EIR. In any case, MM 4.4-7 identifies the means by which the individual and combined emissions of toxic air contaminants does not exceed the risk standard of 10 in one million for the WRSP. In addition, cumulative impacts associated with toxic air contaminants are provided on pages 5-58 through 5-59 of the Final EIR. The analysis determines that MM 4.4-7 would reduce the health risk associated with receptors living within the SOI Amendment Area by ensuring that industrial operations evaluate TAC emissions and meet acceptable standards. The primary source of TACs in or near the SOI Amendment Area would be the PGWWTP, Roseville Energy Park, and WRSP industrial operations.

Response to Comment 75

Page 5-67 of the Final EIR concludes that the cumulative impacts to special status plant and animal species would be significant and unavoidable; however, the project's contribution to those impacts would not be cumulatively considerable because the loss of wetlands, grasslands, foraging habitat, and oak trees, and any associated impacts to special status species, are mitigated at a minimum of a one-to-one replacement ratio approved by the CDFG and USFWS. Through conservation, restoration, and/or preservation, these habitats will remain in perpetuity within southwestern Placer County. Therefore, the project's contribution to cumulative biological resources impacts would be considered less than significant.

Further, page 5-66 of the Final EIR provides estimates of the amount of habitat that could be lost by other projects in the region. The Final EIR states that "Other potential Placer County projects (e.g., Placer Ranch, De La Salle/AKT University to the west) would likely convert another several thousand acres of grassland foraging habitat and Placer Vineyards could convert 2,200 acres of grassland and cropland,

both of which provide foraging habitat. In addition, the Reason Farms retention facility could follow up to 1,000 acres of land.”

The cumulative analysis is based on available scientific data identified in Section 4.7.1 (Biological Resources, Introduction) of the Final EIR and other relevant information regarding cumulative projects (i.e., location and acreage of development).

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October 23, 2003

Mr. William D. Kopper
Law Office of William D. Kopper
417 E Street
Davis, CA 95616-4132

SUBJECT: REVIEW OF AIR QUALITY IMPACTS FROM PROPOSED WEST ROSEVILLE SPECIFIC PLAN (WRSP) AND SPHERE OF INFLUENCE (SOI) AMMENDMENT AREA EIR ANALYSIS

Dear Mr. Kopper:

I have reviewed the air quality analysis prepared for the proposed WRSP EIR. My comments pertain to the project as a whole and do not differentiate between the different project development areas.

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AMBIENT AIR QUALITY ATTAINMENT ISSUES

As stated in the EIR, the project area would be located in an area (Sacramento Air Quality Maintenance Area) that is in severe non-attainment of the National Ambient Air Quality Standards (NAAQS) for ozone. The attainment of ozone NAAQS is required by the year 2005. One way to demonstrate this is to show that the population and employment growth from the WRSP and SOI are consistent with previous predictions by the Sacramento Area Council of Governments (SACOG). These projections are used in regional air quality planning to assess the attainment of AAQS in combination with various emission reduction strategies that local air districts propose.

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The EIR document provides tables that show projected increases for the year 2020 in daily vehicle trips (tables 4.3-7 and 4.3-8), changes in traffic volumes, and air pollutant emissions from these trips (Table 4.4-6). As stated within the EIR, the impacts from the project would be well over Placer County Air Pollution Control District (PCAPCD) significance thresholds. The cumulative impacts analysis in Chapter 5 concludes that this project is not accounted for in the State Implementation Plan (SIP) and that even with application of all proposed mitigation measures, the project would contribute considerably to the regional degradation of air quality. The EIR should discuss in more detail what the implications could be if ozone attainment is not reached by the year 2005. I.e., what are the potential health impacts, especially to sensitive population members, such as asthmatics, children and the elderly? What are the impacts to the PCAPCD?

The importance of reducing ozone levels should not be taken lightly. The Placer County Air Pollution Control District (PCAPCD) Summary Report -2002, cites a 10-year study funded

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by the Air Resources Board that showed exposure to high air pollution levels can slowdown the lung function growth rate of children by up to 10 percent. Children are more susceptible to air pollution in general because they breathe 50 percent more air per pound of body weight than adults.¹

Since the proposed project emissions would be well over PCAPCD significance thresholds, the proposed project would require numerous mitigation measures to reduce the construction and operational impacts. The PCAPCD requested that if the proposed project emissions would exceed emissions from previously planned development within the Placer County General Plan, sufficient mitigation measures should be identified to completely offset the projected emission increases (PCAPCD, September 13, 2002 letter to Roseville Planning Department). Furthermore, sufficient mitigation measures should be implemented to reduce the project construction and operational emissions alone below significance thresholds. Not enough quantitative information was provided in the EIR to evaluate the net project impacts after implementation of mitigation measures.

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The PCAPCD letter listed over 70 potential mitigation measures to reduce operational impacts. The EIR lists about 25 potential mitigation measures in the EIR in Section 4.4. Given the magnitude of the project emissions and the existing air quality constraints, the project should consider whether enough mitigation measures have been proposed. Unless the project can show that it has fully mitigated emissions, it should discuss why not all measures suggested by the PCAPCD have been included in its proposals, for instance requiring landscape maintenance companies to use battery powered or electric equipment or providing photovoltaic roofing tiles for solar power. Specific data regarding the use of off-site mitigation programs should be provided to show how much benefit this program could provide the project. The project area may need to take more drastic measures to reduce emissions beyond the mitigation measures suggested by the PCAPCD, such as providing small electric carts for local shopping trips. The project needs to calculate the expected emission reduction of each proposed mitigation measure and show the net project impacts after mitigation is applied.

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INDUSTRIAL USES

The other area of concern with the proposed project is the compatibility of residential uses and industrial uses, including the presence of a wastewater treatment facility (Pleasant Grove Wastewater Treatment Plant – PGWWTP) and potentially a 150 MW natural gas-fired power generation facility (Roseville Energy Park) adjacent to the WRSP.

The PCAPCD and California Energy Commission (CEC) have licensing authority over the power plant regarding air quality issues. The projected air quality impacts from the proposed Roseville Energy Park need to be compared with California and Federal AAQS to make sure that the surrounding development within the WRSP would not experience pollution above safe levels. The EIR process would benefit if some preliminary modeling analyses were made to assess potential project impacts.

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¹ EPA. 2002. EPA Diesel Fact Sheet. EPA420-F-02-048. September.

As stated in the EIR, individually, the health risks from these projects could be below acceptable health risk guidelines, but cumulatively, these industrial projects, or others proposed within the WRSP, could exceed acceptable health risk levels. Due to the proximity to sensitive receptors, as a minimum, a screening-level health risk assessment should be performed to ascertain the maximum level of risk associated with the PGWWTP. For the proposed land uses and development, the EIR should provide a possible range in expected cumulative health risks to assure that the net impact of all potential development would not be above acceptable levels.

35A - 6

A health risk assessment had been prepared for a larger power plant (900 MW) within the Roseville Energy Park. The health risks were found to be below acceptable levels. The maximum carcinogenic health risks were predicted along the northern plant boundary and the maximum non-cancer risks were predicted to occur about 9 km to the northwest of the project. That analysis was prepared in 1991, prior to the proposed WRSP. The 900 MW project included 150 ft high stacks. I do not know how the operation of the facility differs from the proposed 150 MW plant. For example, for the 150 MW facility, if the plant would include shorter stacks, reduced exhaust temperature, and/or reduced flow rate than was proposed for the 900 MW facility, it is possible that air pollution impacts from the 150 MW facility could be larger.

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The EIR discusses hazardous materials that will be stored at the PGWWTP but not at the proposed Roseville Energy Park. Typical air pollution controls required for natural gas-fired combustion turbines include selective catalytic reduction (SCR) to reduce emissions of nitrogen oxides (NO_x), a precursor air pollutant in ozone formation. Ammonia is injected into the SCR. It would be important to know whether anhydrous ammonia or aqueous ammonia could be stored on the site, the amount stored, and an analysis of the distance to toxic endpoints in the event of a spill.

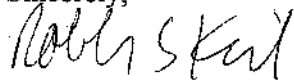
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CONCLUSIONS

Given the severe non-attainment of the ozone NAAQS and the continued non-attainment of the CAAQS for particulate matter, the City of Roseville needs to make sure that if the WRSP project would proceed, that a sufficient amount of mitigation measures would be employed. Although the current EIR states that the air quality impacts are significant and unavoidable, the project has not demonstrated the extent of the significance after mitigation and has not applied all measures to mitigate the impacts. Additionally, the City of Roseville needs to consider carefully whether the public health and safety are protected with the presence of a wastewater treatment plant and power plant adjacent within the WRSP. More analyses need to be performed to assess potential health impacts and risks from these facilities.

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Sincerely,



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EDUCATION

Pennsylvania State University: M.S., Meteorology, 1984
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PROFESSIONAL HISTORY

Consultant, 1990-present
 Woodward-Clyde Consultants, Project Scientist, 1983-1990
 Aerocomp, Inc., Research Meteorologist, 1982

REPRESENTATIVE EXPERIENCE

Ms. Keil has had extensive experience in air quality modeling and permitting. Her project responsibilities have included calculation of emissions, modeling of impacts, evaluation of regulatory applicability and compliance, and preparation of application forms and supporting reports and documentation. She is knowledgeable about federal and state air quality regulations. In addition, she is experienced in the preparation of health risk assessments. She has used a number of air quality models including ISC3, CALPUFF, COMPLEX I, COMPLEX II, MESOPUFF, PAL, VALLEY, MPTER, PTPLU, PTDIS, PTMAX, CALINE3, CALINE4, URBEMIS, TEM, TCM, FDM, SCREEN3, SLAB, AFTOX, and the Urban Airshed Model to estimate the impacts of different pollution sources. Specific project experience includes:

- Performed air quality modeling analysis for proposed cogeneration facility in Northern California.
- Prepared air quality section as part of EA for construction activities at San Francisco International Airport.
- Performed air quality modeling of scientific research facility in Northern California in support of a health risk assessment.
- Prepared screening health risk assessment of medical research laboratory in Northern California.
- Performed air quality modeling in support of an Application for Certification for a power plant in Southern California.
- Performed air quality analyses, including PSD analyses, for Air Contaminant Discharge Permit for several cogeneration projects in Southern Oregon.
- Performed peer review of emission calculations and of box modeling of contaminated soils and groundwater at a facility in San Francisco.
- Air quality analysis (evaluation of regulatory and ambient setting and calculation of emissions from construction) for proposed replacement of the Berryman Reservoir in Berkeley, California for EIR.
- Air quality modeling (CALINE4) of proposed improvements to the Interstate 101/85 interchange in Santa Clara County, CA.
- Air quality analysis (evaluation of regulatory and ambient setting, regulatory applicability, calculation of facility emissions, screening modeling of carbon monoxide impacts, construction impacts analysis, evaluation of odor potential) and preparation of EIR for proposed MUNI maintenance facility, LRT storage, and office building in San Francisco.

- Air quality analysis (evaluation of regulatory applicability including Federal conformity, mobile source exhaust emission calculations with EMFAC7F, CALINE4 modeling of carbon monoxide emissions from mobile sources, construction impacts analysis including toxics analysis) and preparation of EIR/EIS for proposed Embarcadero replacement project in San Francisco.
- Air quality analysis (evaluation of regulatory and ambient setting, construction impacts analysis, screening modeling of CO impacts) and preparation of EIR for proposed California State office building in Oakland.
- Compiled on-site monitoring data (emissions and meteorology) for EBMUD wastewater treatment facility in Oakland. Performed air dispersion modeling and calculated health risks associated with the facility.
- Provide emissions calculations and review application material for Authority to Construct for proposed sludge de-watering system in Redwood City, CA.
- "On-Call" with Caltrans Districts 4 and 10 for preparation of air quality analyses.
- Perform modeling of food dehydrator facility in New Mexico to evaluate feasibility of expansion.
- Performed air quality modeling of carbon monoxide emissions for alternative transportation scenarios for a proposed fairgrounds and arena site in Santa Clara County, CA.
- Air quality modeling of accidental release of hydrazine for California Energy Commission using the SLAB and AFTOX models.
- Air quality modeling (SLAB) of three accidental release scenarios of ethylene oxide from a medical equipment sterilizing facility in San Rafael, CA in support of a RMPP as required by the Fire Department.
- Air quality modeling of emissions from a medical waste incinerator in Kauai for a risk assessment.
- Air quality modeling of airborne contaminants from soil for a risk assessment for a Northern California Air Force base.
- Air quality modeling of landfill and gas recovery system in Alameda County, CA as part of a health risk assessment.
- Air quality modeling of landfill and gas recovery system in Marin County, CA as part of a health risk assessment.
- Air quality modeling of airline facility emissions in support of AB2588 health risk assessment in San Francisco, CA.
- Supported modeling efforts of canning facility emissions for AB2588 health risk assessment in Los Angeles, CA.
- Air quality modeling for support of health risk assessment for resource recovery facility in Contra Costa County, CA.
- Analysis of health risk assessment for proposed resource recovery facility near Fresno, CA.
- Calculation of construction emissions for proposed natural gas pipeline from San Joaquin County to Contra Costa County as part of EIR.
- Meteorological data preparation and supervision of air quality modeling for health risk assessment for excavation of asbestos along light rail corridor in San Jose, CA.
- Air quality modeling of hazardous waste incinerator and fugitive volatile chemical emissions in Kettleman Hills, CA.
- Air quality modeling of emissions from a resource recovery facility in Detroit, MI.

- Calculated organic emissions from storage tanks at a hazardous waste deep-well injection facility in Kern County, CA, including quantification of pollutants entering the air from accidental spills of hazardous materials.
- Preparation of AFC and air permit for resource recovery facility in San Diego, CA. Helped set up meteorological inputs to models. Set up and ran air quality models ISC, COMPLEX I.
- Computed the impacts of heavy metals associated with incineration of solid waste.
- Air quality analysis of hazardous waste incinerator in Texas.
- Review of health risk assessment and air quality permits of hazardous waste transportation facility.
- Preparation of AFC and PSD Permit and Determination of Compliance applications for 80 MWe resource recovery facility in Redwood City, CA. Wrote and oversaw preparation of PSD permit.
- Air quality permitting (AFC, ATC, and PSD) of two large (100-200 MWe) cogeneration facilities and five smaller (less than 50 MWe) cogeneration facilities in Northern and Southern California.
- Air quality modeling in support of PSD and ATC permits for a major modification of an oil refinery in the San Francisco Bay Area.
- Air quality modeling and supervision of modeling tasks for health risk analysis for research laboratories at Stanford University..
- Air quality modeling for EIR for solvent storage facility in San Jose.
- Preparation of AFC for cogeneration plant with steam used to recover oil in Bakersfield, CA. Wrote air quality sections of AFC.
- Provided guidance for air quality modeling for EIR of highway modification in California.
- Provided air quality analysis of mobile sources associated with housing projects.
- Performed statistical analyses and comparisons of meteorological data sets for use in in-stream temperature modeling.
- Analyzed meteorological data and compared to another meteorological data set as part of an air quality modeling validation study.
- Evaluated meteorological data to evaluate likelihood of migration of odors from sewage treatment plant to residential area.
- Contributed to a study of meteorological impacts on and performance measures of an urban photochemical model. The study included data preparation, statistical analyses, and other quantitative analyses of the air quality model results.

Response to Comment Letter 35A

Robbi S. Keil (October 23, 2003) (Attachment to Kopper, October 28, 2003)

Response to Comment 1

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 2

Refer to Response to Comment 11-2 regarding the potential for the development of the SOI Amendment Area as envisioned in the EIR to jeopardize the ability of the Sacramento Federal Ozone Non-attainment Area (SFONA) to attain federal ozone standards by November 2005. In addition, health effects associated with the exposure of sensitive receptors to Toxic Air Contaminants is discussed in Impact 4.4-4 (Exposure of Sensitive Receptors to Unacceptable TAC Levels), which is provided in Section 4.4 (Air Quality) of the Final EIR. The analysis concluded that with the implementation of MM 4.4-7, which requires industrial users to obtain a Permit to Operate from the PCAPCD, all health impacts associated with TACs would be reduced to a less-than-significant level.

Response to Comment 3

The EIR includes feasible mitigation measures recommended by the PCAPCD to reduce the potential construction-related and operational air quality impacts that would occur with development of the SOI Amendment Area. Refer to the Responses to Comment Letter 11. Also refer to Response to Comment 35-48 regarding the mitigation measures recommended by the PCAPCD that are not feasible for the WRSP.

It should be noted that the thresholds of significance recommended by the PCAPCD apply to all new development project within Placer County regardless of size. As such, they apply to single house construction project as well as a large mixed-use specific plan project. While the use of fixed daily emissions thresholds shows that large projects generate overall a greater amount of emissions, larger projects such as the WRSP and Sphere of Influence Amendment incorporate many design features and characteristics that reduce the emissions-generating characteristics of the individual land uses. The WRSP is a mixed-use project that allows project residents to work, shop, and learn in close proximity to their homes. It also provides additional employment, shopping, and educational services for people that live in close proximity to the site and would otherwise need to drive farther distances for these services. Despite these advantages, it is not possible to reduce the emissions generated by the proposed land uses to a level that is comparable to a small project and below the PCAPCD's recommended thresholds of significance. Therefore, the Final EIR concludes that the impacts of the WRSP and Remainder Area would be significant and unavoidable under CEQA.

Refer to Response to Comment 11-9 regarding reductions in emissions after mitigation.

Response to Comment 4

Refer to Response to Comment 11-9 regarding the revisions to MM 4.4-5 to include all feasible mitigation measures to address the operational emissions of the WRSP and a discussion of the mitigation measures for operational air quality impacts that were recommended by the PCAPCD, but are not feasible for the WRSP.

Response to Comment 5

Refer to Topical Response H (Roseville Energy Park) for a discussion of the licensing and environmental review process for the proposed Roseville Energy Park (REP). In addition, the REP was evaluated in the Final EIR from a land use perspective and as part of the cumulative scenario. The REP is a nominal 120 MW power plant, with the ability to duct fire to 160 MW under certain conditions. The Roseville Energy Park is undergoing separate environmental review through the California Energy Commission and will be required to meet the requirements of the California Energy Commission (CEC) and PCAPCD. The CEC will evaluate project level and cumulative impacts of the proposed power plant in accordance with its licensing requirements. The CEC licensing process requires that the power plant be designed, constructed, and operated in accordance with all relevant federal, state, and local requirements and policies concerning protection of air quality and handling of hazardous materials. The WRSP and SOI Amendment Areas are not dependent on the Roseville Energy Park for energy generation.

The Roseville Energy Park is not a component of the WRSP, although the proximity of the project to this potential future use was considered in determining appropriate land uses within the WRSP. As shown in Figure 2-3 on page 2-11 of the Final EIR, the WRSP Land Use Plan has located light industrial and open spaces around the PGWWTP and the REP. These areas would act as a buffer area of at least 1,000 feet between the PGWWTP and REP uses and the proposed sensitive residential and educational receptors that would be part of the WRSP. Further, the impacts associated with the REP are analyzed in the cumulative analysis, Section 5, of the Final EIR.

The commenter also states that the projected air quality impacts from the proposed Roseville Energy Park should be compared with the California and Federal AAQS to make sure that the surrounding development with the WRSP would not experience pollution above safe levels. The Application for Certification (AFC), which is required for the construction, operation, or closure of all power plants in the State of California that are over 50 MW, was filed by Roseville Electric on October 30, 2003. The AFC contains a complete meteorological modeling analysis to assess potential impacts associated with operation of the REP. The results of the modeling demonstrate that the REP will not result in significant

direct air quality impacts. The CEC will require a more detailed cumulative air quality impact analysis in consultation with the Placer County Air Pollution Control District (PCAPCD). The PCAPCD will also be conducting its own analysis simultaneously with the CEC analysis. The PCAPCD analysis includes the issuance of a Determination of Compliance, which must demonstrate that the REP complies with all District, federal, and State air quality laws and standards.

Response to Comment 6

It would be speculative to identify a possible range of toxic air contaminants that could be generated by the new uses within the proposed light and general industrial areas since these uses are not known at this time and industrial technologies could change significantly before such uses are proposed or constructed. A speculative analysis would not provide any useful analysis or lead to a different conclusion than what is already provided in the Final EIR. In any case, MM 4.4-7 identifies the means by which the individual and combined emissions of toxic air contaminants does not exceed the risk standard of 10 in one million for the WRSP.

Cumulative impacts associated with toxic air contaminants are provided on pages 5-58 and 5-59 of the Final EIR. The analysis determines that MM 4.4-7 would reduce the health risk associated with receptors living within the SOI Amendment Area by ensuring that industrial operations evaluate TAC emissions and meet acceptable standards. The primary source of TACs in or near the SOI Amendment Area would be the PGWWTP, Roseville Energy Park, and WRSP industrial operations. County land to the west and north of the Remainder Area is currently in agricultural production and Placer Vineyards to the south does not provide for industrial development. Because TAC emissions would be generated within the City, MM 4.4-7 would be adequate to protect SOI Amendment Area residents from TAC emissions. The SOI would not be cumulatively considerable and would result in a less-than-significant cumulative impact on TAC levels.

Refer also to Response to Comment 20-88 for a discussion of the risk of exposure (to schools) associated with the use of diesel-fueled engines and vehicles.

Response to Comment 7

Refer to Response to Comment 35A-5 for a discussion of potential impacts associated with construction and/or operation of the Roseville Energy Park. Refer also to Topical Response H (Roseville Energy Park) for a discussion of the licensing and environmental review process for the proposed REP. In addition, the REP was evaluated in the Final EIR from a land use perspective and as part of the cumulative scenario. Refer also to Response to Comment 35A-6 for a discussion of the conclusion of the cumulative toxic air contaminant analysis.

In addition, a screening health risk assessment has been prepared for the 120 MW REP and is included in the AFC. Levels of all cancer and non-cancer risks were found to be well below the levels of significance commonly used by the CEC and the PCAPCD.

Response to Comment 8

Refer to Response to Comment 35A-5 for a discussion of potential impacts associated with construction and/or operation of the Roseville Energy Park. Refer also to Topical Response H (Roseville Energy Park) for a discussion of the licensing and environmental review process for the proposed REP. In addition, the REP was evaluated in the Final EIR from a land use perspective and as part of the cumulative scenario. Refer also to Response to Comment 35A-6 for a discussion of the conclusion of the cumulative toxic air contaminant analysis.

The REP will use aqueous ammonia in a storage tank with a collection basin that will prevent any significant inhalation hazards from a potential ammonia spill and will help to retard ammonia vaporization rates. The CEC will require that an off-site consequences analysis of a potential ammonia spill be conducted during the licensing proceedings. The ammonia storage tank at the REP is near the center of the power plant parcel, away from public areas, and will employ strict loading, unloading, and handling procedures to further reduce the possibility of a release. In addition, prior to 1994, the use of aqueous ammonia was a developing, but not yet proven, technology. Since then, the technology has improved sufficiently such that the use of weaker aqueous ammonia solutions (e.g., water-based) has replaced the use of anhydrous ammonia. Aqueous ammonia is a less hazardous form of the chemical, slightly stronger than common ammonia-containing household cleaning products. Therefore, the use of aqueous ammonia is not anticipated to cause a hazardous condition that could affect public health or safety.

Response to Comment 9

Refer to Responses to Comment 11-9 for a discussion of air quality impacts and feasible mitigation measures.

Response to Comment 10

This comment provides the professional resume of the commenter, and is not a comment on an environmental issue. Therefore, no further response is required.



October 24, 2003

Mr. William D. Kopper
Attorney at Law
417 E Street
Davis, California 95616

Subject: Review of Transportation and Circulation Analysis for West Roseville Specific Plan and Sphere of Influence Amendment (MR&O Project No. 20330.00)

Dear Mr. Kopper:

As requested, Martin, Rivett & Olson, Inc. has completed a review of the transportation and circulation analysis completed with respect to the proposed West Roseville Specific Plan and Sphere of Influence Amendment. The proposed project is the subject of a draft environmental impact report (DEIR), which is currently being processed by the City of Roseville (Reference: EIP Associates, *Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment*, September 15, 2003). Our review focused on the technical adequacy of the "Transportation and Circulation" section of that document, including the Appendices containing the intersection level of service summary tables.

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This letter report presents the results of our review.

Background

The West Roseville Specific Plan (WRSP) and Sphere of Influence (SOI) Amendment addresses a 3,162-acre area proposed to be immediately annexed into the City of Roseville, as well as expansion of the City's sphere of influence by an additional 2,365 acres. If approved, the sphere of influence expansion would facilitate a future annexation of that area into the City. The overall study area is located immediately west of the Roseville city limits, and is bounded by Fiddymont Road (i.e., the city limit line) to the east, Baseline Road to the south, and vacant land to the west and north. Land uses proposed within the West Roseville Specific Plan area include:

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- Residential: 8,430 dwelling units;
- Community Commercial: 48.5 acres;
- Business Professional: 20 acres; and
- Light and General Industrial: 108.5 acres.

In addition, the area would include open space (685 acres), parks (270 acres), schools and other public uses (148 acres), and roads (128 acres). Four development phases are envisioned.

No specific land use plans have been identified for the SOI Amendment area. The DEIR has assumed that the area will be developed primarily with residential and commercial uses that are similar to those proposed in the WRSP area, in terms of types of uses and their intensity.

- Affiliate offices in:
- Los Angeles, California
 - San Diego, California
 - Kansas City, Kansas
 - Las Vegas, Nevada
 - Denver, Colorado
 - Honolulu, Hawaii
 - Phoenix, Arizona
 - Tucson, Arizona



The DEIR incorporated a transportation and circulation analysis conducted by DKS Associates. That analysis addressed potential impacts of the proposed development at up to 167 signalized intersections in the City of Roseville and a limited number of intersections and roadway segments outside the City. Although an analysis of "existing conditions" was documented in the report, the analysis focused on projected conditions in the year 2020. (Note that the evaluation of "existing plus project" conditions seems to have been an afterthought, as it is presented in Appendix Q, and is labeled as a "supplemental" analysis.)

35B-2

The analysis indicated that completion of the proposed WRSP development and the SOI Amendment will result in "Significant and Unavoidable" impacts at many of the study intersections and roadway segments, with unmitigated degradation in level of service at those locations.

Transportation and Circulation Analysis Review

Our review of the "Transportation and Circulation" analysis for the proposed WRSP area and the SOI Amendment revealed a number of issues that should be addressed prior to approval of the environmental document by the City of Roseville. These issues are summarized below.

35B-3

1. **Analysis Periods** – The transportation and circulation analysis presented in the DEIR primarily addresses project-related impacts in the PM peak hour (i.e., generally, the highest level of traffic demand in the 4:00 – 6:00 PM peak period of a typical weekday). In addition, an analysis of daily conditions on a small number of roadway segments outside the Roseville city limits was documented. No analysis of AM peak hour conditions was undertaken, despite the substantial volume of project-related traffic during that time period. The report justifies this by stating that the PM peak hour "... typically represents the highest traffic period of the day." However, as described below, such an approach results in an incomplete assessment of the impacts associated with a proposed project of this magnitude.

For illustrative purposes, Table 1 summarizes AM and PM peak hour trip generation estimates for the proposed West Roseville Specific Plan area, excluding the SOI Amendment area. Note that the DEIR presents only daily trip generation estimates for the study area; no peak hour estimates were provided. According to the DEIR, the daily trip generation rates used in the analysis are those "... used in developing Roseville's CIP, which are generally consistent with those in the Institute of Transportation Engineers' (ITE) publications on trip generation ...". The peak-hour estimates presented in Table 1 are based on peak-hour rates documented in the ITE *Trip Generation* manual (Reference: Institute of Transportation Engineers, *Trip Generation*, Sixth Edition, 1997) and should, therefore, be generally consistent with the daily figures presented in the DEIR (although the PM peak hour estimates will not necessarily exactly match the figures used in the DEIR analysis).

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As shown, the proposed West Roseville Specific Plan will generate almost 9,300 trips in the AM peak hour and just over 11,700 trips in the PM peak hour. Thus, the estimated trip generation in both peak hour periods is substantial. Although the AM peak hour estimate is somewhat lower than the PM peak hour figure, the AM peak hour volume is sufficient to expect that the proposed development will create significant traffic impacts in that time period. Moreover, because of the directional characteristics of project-generated traffic, the AM peak hour impacts are expected to be different from the PM peak hour impacts.

Consequently, the mitigation measures and roadway improvements developed to respond to PM peak hour impacts will not address traffic conditions associated with the AM peak hour's traffic

generation. The only way to address this deficiency is to incorporate an analysis of AM peak hour conditions into the DEIR.

**Table 1
Peak-Hour Trip Generation Estimate¹
West Roseville Specific Plan**

Land Use	Peak-Hour Trips	
	AM Peak Hour	PM Peak Hour
Single-Family Residential (5,866 DU ²)	4,400	5,925
Multi-Family Residential (1,844 DU)	940	1,145
Age-Restricted Residential (720 DU)	185	225
Retail (710,000 SF ³)	515	2,290
Office (60,100 SF)	95	90
Industrial (1,252,400 SF)	1,115	1,150
Church (73,200 SF)	55	50
Elementary School (2,400 Students)	695	385
Middle School (1,000 Students)	460	160
High School (1,800 Students)	830	270
Parks (248.4 Acres)	5	15
TOTAL	9,295	11,705

Notes:
¹ Reference: Institute of Transportation Engineers, *Trip Generation*, Sixth Edition, 1997.
² Dwelling units
³ Square feet

35B-4

2. **Level of Service Calculation Procedures** – The DEIR states that the intersection level of service calculations were performed using a “. . . modified version of the Transportation Research Board Circular 212 (critical movement) method . . .” Note that the nature of any modifications to that procedure are unspecified.

The methodology referred to here was published in a document entitled, *Interim Materials on Highway Capacity* (Transportation Research Board, Transportation Research Circular Number 212, January 1980). As referenced, the document was published in 1980, almost 24 years ago. The purpose of “Circular 212” was to provide a set of procedures to supplement the 1965 version of the *Highway Capacity Manual* until such time as a fully-updated manual could be published. Such an updated manual was distributed to the traffic engineering profession in 1985. Since that time, additional updated manuals have been published in 1994, 1997, and the year 2000. Each of these revised versions of the *Highway Capacity Manual* has advanced the technical procedures associated with the analysis of transportation facilities, including roadway segments and intersections.

35B-5

The introduction to the 1980 Circular 212 document addresses the anticipated life span of the procedures documented there, including the following statements:

- “The choice of a Transportation Research Circular as the publication medium has been quite deliberate. By definition, Circulars contain information of immediate interest but not necessarily of long-lasting value.”

- "... the methods presented here can be put to use until such time as a revised Manual becomes available." [As noted above, that occurred in 1985, followed by subsequent revisions in 1994, 1997, and 2000.]
- "This report comprises the first set of interim materials which will be distributed prior to the publication of a new "Highway Capacity Manual" in the mid 1980's. These interim materials are intended for application by HCM users in the 1980-1982 period."

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It is clear from these statements that the "interim" procedures documented in Circular 212 have long ago outlived their usefulness and, therefore, have been superseded. Thus, their use in this analysis is inappropriate.

3. *Standards of Significance and Level of Service Thresholds* – Intersection and roadway operations are typically described in terms of "level of service" or LOS. Levels of service range from LOS A (representing free-flow conditions) through LOS F (indicating substantial congestion and delay). The DEIR generally calls for intersections in Roseville to operate at LOS C or better.

According to the Circular 212 document, the highest volume/capacity (V/C) ratio associated with LOS C is 0.80 (i.e., operation at 80 percent of capacity). Attachment A contains Table 7 from the "Critical Movement Analysis" section of Circular 212, which documents the V/C ranges applicable to each level of service at signalized intersections.

In contrast to this, as documented in Table 4.3-3 of the DEIR, the City of Roseville has arbitrarily adopted a value of V/C = 0.81 as the highest value for LOS C; none of the other V/C ranges has been modified.

This arbitrary revision to the range of V/C values associated with LOS C obviously has the effect of allowing a greater number of intersections to operate at LOS C or better. This has substantial implications with respect to the ability to conform to the City's adopted level of service policy. That policy (Policy CB-1) states:

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Maintain a level of service (LOS) "C" standard at 70 percent of all signalized intersections and roadway segments in the City during the p.m. peak hours.

The intersection analysis relied heavily on this policy to determine whether significant impacts would occur. In fact, the "Transportation and Circulation" analysis includes the following statement:

The City's level of service policy allows the City Council to take action to accept degradation in the level of service of one or more of its signalized intersections from the levels identified in the 2020 CIP as long as 70 percent or more of the total signalized intersections in the City would operate at LOS C or better.

Although the report does not address the implications of operation of less than 70 percent of the signalized intersections at LOS C or better, presumably additional mitigation would be needed (or the City would be required to modify its level of service policy further).

Using the City's modified V/C range for LOS C, the report consistently finds that 70 percent of the signalized intersections will continue to operate at LOS C or better, even after addition of the traffic associated with the WRSP and the SOI Amendment, and, therefore, excuses degradation of certain study intersections to LOS D or worse.

However, review of the level of service summary tables presented in DEIR Appendix K indicates that different results would be found if the standard definition of LOS C were used (i.e., a maximum V/C ratio of 0.80). Table 2 summarizes the results of that review for the cumulative conditions analysis (year 2020). (Note that in certain cases the revised figures presented here also reflect miscounts in the DEIR.)

Table 2
Revised Analysis of Signalized Intersections Operating at LOS C or Better¹

Level of Service	2020 Without Project		2020 + SOI Amendment Area		2020 + WRSP Area	
	No.	%	No.	%	No.	%
LOS A - C	103	68.7% ²	116	69.4% ²	111	70.2%
LOS D	27	18.0%	25	15.0%	23	14.6%
LOS E	14	9.3%	17	10.2%	17	10.8%
LOS F	6	4.0%	9	5.4%	7	4.4%
Total	150	100.0%	167	100.0%	158	100.0%

Note:
¹ Reflects generally-accepted definition of LOS C as having a maximum volume/capacity ratio of 0.80, rather than the 0.81 value arbitrarily adopted by the City of Roseville
² Fails to conform to City of Roseville General Plan policy calling for 70 percent of signalized intersections to operate at LOS C or better

According to this revised analysis, neither the 2020 Without Project scenario nor the 2020 + SOI Amendment Area scenario would conform to the City's General Plan level of service policy. The 2020 + WRSP Area scenario meets the minimum requirement of the policy, but by a very small margin.

35B-6

A similar process was undertaken with respect to the Kaiser Expansion scenario documented in Chapter 5 of the DEIR. The results of that assessment are summarized in Table 3.

Table 3
Revised Analysis of Signalized Intersections Operating at LOS C or Better¹
Kaiser Expansion Scenario

Level of Service	2020 Without Project		2020 + SOI Amendment Area		2020 + WRSP Area	
	No.	%	No.	%	No.	%
LOS A - C	102	68.0% ²	113	67.7% ²	109	69.0% ²
LOS D	24	16.0%	28	16.7%	24	15.2%
LOS E	18	12.0%	17	10.2%	19	12.0%
LOS F	6	4.0%	9	5.4%	6	3.8%
Total	150	100.0%	167	100.0%	158	100.0%

Note:
¹ Reflects generally-accepted definition of LOS C as having a maximum volume/capacity ratio of 0.80, rather than the 0.81 value arbitrarily adopted by the City of Roseville
² Fails to conform to City of Roseville General Plan policy calling for 70 percent of signalized intersections to operate at LOS C or better

This assessment reveals that none of the three scenarios would meet the City's minimum requirement for operation at LOS C or better. Further, even after mitigation of the SOI Amendment scenario (which would improve three additional intersections to LOS C), 69.5 percent of the signalized intersections would be at LOS C or better, thereby failing to conform to the City's General Plan policy.

35B-6

4. **Roadway Segment Impacts** – As noted above, City of Roseville General Plan Policy CB-1 calls for maintaining “. . . a level of service (LOS) C standard at 70 percent of all . . . roadway segments in the City during the p.m. peak hours.” However, the DEIR includes no analysis of AM or PM peak hour operations on the City's roadway segments. Thus, it is impossible to discern whether the proposed project conforms to this requirement.

35B-7

5. **Assignment of Project Traffic** – The DEIR repeatedly makes statements such as the following:

“. . . the traffic volume forecasts are not based on a simple layering/adding of assumed project-generated traffic volumes onto the 2020 Without Project traffic volumes. Rather, the City's travel demand model is used to predict how travel patterns would change if assumed land uses are added to 2020 land uses. The travel model redistributes trips and can cause traffic on some roadways to decrease and cause changes in "critical" traffic movements at intersections, sometimes at intersections some distance from the SOI Amendment Area."

This is a reasonable statement, which could be readily accepted if not for the results of a detailed review of the traffic volume projections contained in the analysis report, as described below.

Within the context of this analysis, it is important to recall that the WRSP area is projected to generate a total of 110,341 daily trips. Combined with the SOI Amendment area, a total of 209,223 daily trips are projected to be added to the roadway system in and near the project area. Further, the DEIR states (on page 2-24) that:

“. . . the WRSP anticipates a grid system that would channel traffic in a northeast direction toward Highway 65 and, ultimately, Interstate 80."

35B-8

DEIR Table 4.3-15 summarizes the expected daily traffic volumes and levels of service on Highway 65 and Interstate 80 both with and without the proposed project. The traffic volume information in that table is presented in Table 4, along with a summary of the incremental volumes on the various freeway segments studied.

This analysis reveals that the SOI Amendment area, with its daily trip generation of over 209,000 vehicle-trips would add a net maximum of 1,800 daily trips to I-80 and 1,300 daily trips to SR 65, even though the project road system is intentionally oriented so as to direct traffic to those regional roadways. In fact, one segment of I-80 would have lower daily traffic with implementation of the SOI Amendment project.

With regard to the effects of the WRSP and its 110,000 daily trips, minimal increases in traffic on the state highways are again projected. On I-80 between Riverside Avenue and Douglas Boulevard, a reduction of 1,000 daily vehicles is projected. Similarly, daily traffic reductions are projected for both sections of SR 70/99 that were addressed. Based on this, it would appear that the solution to traffic congestion on SR 70/99 and portions of I-80 would be to increase the size of

the proposed project even further. Doing so, according to the City's travel demand model, would apparently result in even lower volumes on those facilities.

In short, it is clear that the traffic projections derived for this analysis are neither reasonable nor realistic. It is simply not credible to state that a project of the magnitude addressed here would have such a minimal impact on the State highway system near the site.

**Table 4
Projected Average Daily Traffic (ADT) Volumes on State Highways¹**

Facility	Segment	2020 Without Project ADT	2020 + SOI Amendment Area ²		2020 + WRSP ³	
			Projected Volume	Increase or (Decrease)	Projected Volume	Increase or (Decrease)
I-80	Sac. Co. Line to Riverside Ave.	200,900	202,700	1,800	201,400	500
	Riverside Ave. to Douglas Blvd.	167,400	167,100	(300)	166,400	(1,000)
	Douglas Blvd. to Eureka Rd.	159,800	160,300	500	159,900	100
	Eureka Rd. to SR 65	180,900	181,800	900	181,900	1,000
	SR 65 to Rocklin Rd.	116,900	117,100	200	117,000	100
SR 65	Galleria to Pleasant Grove Blvd.	75,700	77,000	1,300	76,300	600
	Pleasant Grove Blvd. to Blue Oaks Blvd.	75,300	76,200	900	75,900	600
	Blue Oaks Blvd. to Sunset Blvd.	82,300	82,700	400	82,500	200
SR 70/99	North of Riego Rd.	28,800	29,000	200	28,700	(100)
	South of Riego Rd.	52,500	52,800	300	51,300	(1,200)

Notes:
¹ Reference: Table 4.3-15, page 4.3-62 in DEIR
² Daily trip generation: 209,223
³ Daily trip generation: 110,341

35B-8

Table 4.3-16 provides similar information for the freeway ramps in the vicinity of the study area. That information further reinforces the need to question the traffic volume projections as, again, substantial reductions are shown at certain key ramps, and even the largest increase in traffic fails to approach the level of increase expected in conjunction with a project generating over 209,000 daily trips.

The point is further made through an examination of projected traffic volumes on the roadway system adjacent to the SOI Amendment and WRSP areas. Selected findings from that investigation include:

- Baseline Road (the southern project boundary) west of Walerga Road: Reduction of 5,100 vehicles per day (VPD);
- Baseline Road (the southern project boundary) east of Watt Avenue: Reduction of 1,600 vehicles per day (VPD);
- PFE Road west of Walerga Road: Reduction of 600 VPD;
- Walerga Road south of PFE Road: Reduction of 200 VPD;
- Woodcreek Oaks between Blue Oaks Boulevard and Pleasant Grove Boulevard: Reduction of 1,000 VPD;
- Foothill Boulevard between Junction Boulevard and Baseline Road: Reduction of 1,600 VPD;
- Foothill Boulevard between Pleasant Grove Boulevard and Junction Boulevard: Reduction of 1,200 VPD;
- Washington Boulevard south of Roseville Parkway: Reduction of 1,900 VPD; and
- Washington Boulevard south of Diamond Oaks Road: Reduction of 2,400 VPD.

Clearly, reductions in daily traffic volumes are pervasive throughout the study area. In fact, it is impossible to discern where the 209,000 daily trips were assigned.

The standard response to a comment of this sort involves a discussion of trip diversion and the "bumping" of previously-assigned trips to alternative routings, based on estimated travel times. This is only a valid response if surplus capacity is available in the relevant corridor(s). If such surplus capacity is not available, the result will be the spreading of the peak hour traffic beyond the assumed one-hour period. As such, the potential for peak spreading must be addressed in the analysis.

At the same time, however, the City of Roseville traffic model should be subjected to a third-party peer review, as it appears that, while the model might have adequately replicated existing traffic volumes as a part of the calibration/validation process, the model seems to perform much less well when called upon to assign future traffic associated with major land use changes.

6. **Level of Service Results** – Previous comments have addressed the outdated nature of the intersection level of service calculation methodology employed in the analysis and the questionable traffic assignment provided by the City's traffic model. Among the findings reported above is the tendency of the analysis to suggest that the addition of over 209,000 daily trips to the local roadway network will result in substantial reductions in daily traffic on existing roadways.

This questionable characteristic of the analysis is also apparent when reviewing the intersection level of service results. For example, review of the cumulative scenario calculations reported in Table K-2 of Appendix K reveals that addition of the traffic associated with the SOI Amendment area will result in improved operations (i.e., a lower V/C ratio and, in some cases, a better level of service) at 58 of the 167 intersections analyzed for that scenario; that is, almost 35 percent of the study intersections are shown to operate better than under "no project" conditions. Addition of the

WRSP-generated traffic is shown to cause 57 of the 158 intersections analyzed under that scenario to improve, representing over 36 percent of the study locations.

Because of the nature of the Circular 212 intersection level of service methodology, the only way that these intersections could improve is to have lower traffic volumes. Obviously, reduced traffic in the face of 110,000 to 209,000 new daily project-generated trips is extremely unlikely and leads to the conclusion that the analysis has substantial flaws.

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7. *Intersection Level of Service Standards of Significance* – The standards of significance employed in the analysis are delineated on pages 4.3-32 and 4.3-33 of the DEIR. With regard to signalized intersections, the standard generally calls for operation at LOS C or better.

However, for intersections that operate at worse than LOS C (i.e., LOS D or E) under “no project” conditions, a significant impact occurs if the intersection level of service is degraded by one or more level of service category (e.g., from LOS D to LOS E or LOS E to LOS F). Such a standard would allow the critical traffic volume at an intersection to increase by as much as 10 percent before the intersection is defined to have a significant impact. For example, an intersection with a V/C ratio of 0.91 (LOS E) would not be defined as having a significant impact until the projected V/C ratio increased to 1.01 (LOS F).

In contrast to this, under certain circumstances, the defined standard of significance would result in a significant impact at an intersection where the V/C ratio increases by only 0.01 (representing a one percent increase in the critical traffic volume). Using the V/C ratio thresholds used in this analysis, that would occur if the intersection had a V/C ratio of 0.81 (LOS C, according to the City of Roseville; see comment 3 above) under “no project” conditions and the project traffic caused the V/C ratio to increase to 0.82 (LOS D).

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The standards of significance should be modified to include a more meaningful criterion addressing exacerbation of unacceptable conditions. Typically, such a standard would state that, for intersections operating at LOS D, E, or F under “no project” conditions, a project-related increase of 0.01 or 0.02 in the V/C ratio would be defined as a significant impact, and would therefore require mitigation at that location.

As presented, the standard of significance provides an advantage to finding intersections operating at unacceptable levels of service under “no project” conditions. A particular deficiency of the standards used in this analysis relates to intersections operating at LOS F (i.e., over capacity, with high delays and long queues). There is no lower level of service category, so the intersection cannot be degraded by a level of service category. In fact, such an intersection can never be identified as having a significant impact under the standards applied to this analysis, which means that the worst intersections may never get fixed. Thus, from the point of view of those who will be required to mitigate project-related impacts, there is no better finding than that an intersection (and, ideally, all intersections) will be operating at LOS F under “no project” conditions. According to the intersection level of service results summarized in Table K-2, six of the study intersections escape the possibility of mitigation through this significant flaw in the analysis parameters.

It is interesting to note that a standard similar to that suggested here has apparently been applied to the analysis of roadway segments. Page 4.3-64 of the DEIR states:

Although the SOI amendment would not cause any highway segment to degrade to LOS F, it would add traffic to segments already operating at LOS F. This increase would be significant and unavoidable. [Emphasis not added.]

Page 4.3-65 contains a similar statement regarding the WRSP's impact on state highways.

It is unclear why such a standard is appropriate for roadway segments, but not for intersections.

In summary, inclusion of a standard of significance for intersection level of service that addresses exacerbation of unacceptable operations in a more meaningful fashion would undoubtedly result in substantial additional significant impacts.

8. **Level of Service Calculation Worksheets** – The DEIR does not provide the intersection level of service worksheets, only tables summarizing the results of the calculations. This may be because the calculations were conducted using a “post-processor” developed by the City to expedite the analysis process. Consequently, it is impossible to determine whether the assumptions employed in performing the calculations are reasonable or whether errors have been made.

Similarly, the DEIR does not reveal the peak-hour intersection volumes used in the analysis. Thus, it is impossible to judge their reasonableness.

9. **Traffic Volume Data** – The report states that existing conditions traffic volume data was collected in April and May 2001, approximately 2-1/2 years ago. In the ensuing time, Roseville has been among the fastest-growing cities in the state. According to the State of California Department of Finance, Roseville grew by 10.3 percent from January 2001 to January 2003. From 2002 until 2003, Roseville was the 24th fastest-growing city in California. Other cities near the proposed project have also experienced rapid growth. For the year 2001, the California Department of Finance declared the City of Lincoln the fastest growing city in the state (with a one-year growth rate from January 2001 to January 2002 of over 28 percent; from January 2002 to January 2003, Lincoln grew by another 15.8 percent). Rocklin was the fourteenth fastest growing city in the state in 2001 (with a one-year growth rate of 7.6 percent) and the 25th fastest growing in 2002 (with a growth rate of 5.7 percent). During that same time period, Placer County as a whole was the fastest growing county in the state.

Directly associated with this growth in population has been a sizable increase in traffic volumes throughout the area. Caltrans traffic volume data reflects this growth. A review of daily traffic volumes on State Route 65 (SR 65) near the study area reveals that in the section of SR 65 south of Sunset Boulevard, traffic grew by 11.8 percent from 1999 to 2000 (the last year in which new counts were performed by Caltrans at that location). SR 65 volumes north of SR 193 in Lincoln grew by 16.4 percent during that same time period.

In addition, it is unclear whether the traffic volumes reflect the extension of East Roseville Parkway through the Stoneridge Specific Plan area or the completion of the Roseville Parkway overcrossing at I-80. Both of these roadway facilities resulted in substantial redistribution of traffic throughout the City, which could affect the validity of the existing conditions intersection level of service calculations. This question arises in part due to the V/C ratio and LOS presented for the intersection of Sunrise Avenue/Roseville Parkway in Table K-1 – Existing Scenario. According to that table, this intersection operates at LOS A with a V/C ratio of 0.59. Clearly, the analyst has not been through that intersection in the PM peak hour recently, as the eastbound Roseville Parkway approach rarely clears in a single signal cycle, the northbound left turn from

Sunrise Avenue to westbound Roseville Parkway has tremendous demand consuming an inordinately large portion of the available green signal time, and the overall intersection probably operates at LOS D.

Although we recognize that the focus of the analysis was on conditions in the year 2020, the outdated traffic volume information employed in the analysis will directly result in underestimation of the West Roseville Specific Plan's short-term traffic impacts. We recognize that a reasonable period of time is needed from the time traffic volumes are obtained until a report can be produced; however, a delay of over two-years seems excessive. Analysis of "existing plus project" conditions using current traffic volumes might reveal additional impacts to be addressed in that time frame.

35B - 12

10. Study Intersections – The DEIR "Transportation and Circulation" analysis reports the results of intersection level of service calculations at up to 167 intersections within Roseville and a very limited number of intersections in unincorporated Placer County. However, the selected intersections outside the City limits may not fully reflect the proposed project's impacts, which do not necessarily stop at jurisdictional boundaries

For example, consider that the analysis reveals a significant impact at the intersection of Sierra College Boulevard/Douglas Boulevard, at the eastern boundary of the City of Roseville. It is highly likely that a portion of the project-generated traffic will be using Douglas Boulevard through unincorporated Placer County to travel to/from Folsom, El Dorado Hills, and other locations to the southeast. A recent study of projected conditions in Southeast Placer County revealed that up to 70 percent of the traffic on Douglas Boulevard east of Sierra College Boulevard in the future will constitute external trips (i.e., they will both begin and end outside that study area). Thus, the WRSP/SOI Amendment analysis should be expanded to evaluate the impacts of the proposed project on the following intersections in Placer County:

35B - 13

- Douglas Boulevard/Cavitt-Stallman Road;
- Douglas Boulevard/Seeno Avenue;
- Douglas Boulevard/Barton Road;
- Douglas Boulevard/Auburn-Folsom Road; and
- Auburn-Folsom Road/Eureka Road.

11. Unsignalized Intersection Impacts – The study ignores the potential impacts of the proposed project on unsignalized intersections (except those that are presumed to be signalized in the future). Is it realistic to expect that no unsignalized intersections will have significant impacts as a result of the proposed project? Are there really no unsignalized intersections that should be considered as part of this analysis?

35B - 14

12. Regulatory Setting – Federal or State – Page 4.3-28 of the DEIR states that:

There are no known federal or state standards that would directly affect the transportation and circulation aspects of the SOI Amendment Area.

35B - 15

This is inaccurate. The State of California Department of Transportation (Caltrans) has established level of service standards for the facilities under its jurisdiction.

13. *Transit Standard of Significance* – Page 4.3-32 of the DEIR presents the following standard of significance relating to public transit:

Have a substantial negative impact on transit operations, travel times, and/or circulation.

35B - 16

It is unclear from this standard what constitutes a “substantial negative impact.” This criterion should be clarified and/or quantified. Further, it is unclear how this potential impact area was addressed. For example, it does not appear that a travel time study was conducted to determine whether the proposed project would adversely affect bus travel times. This being the case, how did the analysis determine whether such an impact would occur?

14. *Study Scenarios* – The cumulative impact assessment presented in Section 5.5.3 of the DEIR includes a series of analyses incorporating the traffic associated with the proposed expansion of the Kaiser medical complex (on the north side of Douglas Boulevard, between Rocky Ridge Drive and Bureka Road). It is unclear why the Kaiser project is addressed in this section (rather than as part of the year 2020 analysis previously discussed), although it may be because it has not yet been approved by the City of Roseville. However, in light of the virtual certainty that the Kaiser project will be approved, it seems reasonable to include the proposed Kaiser expansion in the basic analysis scenarios used in determining traffic impacts and mitigation measures for the proposed project.

It should also be noted, however, that the same deficiencies identified earlier with regard to the traffic analysis apply to the analysis of the Kaiser scenarios. These include the following:

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- The need to analyze the AM peak hour, in addition to the PM peak hour.
- The inappropriate use of the outdated Circular 212 analysis procedure.
- The arbitrary use of an artificial upper V/C boundary for LOS C incorrectly results in a reduced number of intersections defined as having significant impacts.
- The assignment of Kaiser-generated traffic does not appear to be realistic, which results in inaccurate level of service results at key intersections near the site. For example, consider that addition of the Kaiser-generated traffic to the intersection of Rocky Ridge Drive/Lead Hill Road (which is adjacent to the Kaiser site) results in a questionable reduction in intersection V/C at that location (from V/C = 0.89 under Cumulative No Project conditions to V/C = 0.85 under Cumulative With Kaiser Expansion No Project conditions).

15. *Assumed Roadway System* – According to page 4.3-38 of the DEIR, certain of the roadway improvement assumptions are “. . . speculative in nature.” It is inappropriate to assume that “speculative” roadways will be constructed and, they should, therefore, not be included in the analysis.

35B - 18

16. *Truck Traffic* – As proposed, the WRSP includes over 1,250,000 SF of industrial development. The proposed industrial uses will undoubtedly generate substantial additional truck traffic, but the traffic analysis apparently fails to account for the reduced operating characteristics of trucks (e.g., slower acceleration, additional length, etc.). Appropriate revisions should be made to the level of service calculations to account for the trucks’ operational deficiencies.

35B - 19

17. *Intersection Level of Service Interpretation* – Page 4.3-47 of the “Transportation and Circulation” section of the DEIR summarizes the results of the intersection level of service analyses for the

35B - 20



2020 Without Project scenario, saying that it “. . . would provide LOS C or better conditions for all hours of the day . . .” at a specified number of intersections. [Emphasis added] This statement is simply incorrect. No analysis has been performed that would address the adequacy of any intersection’s operations during all hours of the day. Only one hour was evaluated, that being the PM peak hour.

35B - 20

18. Assumed Future Traffic Signals – Pages 4.3-52 and 4.3-58 list numerous intersections that will require signalization under 2020 with project conditions (seventeen locations under 2020 Plus Full SOI and eight locations under 2020 Plus WRSP). Will the costs associated with installing these signals be borne by the project proponent?

35B - 21

19. Mitigation Requirements Beyond City of Roseville Boundaries -- The “Transportation and Circulation” analysis identified several significant impacts outside the boundaries of the City of Roseville. In each case, the report suggests that, because the impacts and the needed improvements are outside the jurisdiction of the City of Roseville, no mitigation is possible (i.e., the affected jurisdiction “may choose not to” implement the mitigation measure). This effectively absolves the project proponent of mitigation responsibility for any impact outside the City of Roseville.

As an alternative to this approach, a mitigation measure should be presented requiring that the City of Roseville enter into an intergovernmental agreement or memorandum of understanding (MOU) with the affected jurisdiction (whether that be Placer County, Sutter County, or the City of Rocklin) under which the needed mitigation measures would be implemented. Such an agreement would not be unlike the MOU between Placer County and the United Auburn Indian Community to mitigate the impacts of the Thunder Valley Casino. As another example, consider the agreement between the Cities of Roseville and Rocklin dealing with reimbursement of lost sales tax revenue associated with the relocation of the Wal-Mart store from Rocklin to Roseville.

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20. Cumulative Conditions Roadway System – The traffic analysis assumed that the City of Roseville’s Capital Improvement Program (CIP) will be fully implemented by 2020. Given the City’s well-documented revenue challenges, in combination with budget shortfalls at the state and federal levels, is the completion of all of those projects reasonably certain? If not, the analysis must be modified to reflect a more realistic future road system.

35B - 23

Also, page 4.3-42 of the DEIR points out that approval of the WRSP will “. . . clearly trigger the need to update the City’s CIP.” Will the project proponent be required to pay the cost of this update, since its need is directly related to the proposed project?

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21. Impacts on State Highways – Page 4.3-64 of the DEIR “Transportation and Circulation” analysis states that the SOI Amendment “. . . would increase the average daily traffic on state highway segments by 1,300 vehicles, or by 1.4 percent.”

In addition to simply not being believable (i.e., that a project generating 209,000 daily trips would only add 1,300 daily trips to the regional freeway system), this statement is not clear as to which segment(s) will have this level of added traffic. How does this statement relate to Table 4.3-15, which seems to be intended to illustrate the incremental project-related traffic on the state highways? Also, with regard to the “1.4 percent” figure, is this 1.4 percent of the highway traffic volume (which varies from one segment to the next) or 1.4 percent of the total project-generated trips?

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A similar lack of clarity is demonstrated by the statement on page 4.3-65 concerning the volume of WRSP-generated traffic on the state highways: “. . . the WRSP would contribute only a small fraction (less than one percent) of the traffic volumes on these highways.” Is this less than one percent of the highway traffic volume or less than one percent of the WRSP-generated traffic?

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- 22. Mitigation Measures on State Highways** – The report (on pages 4.3-64 and 4.3-65) provides brief descriptions of certain actions that could be implemented to improve traffic operations on I-80 and SR 65 (e.g., addition of high-occupancy vehicle lanes, ramp metering, etc.). The analysis concludes, however, that “. . . such improvements and measures should be resolved on a regional level . . . These improvements could not be implemented by a single project.”

It should first be noted that the project addressed by the DEIR is not, in reality, a single project. It is, instead, a compilation of numerous development projects that will be accomplished by a number of developers and builders over some period of time. Those projects, taken together, will have a measurable adverse impact on the operation of the regional roadway facilities discussed here. As noted in the DEIR, the SOI Amendment will generate over 209,000 daily trips and the WRSP will generate over 110,000 daily trips.

35B - 27

Based on the magnitude of these development projects, it is not unreasonable to expect them to make a meaningful contribution toward offsetting the regional impacts that are directly attributable to those projects. In establishing the extent of that contribution, however, it will be necessary to perform supplemental analyses to gauge the actual project-related incremental volume of traffic on the state highways, as the analysis documented in the DEIR obviously understates the volume of such traffic.

- 23. Transit Mitigation** – Mitigation measure 4.3-8 (page 4.3-75) calls for payment of a “fair share” of additional transit service. First, it must be noted that payment of a fair share contribution does not constitute full mitigation of a particular significant impact; unless full funding of the mitigation measure is assured, no effective mitigation exists.

In this particular case, however, a fair share contribution might be appropriate, given the obvious fact that the project’s fair share is 100 percent. That is, without approval and development of the proposed project, no demand for transit service exists in the area. Only with that development does any transit demand exist. Thus, the proposed project would be the only contributor to the cost of the additional transit service. Any such contribution should include the full capital cost of the transit service (both initial costs and the costs of future replacement vehicles, etc.), as well as all ongoing operating and maintenance costs associated with the service, in perpetuity.

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- 24. Intersection Mitigation** – Mitigation measures 4.3-1 and 4.3-2 call for payment of a fair share contribution toward certain intersection improvements. As noted above, payment of a fair share contribution does not constitute full mitigation of a particular significant impact; unless full funding of the mitigation measure is assured, no effective mitigation exists. In this particular case, inclusion of the project within the City’s CIP might assure full funding of the remainder of the improvement costs. However, this is somewhat dependent upon the adequacy of the funding sources assumed within the CIP. As pointed out in comment 16 above, the City is facing a challenging future as it loses certain funding sources, and the state and federal governments are also dealing with substantial financial difficulties.

35B - 29

- 25. Placer Parkway** – Development of the project as proposed could effectively eliminate certain potential alignments for Placer Parkway, a proposed regional roadway connecting SR 65 with SR

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70/99. Although construction of Placer Parkway is not expected for several years, it is critical that decisions concerning the SOI Amendment area and the WRSP not be made in a vacuum, ignoring the impacts of those decisions on a key regional roadway facility. The City should enter into a cooperative planning process with representatives of the Placer County Transportation Planning Agency (PCTPA) to ensure that local decisions do not detract from the ability to implement regional necessities.

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In lieu of this cooperative approach, the project plan should be modified to preclude development within the potential Placer Parkway corridors, as they have been defined by PCTPA. At such time as a Placer Parkway alignment is defined, this prohibition of development in the corridors could be terminated, if appropriate.

26. *Assumed Intersection Level of Service Results* – All of the cumulative scenario level of service tables include six intersections shown as operating at LOS C, but with no V/C ratio indicated. According to a footnote attached to these locations, the analyst has apparently simply assumed that the intersections would operate at LOS C or better at buildout of the City, based on a belief that the intersection will “. . . have relatively low ‘minor street’ volumes . . .” These intersections include entrance/exit locations at two new Wal-Mart stores and a new Target store, as well as two roadways apparently serving Hewlett-Packard. While the level of activity at the Hewlett-Packard site is unknown, it is safe to say that neither Wal-Mart nor Target represent the types of land uses that will have low traffic volumes; if that were the case, a traffic signal would probably not be justified. The arbitrary assumption that these locations will operate at LOS C or better must be further explained or, preferably, a reasonable attempt must be made to estimate the traffic volumes at the intersections so that a meaningful intersection level of service calculation can be performed.

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Conclusion

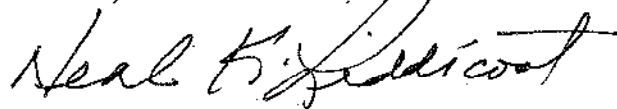
Our review of the transportation and circulation analysis incorporated into the Draft Environmental Impact Report for the proposed West Roseville Specific Plan and Sphere of Influence Amendment revealed several issues potentially affecting the validity of the conclusions and recommendations presented in that document. Further, our review indicates that the proposed project may have additional significant impacts on the environment beyond those identified in the DEIR, particularly with respect to unacceptable levels of traffic congestion and degradation of intersection and roadway level of service. These issues should be addressed prior to City of Roseville approval of the proposed project and its related environmental documentation.

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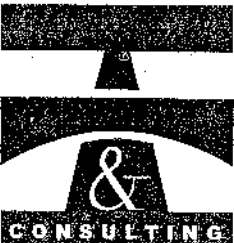
We hope this information is useful. If you have questions concerning any of the items presented here or would like to discuss them further, please feel free to contact me at (916) 783-3838.

Sincerely,

MARTIN, RIVETT & OLSON, INC.



Neal K. Liddicoat, P.E.
Senior Traffic Engineer



**MARTIN
RIVETT
OLSON**
CONSULTING
ENGINEERS

Comment Letter 35B

ATTACHMENT A

CIRCULAR 212 LEVEL OF SERVICE THRESHOLDS

**TRANSPORTATION
RESEARCH**

Number 212, January 1980
ISSN 0097-8515

CIRCULAR

Transportation Research Board, National Academy of Sciences, 2101 Constitution Avenue, Washington, D.C. 20418

**INTERIM MATERIALS ON
HIGHWAY CAPACITY**

modes

- 1 highway transportation
- 2 public transit
- 5 other

subject areas

- 12 planning
- 21 facilities design
- 54 operations and traffic control
- 55 traffic flow, capacity, and measurements

Delay

Because delay will be the principal determinant of signalized intersection level of service in the new HCM, Table 7 is included. The delay values given are not yet an integral part of the Critical Movement Analysis procedure but are presented as an initial step in developing a range of delay values which can be related to intersection level of service. The values of Table 7 do not take into account the offset relationship between adjacent signals. Synthesis of data from a number of sources has been used to produce Table 7. HCM users may find it useful to compare the table with locally obtained delay data.

Table 7. Delay and Level of Service

Level of Service	Typical v/c Ratio	Delay Range ^a (secs. per veh.)
A	0.00-0.60	0.0-16.0
B	0.61-0.70	15.1-22.0
C	0.71-0.80	22.1-28.0
D	0.81-0.90	28.1-35.0
E	0.91-1.00	35.1-40.0
F	varies	40.1 or greater

^aMeasured as "stopped delay" as described in Ref. (17). Delay values relate to the mean stopped delay incurred by all vehicles entering the intersection. Note that traffic signal coordination effects are not considered and could drastically alter the delay range for a given v/c ratio.

Source: W. R. Reilly (NCHRP Project 3-28), based on a synthesis of various data.

Summary

Table 8 contains a summary list of values used in the conceptual and applied aspects of the critical movement technique.

Critical Movement Analysis: Strategy

Critical Movement Analysis can be used in two general categories of problems: PLANNING applications and OPERATIONS AND DESIGN applications. In each case the fundamentals are the same. However, the level of detail is greater for OPERATIONS AND DESIGN applications.

Critical Movement Analysis is a tool to be used for study of the intersection as an operating whole. For specific analysis of a single approach, the procedure outlined by the 1965 HCM (1) remains a valuable tool.

The key assumption in the technique is that there is a combination of lane volumes which must be accommodated in 1 hour through the middle of a signalized intersection. The sum of these volumes, termed "critical volume" by Capelle and Pinnell (2), cannot exceed the saturation flow characteristics of the intersection. In essence, 1800 pch would be the maximum value under ideal conditions for the critical volume, with 1500 vph being an average value for typical conditions.

PLANNING Applications

In these applications, an important reference work is that of McInerney and Petersen (3). The only tabular material used is that found in Table 6 which gives a single value for the maximum sum of critical lane volumes, in vehicles per hour, assuming "average" traffic, signal, and geometric conditions, and Table 3, which is used to apportion traffic among several lanes.

The focus of this tool is to allow for a rapid approximation of level of service. None of the detailed individual adjustment factors need be applied to obtain a solution. The solution is for typical average conditions and should not necessarily be used for detailed design or operational decisions.

OPERATIONS AND DESIGN Applications

A principal source used for developing this more detailed application of Critical Movement Analysis is Messer and Fambro's 1977 paper (5). Many of the concepts and values from this work have been revised or extended to reflect work found in other source documents.

Table 6 gives the level of service standards which apply to this detailed application. Previous sections contain descriptions of various adjustment procedures and factors used. Table 8 provides a summary of these factors.

An explanation and examples of the step-by-step procedure is given under the heading of "USER APPLICATIONS" later in this section.

Table 8. Summary Factors for Critical Movement Analysis

Element	Values
1. Capacity, per lane ideal conditions	1800 pch
2. Capacity, per lane average-to-good urban conditions	1500 vph
3. Green time	Assumed as actual green time plus change interval time
4. PCE values for vehicle type	1.0 = passenger car or motorcycle 2.0 = truck or through bus 5.0 = local bus
5. Peak Hour Factor	0.85 = typical, or use actual field measurements
6. PCE values for left and right turns	Left turns (see Table 3) Right turns (see Table 4)
7. Lane Utilization (U)	Two lanes, volume divides 52.5% / 47.5% Three lanes, volume in heaviest lane is 36.6% of total
8. Lane Width (W)	8.0-9.9 feet, W = 1.1 10.0-12.9 feet, W = 1.0 13.0-15.9 feet, W = 0.9

Source: W. R. Reilly (NCHRP Project 3-28)

MARTIN RIVETT OLSON

ENGINEERS

Comment Letter 35B

NEAL LIDDICOAT, P.E.

Senior Traffic Engineer

Mr. Liddicoat has 24 years experience in the analysis of a broad range of traffic engineering, parking, and transportation planning issues, for both public and private sector clients. He has been responsible for traffic engineering for many new roadway facilities. In addition, he has prepared the traffic analysis for inclusion in Project Study Reports for new roadways and freeway interchanges.

State Route 65/Sunset Boulevard Interchange, Placer County, CA – Project Engineer for the traffic operations study evaluating existing and future changes in traffic expected as a result of the proposed SR65/Sunset Boulevard Interchange. Both daily and peak hour traffic operations analyses were conducted, as was an analysis of the traffic impacts to the SR65 mainline. Coordination with Caltrans District 3 was required.



Chestnut Avenue Grade Separation, Fresno County, CA – Senior Design Engineer for the traffic operations study for the design of the 4-span, 434 foot long grade separation structure on Chestnut Avenue crossing over Golden State Boulevard and the Union Pacific Railroad tracks. The project included extensive utility relocation and coordination with Union Pacific Railroad.

Exposition Boulevard Extension Traffic Analysis, Sacramento, CA – Project Engineer for analysis of traffic operations caused by the extension of Exposition Boulevard, under the railroad tracks, to connect to SR 160 in the City of Sacramento. The near-term and long-term "with" and "without" traffic conditions were examined. Coordination with Caltrans District 3 was required on this project.



State Route 65/Whitney Boulevard Interchange, Placer County, CA – Project Manager for detailed traffic operations analysis addressing freeway interchange improvements in southern Placer County. The analysis included consideration of both near-term and future traffic impacts of the proposed project. Because of the project's potential impact to SR65, close coordination with Caltrans District 3 was necessary.

Skyline Road Project Study Report, Lassen County, CA – Project Manager for the completion of traffic analyses associated with the construction of a new loop roadway around Susanville in Lassen County. Based on estimates of future traffic volumes, the analysis identified the number of roadway lanes needed to serve both short-term and long-term traffic demands.

Foothill Boulevard at Stenner Creek, San Luis Obispo, CA Project Engineer for the traffic operations portion of this fast-track PS&E Package for the replacement of two 4 meter diameter CMP culverts. The replacement structure is a 41 foot long and 78 foot wide, single-span, precast, prestressed concrete voided slab bridge.



Additional Projects Include:

- Elk Grove Boulevard Master Plan, Elk Grove
- CSUS Bicycle/Pedestrian Study, Sacramento
- Twin Cities Road Traffic Operations Study, Galt
- Intermodal Facility Project Study, San Diego
- Loomis General Plan, Loomis
- Leisure Town Road Traffic Operations, Vacaville
- Kelly/I-5 West Traffic Impact Analysis, Sacramento
- Downtown Pedestrian Studies, Los Angeles

CONSULTING

Education:

BSCF, 1977
Michigan State University

Registration:

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Civil Engineer – 35005

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Length of Service with
Martin, Rivett & Olson:

1 Year

Affiliations

Institute of
Transportation
Engineers

American Society of
Civil Engineers

Response to Comment Letter 35B
Martin, Rivett & Olson, Inc. (October 24, 2003) (Attachment to Kopper,
October 28, 2003)

Response to Comment 1

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 2

This comment provides background information on the proposed project, summarizing the project description information that is listed in Chapter 2, Subsection 2.4, pages 2-7 through 2-9 of the Final EIR. Specifically, it highlights the acreages and types of proposed land use for the WRSP area. The commenter incorrectly states that no specific land use plans have been identified for the SOI Amendment Area. The EIR preparer assumes, from the following text, that the commenter's intent was to describe the Remainder Area, which is a part of the SOI Amendment Area, and has no specific land uses currently identified for it.

The commenter correctly notes that the Draft EIR incorporates a transportation and circulation analysis that was conducted by DKS Associates. As shown in Section 4.3 of the Final EIR, Table 4.3-10, and page 4.3-34, the analysis assessed existing conditions and addressed potential impacts of the proposed project on 150 signalized intersections within the City, and several intersections and roadways outside of the City proper, under both existing conditions and 2020 conditions. This analysis concludes that that the proposed project would result in Significant and Unavoidable impacts to several intersections and roadway segments, and that mitigation measures would not be sufficient to lessen these impacts to less-than-significant levels.

Response to Comment 3

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 4

The traffic operations impacts were analyzed for the p.m. peak hour because it represents the highest hourly volume during a typical weekday. This volume is used to design future roadways and roadway improvements because of its regular weekday occurrence. As noted in the comment, the a.m. peak hour trip generation for the project is lower than the P.M. peak hour. Because roadways are constructed with a symmetrical number of lanes, use of the P.M. peak hour volume to measure project impacts represents a

reasonable worst case scenario and minimizes the potential to underestimate the number of future lanes required for the study roadways or intersections.

Response to Comment 5

Refer to Response to Comment 29B-17 for a discussion of traffic model methodology.

Response to Comment 6

The City's LOS policy was developed in consideration of the City's modified Circular 212 analysis procedures including the interpretation that LOS C extends to a volume-to-capacity ratio of 0.81. This interpretation was adopted by the City and included within the General Plan to balance the City's desire to provide acceptable traffic operations while minimizing physical impacts to the environment associated with roadway improvements. This volume-to-capacity ratio was most recently restated in the City of Roseville Capital Improvement Program Update Final EIR certified in September 2002. As the lead agency, the City is entitled to adopt its own standards of significance.

Response to Comment 7

Intersections are the critical nodes that connect and interconnect all individual roadway segments of the system and are usually the critical elements in ensuring that the roadway system operates adequately. Further, the number of through lanes required at an intersection approach determines how many through lanes are required on the connecting roadway segment. As a result, a separate roadway segment analysis in the Final EIR was not required. However, this does not imply that roadway segments were not considered. As discussed in the Final EIR and for the reasons stated in this response, segments of Blue Oaks Boulevard and Fiddymont Road have been identified as requiring six lanes to accommodate the proposed project. The State Highway System was also addressed on a segment basis.

Response to Comment 8

With respect to trip distribution, the traffic generated by the project is distributed (through use of a traffic model) throughout the regional and local roadway system, which adjusts the travel patterns of existing trips and causes shifts in travel patterns throughout the City. The model represents a dynamic condition, reflecting the inter-relatedness of travel patterns and explaining why there are off-site impacts to intersections that are distant from the project site.

More specifically, as the commenter quotes, and as stated on page 4.3-34 of the Final EIR: "It should be noted that the traffic volume forecasts are not based on a simple layering/adding of assumed project-generated traffic volumes onto existing traffic counts. Rather, the City's travel demand model is also used to predict how travel patterns would change if the project land uses is added to existing or build-out land

uses. The travel model redistributes trips and can cause traffic on some roadways to decrease and cause changes in "critical" traffic movements at intersections, sometimes at intersections some distance from the SOI Amendment Area.

Therefore, when determining transportation and circulation impacts, the traffic volumes associated with the SOI Amendment Area cannot be determined by simply adding the new volumes attributed to the WRSP and Remainder Area. The Travel Demand Model does not simply add project-related volumes to before-project volumes. When major land uses are added to the model, the model redistributes trips based on changes in regional land use. With changes in jobs and housing, people may change their commuting patterns; therefore, when both the WRSP and Remainder Areas are added to the model, some trips will remain within the new development. For example, if just the WRSP were built, a person might live in the new WRSP area and commute to somewhere else in Roseville. That person would be represented as trips between the WRSP and Roseville. The same holds true if just the Remainder Area were built. However, if the whole SOI Amendment Area were built, (WRSP plus Remainder Area), a person might live in the WRSP, Area and work in the Remainder Area, or vice versa. That person would, therefore, no longer be represented as trips between the WRSP or Remainder Areas and Roseville. Providing a mixture of jobs and housing can lead to a reduction in trips and trip lengths. The model takes these factors into account and, therefore, does not merely layer trips based on additional development. Redistribution of trips causes changes in volumes throughout the model network, including both increases and decreases in volume on roadways."

The commenter also asks about the availability of surplus in the roadway system. The City's existing roadways system has surplus capacity to accommodate the project and, where such capacity is not available, mitigation measures have been developed to increase the capacity (refer to MMs 4.3-1 and 4.3-2 and refer also to Response to Comment 35-44 for a discussion of mitigation for roadway impacts).

Impact 4.3-3 in the Final EIR acknowledges the adverse impact of the proposed project on regional roadways such as Baseline Road, SR-65, and I-80. The significance of this impact would not change if projected volumes were higher. Further, the project by itself cannot be expected to mitigate this impact independently because no financing program exists to collect the project's fair share contribution of improvements or the remaining fair-share from other projects or contributors. Recommending the development of an improvement program for regional roadway improvements is a good idea, but cannot be relied upon as mitigation because agency approvals necessary to develop such a program have not been granted at this time. As a result, this impact was considered significant and unavoidable.

Consistent with the requirements of CEQA, the Final EIR fully discloses this impact and the problem associated with providing adequate mitigation. The Final EIR will contain this response, which provides

additional information about the uncertainty of predicting future conditions. Nevertheless, the contribution does not reach a level that would constitute the project being solely responsible for mitigation.

If the Specific Plan is approved, the City will also require more detailed analysis of traffic operations as individual developments within the Specific Plan advance to implementation. This approach allows the City the flexibility to make changes to the roadway system in direct response to the specific land uses that will be developed within the Specific Plan at the time they are implemented.

Response to Comment 9

The commenter refers to 2020 conditions plus the SOI Amendment area. Under this scenario, Westside Drive would be extended to Baseline Road and both Pleasant Grove Boulevard and Blue Oaks Boulevard would be extended to Westside Drive. These new roadways would create new routes for project and non-project traffic to flow through Roseville to Sacramento County. With the full SOI Amendment area, Fiddymont Road would be widened by two additional lanes from Baseline road to north of Blue Oaks Boulevard. An improvement in the volume/capacity (V/C) ratio does not necessarily mean that the overall traffic volume at an intersection has decreased, just that the intersection is operating more efficiently. The commenter is correct that the improvements in the V/C ratio between the 2020 without project scenario and the 2020 plus SOI Amendment Area scenario may be due to reductions in traffic volumes. Changes in travel patterns caused by the redistribution of travel and new travel routes may also reduce the critical volumes at an intersection but still account for an overall increase in volume at the intersection. The commenter notes that 58 of the intersections would have a better V/C ratio with the full SOI Amendment area than under No Project conditions. Yet 26 of those improve by only 0.01 and 44 improve by 0.03 or less. Hence, the projected improvement in the V/C ratio between these two future scenarios does not, in itself, support the conclusion that the analysis is flawed.

Response to Comment 10

Appendix G of the CEQA Guidelines defines a potentially significant impact with respect to traffic as including an increase in traffic, which is substantial in relation to existing traffic. The City of Roseville has developed standards of significant for determining what constitutes a “substantial” increase that are consistent with the City’s policy on level of service (LOS).

As discussed in Response to Comment 35B-6, the City’s LOS policy was developed in consideration of the City’s modified Circular 212 analysis procedures including the interpretation that LOS C extends to a volume-to-capacity ratio of 0.81. This interpretation was adopted by the City and included within the General Plan to balance the City’s desire to provide acceptable traffic operations while minimizing

physical impacts to the environment associated with roadway improvements. This volume-to-capacity ratio was most recently restated in the City of Roseville Capital Improvement Program Update Final EIR certified in September 2002, which identifies that a significant impact would occur if an intersection degrades from LOS D to a lower level of service (E or F) or if the project would result in an increase in the percentage of intersections meeting LOS C at P.M. peak hour to fall below 70 percent.

Intersections are the critical nodes that connect and interconnect all individual roadway segments of the system, and are the critical elements in ensuring that the roadway system operates adequately. The number of through lanes required at an intersection approach determines how many through lanes are required on the connecting roadway segment. As a result, a separate roadway segment analysis in the Final EIR is not required. However, this does not mean that roadway segments were not considered. On the contrary, as discussed in the Final EIR, segments of Blue Oaks Boulevard and Fiddymont Road have been identified as requiring six lanes to accommodate the proposed project. The impacts to the State Highway System were also analyzed on a segment basis (refer to Final EIR, Table 4.3-15).

Response to Comment 11

Appendix K of the Final EIR includes all of the intersection LOS projections and intersection volume to capacity ratios. Pursuant to Section 15147 (Technical Detail) of the CEQA Guidelines, the Final EIR summarizes the more than 900 pages of work sheets, which are kept in the City's files and are available for review.

Response to Comment 12

Refer to Response to Comment 20-94 for a discussion of traffic projections.

Response to Comment 13

The intersections in Granite Bay where additional analysis is requested are located 8 to 11 miles away from the project site via the City of Roseville's roadway system. Appendix K, page 5 of the Final EIR indicates that Douglas Boulevard at Folsom Road would operate at LOS B with the project. The travel forecast indicates minimal changes in traffic volumes on Granite Bay roadways due to the proposed WRSP. Therefore, additional analysis of the requested intersections is not warranted.

Response to Comment 14

The City's adopted LOS standard is based on the operation of its signalized intersection. Additionally, unsignalized intersections within or in the vicinity of project were evaluated on page 4.3-58 of the Final EIR to determine whether signalization of the intersection would be required by year 2020. More detailed

analysis of traffic operations at unsignalized intersections in the vicinity of the project may still occur as individual developments within the Specific Plan advance to implementation.

Response to Comment 15

The standards of significance used in the Final EIR to identify impacts on the portions of SR-65, SR-70/99 and I-80 that are within the project study area are consistent with the level of service “E” standard for those roadway segments in Caltrans’ Transportation Concept Reports. While these standards were not listed under Regulatory Setting, they were used in the traffic impact analysis. The regulatory section will be revised in the Final EIR to acknowledge the Caltrans Transportation Concept Reports for SR-65, SR-70/99, and I-80.

Response to Comment 16

Circulation impacts as a result of the project are fully analyzed in Section 4.3 (Transportation and Circulation) of the Final EIR. With respect to the transit analysis, a travel time study for transit vehicles could not be conducted because development within the WRSP and associated roadways does not yet exist. Nonetheless, it was assumed that transit vehicle travel times would be expected to increase as a result of expanding the boundaries of the City and the transit service area. As identified on page 4.3-76 through 4.3-78 of the Final EIR, a potentially significant impact to transit operations could occur due to the fact that a limited amount of resources (i.e., buses) would be expected to cover a larger area in the future. Accordingly, the City expects to incur higher operating costs to cover a larger service area, disproportionate to the expected TDA revenues generated by development of the project. As identified on page 4.3-78, mitigation has been proposed to require that the WRSP to fund its fair share of transit costs. Absent the WRSP, there are no current plans to serve the area in the short or long term.

Response to Comment 17

As stated on page 5-24 of the Final EIR, “The City has received an application for a proposed expansion of the Kaiser Medical Center located on the northwest corner of Douglas and Eureka Boulevard. While expansion of that center was assumed in the development forecast used to evaluate the 2020 CIP (which is the basis for the 2020 No Project Scenario), a recent larger proposal for the expansion indicates that it would generate more trips than assumed in the CIP analysis. This section discusses traffic-related impacts on the City roadway system under a cumulative scenario that assumes expansion of the Kaiser Medical Center with and without the WRSP and SOI Amendment Area.” The cumulative impact analysis that assumes the larger Kaiser Medical Center includes mitigation measures, where feasible and appropriate. In fact, page 5-32 of the Final EIR states that “Potential improvements beyond 2020 CIP improvements, shown in Table 5-6 as recommended mitigation measures, were identified for five of the

eleven impacted intersections. Several of these measures, are identical to measures identified in Chapter 4.3 because they would be required for the SOI Amendment Area, even if the Kaiser Expansion were not developed. Implementation of these improvements would provide a level of service as good or better than the 2020 Plus Kaiser Expansion No Project scenario at these five intersections (refer to Table 5-6). No feasible improvements were found at six of the affected intersections, which is the same as that identified under the 2020 Plus Full SOI Amendment scenario evaluated in Section 4.3 of Chapter 4."

Refer to Responses to Comments 35B-1, 35B-2, 35B-3, 35B-5, 35B-6, 35B-8, and 35B-9 for a discussion of the issues that the commenter summarizes in this comment, but for which more detailed comments were previously raised.

Response to Comment 18

Refer to Response to Comment 20-95 for a discussion of roadways in the Remainder Area.

Response to Comment 19

The industrial development within the proposed project is projected to generate about 9,500 daily vehicle trips, of which about 6 to 18 percent would likely be trucks trips. These trucks would use two available truck routes, Blue Oaks Boulevard to SR-65 and Fiddymont Road to Baseline Road (refer to Figure 4.3-5 in the Final EIR) to access the project site. The trucks from the proposed project's industrial area would represent only about 2 to 4 percent of the total volume on these roadways. The level of service analysis of the major roadways in Roseville assumes a vehicle mix that includes trucks and adequately represents the likely truck mix with the proposed project.

Response to Comment 20

The commenter is correct that the LOS analysis was conducted for only one hour of the day, but this hour is the P.M. peak hour, which has been shown to have the highest traffic volumes on roadways throughout the City. As noted by the commenter (refer to Comment 35B-4), the A.M. peak hour trip generation for the project is lower than the P.M. peak hour. It is thus unlikely that any intersections that would operate at LOS C or better during the P.M. peak hour would operate at LOS D or worse during any other hours of the day.

Response to Comment 21

The project proponents are obligated through the development agreement to construct the traffic signals identified in the WRSP in conjunction with the roadways. Traffic signals that serve public legs of an intersection are funded through the City's Capital Improvement Program. The project proponents will be

obligated, through the payment of traffic mitigation fees, to fund their proportionate share of all remaining traffic signals assumed at 2020, including those outside the vicinity of the project.

Response to Comment 22

Refer to Response to Comments 5-3, 5-4, and 23-5 for a discussion of funding for traffic improvements.

Response to Comment 23

The City of Roseville has consistently maintained a traffic impact fee program that does not rely on outside funding sources to pay for the public road improvements necessary to accommodate land use development within the City. The current traffic impact fee program was adopted by the City Council in 2002 as part of the CIP update and provides full funding for the City roadway improvements required to accommodate currently entitled development through 2020 (refer to pages 4.3-42 and 4.3-43 of the Final EIR). The commenter does not provide any evidence to support the claim that the City has “well-documented revenue challenges” related to the traffic impact fee program.

Response to Comment 24

This comment does not comment on an environmental impact and, therefore, does not require any response.

Response to Comment 25

Refer to Response to Comment 35B-8 for a discussion of traffic impacts.

Response to Comment 26

Refer to Response to Comment 35B-8 for a discussion of traffic impacts. The text in the Draft EIR refers to the percent of total traffic volume on the state highway.

Response to Comment 27

Refer to Response to Comment 35B-22 for a discussion of funding for regional roadway improvements. The trip generation of the WRSP and full SOI Amendment area shown in Table 4.3-7 and 4.3-8 refers to daily vehicle trip ends, not daily vehicle trips.

Response to Comment 28

Operation, Maintenance, and Capital costs for transit in California are paid primarily through the Transportation Development Act (TDA), which creates in each county a local transportation fund (LTF) for the transportation purposes specified in the Act, which are first and foremost to provide public transit service. Revenues to the LTF are derived from the ¼-cent sales tax collected statewide. The ¼ cent is

returned by the State to each county according to the amount of tax collected in that county and distributed to each local agency based on population. As stated in the Final EIR, the expected TDA funds to be generated by the plan area would not fund 100 percent of the anticipated future transit services for the plan area. As such, the mitigation measure identified in the Final EIR will augment the TDA funds to provide full funding, i.e. 100 percent, for anticipated transit services.

Response to Comment 29

Refer to Response to Comment 35B-23 for a discussion of funding of roadway improvements.

Response to Comment 30

Refer to Response to Comment 5-2 for a discussion of Placer Parkway alignments.

Response to Comment 31

At the time Draft EIR was being prepared, the intersections identified in this comment were not designed or constructed. The City of Roseville requires that lane configurations at all new signalized intersections be designed to maintain a minimum LOS standard of C. As these adjacent sites develop and the City will require specific geometry to ensure that they function at LOS C or better.

Response to Comment 32

This comment contains general concluding information regarding the transportation and circulation analysis for the proposed project. Because no specific comments have been raised, no further response can be provided. The comment is acknowledged, and the opinion of the commenter will be provided to the decision-makers for review and consideration when deciding whether to approve or deny the proposed project.

Carol W. Witham, *botanical consulting*
1141 37th Street, Sacramento CA 95816
(916) 452-5440, cwitham@ncal.net

October 27, 2003

William D. Kopper
Attorney at Law
417 E Street
Davis, CA 95616

Subject: West Roseville Specific Plan, Draft Environmental Impact Report

Dear Mr. Kopper,

As per your request, I have reviewed various sections of the above referenced DEIR pertaining to vernal pools, rare and endangered vernal pool species, and wetland issues.

I am a consulting biologist with a specialty in vernal pool ecosystems. I am considered an expert in vernal pool plant taxonomy and have extensive first-hand knowledge of the endangered plants and animals of vernal pools. I serve as chair of a technical advisory committee for a Habitat Conservation Plan focused on vernal pools in south Sacramento County and I serve on the US Fish and Wildlife Service's vernal pool recovery team. I am on the faculty of a continuing legal education course on wetlands and often lecture in University of California upper division and graduate courses. My consulting work has included studies of naturally occurring and artificially created vernal pools throughout central and northern California. I have edited a volume of peer reviewed papers about vernal pool ecosystems and am a frequent reviewer of other consulting and professional works. I am currently engaged as the head taxonomist for a UC Davis grant-funded research project intended to classify vernal pool vegetation throughout California. A copy of my resume is also attached to this letter.

35C - 1

The following comments are based on my knowledge of the wetland and endangered species resources in the vicinity of the proposed Project and my layman's understanding of the resource protection laws and their associated public process.

- The DEIR fails to fully disclose the direct, indirect and cumulative impacts of the proposed project in a fashion that fully informs the public of the environmental consequences of the proposed project.
 - Information related to the distribution and density of rare and endangered vernal pool species is not provided in the document. Where are the listed branchiopod occurrences with respect to the specific plan and openspace design? Where are the special-status plant occurrences with respect to the specific plan and openspace design? Where are the spadefoots with respect to the specific plan and openspace design. Exactly how much of these resources will be destroyed by development versus *in situ* conservation?
 - Information related to openspace design, management and monitoring is not provided in the document. What are the setbacks being proposed to maintain the hydrological integrity of the aquatic resources to be conserved in the openspace?

35C - 2

35C - 3

What protection measures will be implemented to prevent indirect impacts resulting from the proximity to urban development? How will rare and endangered species be maintained in perpetuity in the open space?

35C - 3

- Merely complying with existing law and regulations is not in-and-of-itself adequate mitigation under the California Environmental Quality Act (CEQA). The DEIR repeatedly states that compliance with the Clean Water Act (CWA) no-net-loss policy and the state and federal Endangered Species Acts (ESAs) will fully mitigate for the impacts to wetlands and species. And yet, nowhere in the document is there a discussion of the "fully mitigate", "monitoring" and "funding" requirements of the ESAs.

35C - 4

- Proposed mitigation measures are inadequate to ensure no-net-loss of rare and endangered species.
 - Complying with the CWA no-net-loss policy will not automatically result in no-net loss of special-status plants as the DEIR implies. What specific mitigation measures will be used to ensure that Dwarf Downingia and Legenere populations are not diminished by the proposed project? How will this be monitored? What adaptive management measures will be implemented if attempts to create new populations in restored vernal pools fail?

Are there *in situ* populations of Dwarf Downingia and Legenere in either the openspace or on the proposed preservation site? How viable are these populations? What measures will be taken to ensure their long-term existence?

- Complying with the CWA no-net-loss policy will not automatically result in no-net-loss of special-status branchiopods as the DEIR implies. What specific mitigation measures will be used to ensure that Vernal Pool Fairy Shrimp and California Linderiella populations are not diminished by the proposed project? How will this be monitored? What adaptive management measures will be implemented if attempts to create new populations in restored vernal pools fail?

35C - 5

Are there *in situ* populations of Vernal Pool Fairy Shrimp and California Linderiella in either the openspace or on the proposed preservation site? How viable are these populations? What measures will be taken to ensure their long-term existence?

- Translocation of Western Spadefoot to unoccupied suitable habitat does not ensure the long-term survival of this population. How will the unoccupied suitable habitat be determined? What specific mitigation measures will be implemented to ensure that the translocated population actually survives in the new habitat? What adaptive management measures will be implemented if the translocation fails?

Are there *in situ* populations of the Western Spadefoot in either the openspace or on the proposed preservation site? How viable are these populations? What are the buffer zones being proposed to ensure that the Western Spadefoot has adequate grassland habitat for its adult phase? What measures will be taken to ensure its long-term existence?

- The DEIR fails to disclose the potential environmental impacts associated with the mitigation measures being proposed. How will restoration of 43 acres of vernal pools impact the environment? What are the environmental implications of introducing Western Spadefoot into unoccupied suitable habitat? How will the project ensure that this

35C - 6

translocation does not impact other special-status species or ecosystem processes?

35C - 6

- The DEIR fails to fully discuss and disclose the cumulative impacts of destroying and fragmenting a high density vernal pool landscape in context with the other developments permitted or being proposed in the Roseville or Placer County areas.

35C - 7

- The DEIR fails to fully disclose the cumulative impacts with respect to the Placer Legacy NCCP/HCP. What are the cumulative impacts of this fragmentation and urban development and will this proposed project preclude a viable conservation strategy for this regional conservation plan?

35C - 8

- The DEIR fails to discuss the implications of the recent final rule designating critical habitat for 15 vernal pool species. Is the proposed project site within the designated critical habitat? Are either the proposed preservation site or restoration site within the designated critical habitat? Will there be adverse modifications to the critical habitat as a result of this proposed project?

35C - 9

Note that during my reading of the DEIR, I briefly reviewed the impacts disclosed for other special-status species and the proposed mitigation measures. These sections also do not fully disclose the environmental impacts associated with the proposed project and many of the mitigation measures are simply complying with existing law or regulations. A true, good-faith effort to minimize impacts and then fully mitigate for those that are unavoidable has not been done by the project proponents.

35C - 10

In my opinion, the Western Roseville Specific Plan DEIR fails to adequately disclose environmental impacts so that the public may be fully informed in order to comment upon the proposed project. I believe that a new draft Environmental Impact Reports, addressing the issues raised above, should be required and re-circulated so that concerned citizens have the information necessary to understand the environmental impact of the proposed project and its proposed mitigation measures.

35C - 11

Sincerely,



Carol W. Witham

Carol W. Witham, *botanical consulting*
1141 37th Street, Sacramento, CA 95816
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email: cwitham@ncal.net

Statement of Qualifications

- Extensive field experience in plant taxonomy and floristic survey methods. Familiar with many California and Nevada plant communities including their rare, threatened and endangered plants. Experience in wetland delineations, avoidance and mitigation planning plus habitat restoration. Experience in T&E wildlife surveys; holder of Section 10(a) permit to survey for and collect vernal pool crustaceans. Extensive experience in numerous aspects of vernal pool ecology.

Summary of Related Experience

- **Quantitative field sampling of vernal pool vegetation** currently for an academic research project funded through the University of California at Davis by the Packard Foundation. Over the past decade and a half, similar quantitative field sampling of vernal pool vegetation has been conducted for a large public utilities project as well as numerous other public and private concerns. Projects have included project design, identification and mapping of rare plants, data analyses, mitigation/restoration plan recommendations, liaison with restoration subcontractors, construction monitoring, mitigation monitoring, mitigation parcel acquisition recommendations, plus supervision and training of all botanical support personnel.
- **Rare, threatened and endangered plant surveys** for public and private concerns in a variety of habitats throughout central and northern California and Nevada. Field mapping, mitigation and species conservation guidelines preparation. Numerous focused plant surveys to determine the current distribution, range and threats to some of our rarest species. T&E animal surveys in many of these localities.
- **Wetland delineations and quantitative field sampling of wetland communities** for a large public utilities project and for public and private concerns in central and northern California.
- **Quantitative field sampling of riparian vegetation** along Bishop and Pine creeks in Inyo County and Mill Creek in Mono County. Refine field sampling protocol. Supervise botanists and technical field support personnel. Mapping, data analyses, interpretation and reporting on a public utilities FERC mandated monitoring project.
- **Wetland management plans** for several wetland mitigation proposals. Review proposed wetland management or mitigation plans; provide alternative recommendations and propose monitoring guidelines.
- **Conservation easement baseline documentations** for several conservation easements on both natural and agricultural lands. Projects include field surveys for special status plants and animals, detailed parcel mapping to include biological as well as physical attributes, and description of parcels for easement purposes.
- **Scientific writing and graphics design** for a fifth grade science curriculum project based on the ecology of vernal pools. Project includes writing species descriptions for plants and animals, curriculum module design and testing, layout and production, plus web site design and maintenance. The curriculum is currently being offered in 30 classrooms in Sacramento County and may be viewed at www.sacsplash.org.

35C - 12

Publications

- Witham, C.W. (Ed.). 1998. Ecology, Conservation, and Management of Vernal Pool Ecosystems – Proceedings of a 1996 Conference. California Native Plant Society, Sacramento California. 285 pp.
- Witham, Carol W. (Ed.). 1989. *Jepson Prairie Preserve - field guide*. The Nature Conservancy, San Francisco, California. 67 pp.
- Witham, Carol W. 1993. The role of vernal pools in the 1992 mass dispersal of *Vanessa cardui* (Nymphalidae) with new larval hostplant records. *J. Res. Lepidoptera* 30(3-4):302-304.

Carol W. Witham
resume (continued)

Honors & Awards

- Gary Pichon Wilderness Preservation Award, Motherlode Chapter, Sierra Club 2001.
- Member of the Year Award, Sacramento Valley Chapter, California Native Plant Society, 2000.
- Rare Plant Conservation Award, California Native Plant Society, 1996.
- Rare Plant Conservation Award, California Native Plant Society, 1992.
- Outstanding Volunteer Service Award, The Nature Conservancy, 1989.

Other Experience - personal research and volunteer work

- Founder and coordinator of VernalPools.Org, a grassroots group dedicated to preserving the vernal pool landscapes of California. Our current top priority project is eastern Merced County where the University of California wants to build a campus and new town (2000-present).
- Extensive distributional analyses and habitat studies of the rare, threatened and endangered plants and animals of California; rare plant and animal reporting and mapping for a wide variety of taxa throughout northern California and northern Nevada (1986-present).
- Discoverer of a new, as yet unnamed, species of annual *Juncus* in Shasta County, California (1992).
- Long-term rare plant monitoring for *Fritillaria liliacea*, *Gratiola heterosepala*, *Tuctoria mucronata* and *Neostapfia colusana* in Solano and Yolo counties; *Cordylanthus palmatus* in Yolo County; *Fritillaria pluriflora* in Colusa County; *Orcuttia viscida* in Sacramento County (various).
- Habitat restoration: riparian woodland in Solano County (1987-1990); *Nassella pulchra* grassland in Solano County (1992-1998); *Darlingtonia* fen in Plumas County (1989); vernal pools in Glenn, Solano, Shasta and Tehama counties (1992-1999). Habitat creation: vernal pools and *Nassella cernua* grassland in Yolo County (1987-2000).
- Chairperson, rare plant committee and plant watch committee, Sacramento Valley Chapter, California Native Plant Society (1989-1995).
- Member, US Fish and Wildlife Service, Vernal Pool Multi-species (Ecosystem) Recovery Team charged with preparing a vernal pool multi-species recovery plan as per the Federal ESA, (1996-present).
- Chairperson, technical advisory committee, Sacramento County Habitat Conservation Plan (1996-present).
- Member, University of California Davis-The Nature Conservancy Joint Management Committee for Jepson Prairie Preserve (1988-1991; 1994-present).
- Member, technical advisory committee, CalFlora a non-profit group providing electronic information on California's plants (1999-present)
- Member, rare plant scientific advisory committee (RPSAC), California Native Plant Society state-wide association (1995-present).
- Coordinator, web team, California Native Plant Society state-wide association (1999-present).
- Member, publications committee, California Native Plant Society state-wide organization (1999-present).
- Chairperson, legislative committee, California Native Plant Society state-wide organization (2001-present).
- Member-at-large, California Nevada regional conservation committee, Sierra Club California (2002-present).
- Designer and trail guide author, self-guided interpretative trail at the TNC Jepson Prairie Preserve, Solano County (1991).
- Occasional field trip leader for California Native Plant Society, Northern Nevada Native Plant Society, The Nature Conservancy, and the Wildlands Program of the California Department of Fish and Game, the American Land Conservancy and a variety of other conservation groups (1987-present).
- Volunteer docent, Jepson Prairie Preserve, Solano County (1986-1990). Volunteer docent trainer, Jepson Prairie Preserve, Solano County (1991-present). Volunteer docent trainer, Mather vernal pools, Sacramento County (1999-present).

References available upon request.

■ **Response to Comment Letter 35C**

Carol W. Witham, Botanical Consulting (October 27, 2003) (Attachment to Kopper, October 28, 2003)

Response to Comment 1

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 2

The commenter requests information regarding the distribution and density of rare and endangered vernal pool species, branchipod occurrences, special status-plant species, spadefoots, and description of the level of impact to these resources. The Final EIR has been prepared in full compliance with CEQA and the CEQA Guidelines. Section 4.7 (Biological Resources) of the Final EIR addressed project-related direct and indirect impacts, and Section 5 (CEQA Considerations) of the Final EIR addressed cumulative biological impacts (pages 5-65 through 5-67 of the Final EIR).

Impacts to vernal pool species and their habitat are evaluated on pages 4.7-32 through 4.7-40 of the Final EIR. Impact 4.7-2 addresses the loss of federally listed vernal pool crustaceans and their habitat and MM 4.7-1 (No net loss of wetlands), MM 4.7-2 (Wetland protection policies), and MM 4.7-3 (Vernal pool crustacean policies) are included. The discussion references wetland delineations and surveys of the property prepared for the project. Listed branchiopods are addressed in this section and in the discussion of Impact 4.7-3 (pages 4.7-40 through 4.7-42 of Final EIR). Impact 4.7-3 addresses loss of rare plant population and includes MM 4.7-1 (Ensure no net loss of wetlands) and MM 4.7-2 (Wetland protection policies) to reduce impacts. The commenter requests information on the occurrences of these species with respect to the specific plan and open space design. The specific plan land use plan is described in the Project Description (Section 2) and shown on Figure 2-3 on page 2-11 and on the Schools, Parks and Open Space exhibit (Figure 2-4) on page 2-15. The distribution of these species is described in the technical studies to the Final EIR, a listing of which is on pages 4.7-1 and 4.7-2 of the Final EIR.

The commenter requests information regarding special-status plant species. Table 4.7-2 lists special status species potentially occurring in the WRSP. Impact 4.7-3 on pages 4.7-40 through 4.7-42 of the Final EIR, analyzes impacts to special status plant species.

The commenter requests information regarding the locations of spadefoots with respect to the specific plan and open space design. Impact 4.7-4 described on pages 4.7-42 through 4.7-45 addresses loss of degradation of habitat for western spadefoots, a special-status species. Figure 4.7-5 identifies potential habitat for the western spadefoot and shows the known historic location on the project site of this

species. As noted on pages 4.7-42 and 4.7-44, the western spadefoot was not observed on site during recent surveys conducted for this project, but has been observed on the site previously. Due to occurrences nearby, past known occurrences on site, and the presence of suitable habitat for the western spadefoot within the WRSP, the Final EIR assumes the species to be present. The distribution of potential habitat for the western spadefoot is shown in Figure 4.7-5 of the Final EIR and described in the technical studies to the Final EIR, a listing of which is on pages 4.7-1 and 4.7-2.

Response to Comment 3

Refer to Topical Response E (WRSP Open Space Management Plan) for a discussion of the manner in which open space will be preserved and maintained in perpetuity. Refer also to Responses to Comments 7-5, 7-6, 7-7, and 7-10 for a discussion of other components of the Open Space Management Plan that will allow the effective preservation of the on-site habitat. As required by MM 4.7-12, a 50-foot buffer is required from either the edge of the riparian vegetation or the top of the bank, whichever is greatest and, if necessary, the buffer will be enhanced by plantings of native species within the project site adjacent to the drainage as compensation for tree removal.

Open space areas were designed to preserve large high density vernal pool complexes and associated uplands and to protect major drainages, riparian corridors, and oak woodlands within the WRSP. Minimum vernal pool setback widths are 300 feet, which is wider than the 250-foot buffer width typically required by the USFWS.

Specific management and monitoring measures are addressed in the West Roseville Specific Plan Open Space Preserve Operation and Management Plan. Protective measures that minimize indirect impacts include fencing, signage, surveys for special-status invertebrates, yearly floristic assessments of preserved vernal pools, and regular inspections by City staff to ensure that fencing and signage are in place and that no unauthorized activities have taken place. Property Analysis Record (PAR) was used to determine detailed costs to maintain the open space in perpetuity.

Response to Comment 4

The proposed mitigation ensures a “no net loss” of wetlands, which is a policy supported by the federal and State governments. In addition, impacts to biological resources were analyzed in Section 4.7 (Biological Resources) of the Final EIR using thresholds developed in Appendix G of the CEQA Guidelines. These impacts were determined to be significant prior to mitigation, and mitigation measures to address impacts were developed as part of both the CEQA and Section 7 processes. The Section 7 process provides the formal mechanism by which federal agencies ensure that the actions they take, including those they fund or authorize, do not jeopardize the existence of any listed species. A part of

this process is the development of mitigation strategies that assist in the survival and recovery of the impacted resources. Independently, the CEQA analysis must determine whether the proposed mitigation would reduce the significance of impacts to a less-than-significant level using the CEQA thresholds. This determination was made independently of the Biological Opinion that was issued as part of the Section 7 process. In summary, the Final Biological Opinion, which was issued November 20, 2003, also concludes that implementation of the project, with all identified mitigation measures, would not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of designated critical habitat.

As required by Section 15097 of the CEQA Guidelines, a Mitigation Monitoring and Reporting Program will be prepared and adopted by the City of Roseville at the time of project approval to ensure that all mitigation measures are implemented.

CEQA does not require a fiscal analysis as part of the environmental review process (Section 15131 (a) of the CEQA Guidelines: *Economic or social effects of a project shall not be treated as significant effects on the environment*). However, with respect to financial feasibility of mitigation measures, the Specific Plan contains a program of implementation measures (including financing measures) to ensure the provision of all infrastructure, facilities, public services, and/or mitigation measures that are necessary to support the proposed development. These implementation measures are described in Section 11 (Implementation and Administration) of the Specific Plan and Section 2.4.3 (Project Description, Implementation) of the Final EIR.

Response to Comment 5

The commenter restates concerns regarding no-net-loss of rare and endangered species. Refer to Responses to Comments 35C-2, 35C-3, 35C-4, and 35C-6 and refer to Topical Response E (WRSP Open Space Management Plan) for a discussion of the manner in which open space will be preserved and maintained in perpetuity. Refer also to Responses to Comments 7-5, 7-6, 7-7, and 7-10 for a discussion of other components of the Open Space Management Plan that will allow the effective preservation of the on-site habitat.

The commenter does not indicate how the Draft EIR fails to disclose impacts or inform the public of the environmental consequences of the proposed project. Therefore, no further response can be provided.

Response to Comment 6

Restoration and preservation of vernal pools and other wetlands at the Yankee Slough and preservation at East Sheridan will have a net benefit to the vernal pool landscape at those locations. The USFWS determined that the off-site vernal pool and wetland restoration and preservation areas at Yankee Slough

and the East Sheridan site were appropriate for such activities. The Yankee Slough site is an area impacted by historic agricultural activities (e.g. dry farming) and once supported a larger vernal pool landscape. Restoration efforts on behalf of the WRSP will restore the site to its natural condition and enhance it through the introduction of additional wetland resources. Existing vernal pools at the restoration site will be avoided by construction activity through conditions of approval and implementation of a Restoration Plan. The East Sheridan site will have 25.48 acres of vernal pool preservation.

The commenter requests information about the environmental implications of introducing western spadefoot into unoccupied suitable habitat. MM 4.7-4 (Relocate individual western spadefoots) requires relocation of western spadefoots (if found) to protected areas of suitable habitat. As noted in the text of the mitigation measure (page 4.7-69 of the Final EIR), the capture and relocation of reptile and amphibian species from areas that will be disturbed to areas of unoccupied suitable habitat is a standard part of USFWS and CDFG procedure for mitigating loss of habitat. Any relocation effort will be conducted with consultation of CDFG to ensure that the habitat of the location receiving the western spadefoot is suited for the sustainability of the species.

Response to Comment 7

Cumulative impacts to biological resources, including vernal pools, are provided on pages 5-65 through 5-67 in Section 5.5 (Cumulative Impacts) of the Final EIR.

Response to Comment 8

The commenter incorrectly asserts that the Draft EIR failed to disclose the cumulative impacts of the project with respect to the Placer Legacy NCCP/HCP and the potential impacts of habitat fragmentation and urban development. A discussion of this plan and its applicability to the proposed project can be found in Impact 4.7-12 on pages 4.7-62 through 4.7-64 of the Final EIR, and also in Topical Response F (City/USFWS MOU Compliance and Placer Legacy Coordination). The cumulative impact analysis provided on pages 5-65 to 5-67 of Section 5.5 of the Final EIR addresses the potential regional cumulative impacts of the proposed project, including the direct and indirect impacts of habitat fragmentation and urbanization.

The commenter also questions the project's impact on the conservation strategy of the Placer Legacy Plan. The WRSP project is consistent with Conservation and Development Opportunity Alternative 2 of the Western Placer County Draft Conservation Strategy Overview (September 8, 2003). The West Roseville Specific Plan and Sphere of Influence Project is depicted within the Alternative 2 Development Opportunity Area. According to the Draft Conservation Strategy Overview, the intent of Development

Opportunity Areas is to show where growth may be more reasonably accommodated and may be compatible with the Conservation Plan's goals and objectives, taking into account the existing general plans of the cities and the County, planned infrastructure, and the distribution of biological resources. The Draft Conservation Strategy further states, "Some places within this area may be more suitable for conservation and may be incorporated in on-site mitigation or impact avoidance."

The proposed project is consistent with this approach. The highest value and most densely distributed biological resources would be preserved on site in combination with a large off site preservation component. Proposed off-site preservation areas were selected based on biological resource mapping generated by the Placer Legacy HCP/NCCP project and guidance provided by state and federal resource agencies.

Response to Comment 9

Page 4.7-12 of Section 4.7 (Biological Resources) of the Final EIR indicates that the USFWS designated critical habitat for vernal pools and seasonal wetlands. Refer to Response to Comment 17-2 regarding critical habitat designation.

Response to Comment 10

Impacts to threatened and endangered species have been analyzed in Impacts 4.7-2, 4.7-3, 4.7-4, and 4.7-5 of the Final EIR. The commenter offers no substantial evidence (as defined by Section 15384 of the CEQA Guidelines) or explanation as to what data or rationale was used to formulate this conclusion. Under Section 15384 of the CEQA Guidelines, speculation, unsubstantiated opinion, or narrative do not constitute substantial evidence of an impact to the environment, and no further comment is required.

The commenter correctly notes that mitigation within the Draft EIR contain measures to ensure compliance with existing laws and regulations designed to protect biological resources. The commenter also questions the validity of this mitigation. The mitigation provided in the Final EIR is consistent with Section 15126.4(a)(4)(A) and 15126.4(a)(4)(B), which requires an essential nexus between the mitigation measure and a legitimate governmental interest and that the mitigation must be roughly proportional to the impacts of the project. The mitigation provided for impacts to biological resources exceeds agency standards in many cases. In those cases where the mitigation meets agency standards or requirements, those standards and requirements have been developed, in part, for the purpose of providing guidance as to proportionality between an impact and proposed mitigation, either on a general basis (i.e., "no net loss" of wetlands) or on a project-specific basis (i.e., the Section 7 Consultation process completed for the proposed project). Further, a requirement that the project complies with applicable environmental laws or regulations may serve as adequate mitigation of environmental impacts (refer to *Leonoff v. Monterey*

County Bd. of Supervisors (1990) 222 Cal.App.3d 1337, 1355, 272 Cal.Rptr. 372; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 308, 248 Cal.Rptr. 352).

The commenter discussed “good faith” efforts regarding mitigation designed to minimize unavoidable impacts of the proposed project, and incorrectly states that the Draft EIR has not adequately done this. In preparation of the Draft EIR, the City made significant efforts to minimize impacts, and then, when necessary, mitigate them. For example, in the vernal pool mitigation plan, impacts to vernal pools and special status invertebrate species have been extensively reviewed and mitigation has been accepted by the agency responsible for implementing the Endangered Species Act, which includes the USFWS. A Final Biological Opinion dated November 20, 2003, issued in response to the Section 7 process resulted in an Incidental Take Statement. The Biological Opinion documents the numerous meetings conducted by the resource agencies and Applicants to determine the magnitude of impacts and the designation of appropriate mitigation. In addition, the CDFG also has the opportunity to review and comment on the proposed mitigation for impacts to vernal pools and grasslands (i.e., review of the Operation and Management Plan. A great deal of effort was put forth to develop mitigation that reduced impacts to the lowest possible levels.

Response to Comment 11

The Draft EIR has been prepared in compliance with the substantive and procedural requirements of CEQA and the CEQA Guidelines, which requires the disclosure of environmental impacts as part of a public review process. Refer to Topical Response B (Adequacy of Public Review Period) and Topical Response C (Adequacy of Draft EIR) for a discussion of the many opportunities for public input and a discussion of why recirculation is not required.

Response to Comment 12

This comment contains provides the commenter’s resumé. It is not a comment on an environmental issue, and no further response is required.

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16 October 2003

TO: W. Kopper Esq.

RE: Review comments on West Roseville Specific Plan DEIR water use and hydrology.

The West Roseville Specific Plan (WRSP) DEIR considers the environmental impacts of proposed development of a more-or-less rangeland area of 3162 acres west of the City of Roseville into a residential and multiple use commercial region. The WRSP DEIR also considers in part development of the entire area of some 5527 acres as well in terms of impacts on watersheds, water use and wastewater treatment. I have reviewed Chapters 2 and 5 and sections 4.6 and 4.12 as well as appendices R and M. It is not clear how the City of Roseville can simply amend/annex this area in their General Plan. There are several adverse, un-mitigable impacts associated with the proposed development that range from effects on traffic, biological resources, vernal pool fill and air quality issues that will no doubt be raised by the concerned agencies and citizens. For example, loss of some 40 acres of prime farmland should be mitigated in some fashion. Loss of vernal pools and related landscape features are very difficult to mitigate for, or otherwise replace (hence the generally >1:1 replacement requirement), such that this too is a significant and seemingly un-mitigable impact that needs closer inspection and review. Upgrading the local wastewater treatment plants (WWTPs) are also population growth inducing and suggest significant impacts in terms of WWTP capacity (i.e. plant footprint), solid waste disposal and water supply. The proposed water demand information is inadequate too support the claim of overall reduced water use in the new areas of the City of Roseville and in the WRSP. In addition, the proposed groundwater savings at Reason Farms lacks adequate justification. Overall, real field data supporting the DEIR claims in the soils, hydrology and water use areas is lacking. Here I focus on the proposed surface drainage and water supply and related concerns that need to be addressed in the DEIR.

35D-1

35D-2

- 1. Watershed Impacts on Flooding.** The proposed WRSP development will alter the hydrologic response to some degree of the small creeks in the watershed. Flood routing analyses combined with watershed studies upstream of the SOI area suggest that sufficient detention/retention storage for flood water will be possible to mitigate for possible downstream effects from accelerated runoff and greater flood peak discharges. Much of this work is based on a 10 year old report from the PCFC&WCD that in turn is based on earlier data still. While the proposed development area is relatively small in comparison to the watersheds affected, this 1993 report should be updated with more currently available rainfall-runoff data and the detention/retention basin designs re-examined. The region in which the WRSP development occurs has already seen considerable development such that

35D-3

operation/maintenance of individual storage basins across multiple jurisdictions requires a coordinated effort such that storm flood peaks from the various sub-basins are “staggered” so as to minimize downstream flooding impacts. The mechanisms required for such coordination should be discussed and/or evaluated.

35D-3

2. Watershed Soils & Groundwater Recharge. The WRSP area soils are primarily low infiltration rangeland soil types not typically associated with groundwater recharge areas. However, presence of vernal pools and some infiltration capacity suggests that there is indeed some recharge possible in the area. The vadose zone of the area should be evaluated (i.e. measurements and data collected using lysimeters, perform a soil-water balance with soil moisture measurements in the rootzone, etc.) to determine average annual deep percolation rates to groundwater. Only with such data can the potential adverse recharge impacts of SOI development be determined.

35D-4

3. Water Supply Issues. Water supply for residential/commercial development projects is an essential feature prior to evaluate as carefully and conservatively as possible due to the widely fluctuating rainfall conditions in the western states. Accurate assessment of water use has a direct effect on water supply needs, generation of recycled water and wastewater treatment requirements, all of which, of course, have environmental effects. In the WRSP/SOI proposal, groundwater will be used to supplement water supply during dry years and this adverse effect will be “mitigated” through some “groundwater banking” achieved through land fallowing of rice production at Reason Farms. However, there is no guarantee that such “banking” will occur; there is no legal instrument, or suggestion of a groundwater level monitoring trigger that will terminate groundwater pumping.

35D-5

The revised water supply values were developed from updated water use figures based on “a limited amount of new data ... apparently indicat(ing)... water demand ... can be reduced” (p.1-2 of Appendix R). This is not particularly convincing text. Perhaps it suggests that the consultant, MWH, has reservations or “limited” confidence in the City of Roseville data (or lack thereof). The reader is given no information about how much data was collected, frequency of collection, from what types of land use areas, what confidence the authors may have in their dataset and so on. In order to bolster their assessment of decreased water use by different land uses, MWH develops a comparison table of values of water use by similar developments in the greater Sacramento area from which they determine the means and standard deviations in water use to compare to that to be used for the part of the City of Roseville and the WRSP. Such a comparison has little meaning when there is no indication of confidence levels in any one of the figures given in Table 2 (p.6 of Appendix. R). Given the fairly broad ranges in the data for each land use category, a better approach to determining the WRSP water and WWTP needs is:

35D-6

- a) Determine the “expected” (mean) water demand for each land use type and area within a range of possible values for which there is a certain confidence level. Identify large water use areas, or land uses for which the range of possible values is too great, or confidence is low, and re-assess data needs (i.e. acquire more data).

- b) Determine the cumulative "expected" water need for the WRSP and SOI project area within a range of values of a pre-selected confidence level of say 90-95%.
- c) Base DEIR water supply impact evaluation on the upper limit of projected water needs from (b) so as to enclose possible range of demand (i.e. revise/amend Tables 6 & 7 in Appendix R).
- d) WWTP design and impacts should be revised to reflect changes in water demand outlined above. That is the current projection of 260 gpd/DU depends on land use and associated water use.

35D-6

Mitigation of groundwater pumping through fallowing current rice production at Reason Farms requires accurate assessment of the groundwater "saved" following cessation of rice production. In Appendix M, the consultant MWH provides no information on how they determined current water use for rice production and perhaps more importantly, how they selected the amounts partitioned into deep percolation (i.e. groundwater recharge), evapotranspiration (ET) and runoff per acre fallowed. From Table 5.4, it appears that they assumed a very precise value of 6.00 AF/ac water used for rice production. From where did they develop this number? While this may be an approximate value for water use in flow-through rice production systems in northern CA, this may not be the case for rice production at Reason Farms. Is there no pumping data available from the present farming operation? Even more speculative is the partitioning of the "applied" 6.00 AF/ac water into ET and runoff components. Based on ET and rain data for the region from the past 12 years, the average annual reference ET is ~50 inches and the average annual rainfall is ~17 inches, similar to the City's other consultant (Wood-Rogers Inc.) value of 17.5 inches. Rice production is seasonal and results in ET water use similar to that for alfalfa if in year-round production (not likely), or a maximum net ET demand of less than 33 inches/yr though actual production values are typically much less. As such, the expected water demand and that "saved" through fallowing as estimated by MWH may be quite high and are entirely speculative. A field-based water balance of historic and present operations at the Reason Farms rice fields should be conducted in order to determine more precisely how much water can be "saved" to mitigate groundwater overdrafting in the SOI area as development occurs. Combining proper assessment of the groundwater "saved" with that for water use outlined in (a)-(c) above will enable the water supply environmental assessment required in the EIR process. Unfortunately, such an assessment alone does nothing to assure that groundwater pumping as desired will not occur unless an enforceable regional groundwater plan is put into place.

35D-7

Presently, there is insufficient data in the DEIR, or provided by the City of Roseville, to support claims of reduced municipal water use in Roseville or the WRSP, or that Reason Farms groundwater pumping volumes can be "saved" to mitigate for water supply shortfalls. As such, the several thousands of AF of water supply "generated" through municipal water conservation and rice land fallowing can not be assured and alternative water supplies need to be identified and evaluated.

35D-8

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EDUCATION

- Ph.D. – Agricultural Engineering, Colorado State University (1984)
Study Emphasis: Groundwater Hydrology
- M.S. – Environmental Engineering, Oregon State University (1981)
Study Emphasis: Hydrology and Water Quality
- B.S. – Agricultural Engineering, Oregon State University (1980)
Study Emphasis: Soil and Water Science

HONORS

- Outstanding Teacher Award, Environmental Resource Sciences Major, Davis (1992)
- Mined Land Reclamation Group Graduate Fellowship, CSU
Environmental Resources Center (1983)
- ASAE Student Honor Award, Oregon State University (1980)
Honors Program, Oregon State University (1980)
- High Scholarship Graduate, Oregon State University (1980)
- Presidential Scholarship, Hamline University, MN (1976)

EXPERIENCE

Professor, Departments of LAWR and Biological and Agricultural Engineering, UC-Davis; 7/95-present.

Associate Editor, ASCE Journal of Irrigation & Drainage Engr.; 7/94-12/96.

Master Advisor, Hydrology; 7/94-present

Graduate Advisor; Hydrologic Sciences; 7/92-present

Chair, Hydrologic Sciences Graduate Group, UC-Davis; 7/90-6/93.

Associate Professor, Departments of Land, Air & Water Resources and Agricultural Engineering, UC-Davis; 7/89-6/95.

As an associate professor, I have continued work as outlined below as well as serve on additional college and campus committees. These include chairing an undergraduate major review committee and chairing the Academic Senate and College Rules & Jurisdiction committees during a period of numerous rule changes resulting from integration of Cooperative Extension into the College. Also, as chair of the Earth Sciences & Resources Graduate Group, I was responsible for transformation of this Group into the new Hydrologic Sciences Graduate Group and the creation of Hydrology undergraduate teaching programs (new major and minor). My efforts in curriculum development also resulted in my chairing a graduate education oversight committee for the College.

Assistant Professor, Departments of Land, Air & Water Resources and Agricultural Engineering, UC-Davis; 10/84-6/89.

In this capacity, I have had responsibility for instruction of 2-3 courses per year, support and supervision of up to ten research staff and administration of several research grants. My research program considers near surface processes such as infiltration, surface evaporation and irrigation management, as well as various aspects of shallow groundwater including; vapor movement in unsaturated soils, lateral subsurface flows, seepage from wastewater impoundments, groundwater modeling, soil salinity and drainage of cracking clay soils, and regional modeling of shallow groundwater as affected by irrigation and drainage (see publications). In addition to regular committee responsibilities, I served as Chair of the Committee of Consultants on San Joaquin River Water Quality, Chair of a faculty position (geohydrology) search committee, and Chair of the interdisciplinary Graduate Program of Earth Sciences and Resources.

Research Associate, Department of Agricultural and Chemical Engineering, Colorado State University; 1/84-9/84.

As a research associate, I was responsible for completion of contracts with oil shale processing companies and consulting firms relative to the leaching of spent oil shales. This work involved laboratory leaching column and hydraulic property studies, as well as, a conceptual mass balance estimate of drainage from spent oil shale piles in the field.

Research Assistant, Department of Agricultural and Chemical Engineering, Colorado State University; 7/81-12/83.

During this period, I completed classroom and laboratory studies toward the Ph.D. In the laboratory, gamma ray attenuation methods were devised for simultaneously monitoring water and salt movement in relatively dry soils.

Research Assistant, Department of Agricultural Engineering, Oregon State University; 6/80-6/81.

In this year, I completed coursework in hydrology, water chemistry, and adult education, as well as, M.S. thesis work related to fecal coliform contamination of Tillamook Bay from land application of dairy wastes.

Engineer-in-Training, Oregon Soil and Water Conservation Commission, stationed at The Dalles, OR; 6/79-9/79.

As an intern, I worked with USDA-SCS personnel in the design, layout and inspection of earthen terraces constructed so as to limit hillside erosion.

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35D-9

■ Response to Comment Letter 35D
Mark E. Grismer, Ph.D. (October 16, 2003) (Attachment to Kopper,
October 28, 2003)

Response to Comment 1

This comment contains general information and is not a comment on an environmental issue. Therefore, no further response is required.

Response to Comment 2

The commenter is correct in noting that there will be significant and unavoidable impacts in the areas of traffic, biological resources (including vernal pools), and air quality. In many cases, the commenter does not provide specific comments as to an environmental issue; therefore, where a comment is general, the response, in turn, is general. Specific responses have, however, been provided to the greatest extent possible.

While mitigation has been proposed, as described in Section 4.1 (Land Use and Agricultural Resources) on pages 4.1-45 through 4.1-47 of the Final EIR, the loss of Prime Farmland cannot be mitigated to a less-than-significant level. Refer to Response to Comment 35-32 for a discussion of conservation of prime farmland.

Mitigation for the loss of vernal pool habitat has been approved by the USACE and the USFWS at a ratio of greater than 1:1 (impact to replacement ratio) through the Section 7 Consultation process, which was required as part the 404 permit process. As shown in Table 4.7-3 (Wetland Impact Mitigation Analysis), approximately 26.66 acres of vernal pools would be impacted, and approximately 94.81 acres of vernal pools and vernal swales would be created and/or restored at on-site and off-site locations. Therefore, the impacts of the project on vernal pool habitat are reduced to a less-than-significant level.

Page 5-5 identifies that the project would eliminate obstacles to growth which would be growth inducing. Specifically addressed is the limited capacity of the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The WRSP would provide additional capacity at this facility. Further, page 5-1 of the Final EIR acknowledges that growth-inducing impacts are significant and unavoidable.

The revised water demand factors are provided in Table 4.11-2 (City of Roseville Revised Unit Water Demand Factors and Existing and General Plan Buildout Water Demand [Without Project]). The document that formed that basis for the revised water demand factors was provided in Appendix R (Utilities Technical Memoranda) of the Final EIR (*Technical Memorandum, Task 1- Unit Water Demand Factor Revisions*, Montgomery Watson Harza, November 6, 2002). The water supply strategy was also

fully described in Section 4.11 (Public Utilities) of the Final EIR and in Appendix R (Utilities Technical Memoranda) of the Final EIR (*Technical Memorandum, Task 7—Water Supply Strategy*, Montgomery Watson Harza, April 10, 2003).

The technical analysis regarding the groundwater impacts that might occur if the Reason Farms land was retired is provided in Appendix M (Groundwater Impact Analysis), which contains the *Groundwater Impact Analysis for the Proposed Reasons Farm Land Retirement Plan* (Montgomery Watson Harza, June 2003). The groundwater analysis used conservative assumptions and relied upon modeling techniques that are widely accepted in the industry. Refer also to Topical Response G (Water Supply, Section IV) for a further discussion of groundwater supplies.

The comment makes a general statement regarding the adequacy of the Draft EIR in the areas of soils, hydrology, and water use, but no specific comments are provided. Therefore, no further response can be provided.

The commenter goes on to introduce specific comments on the Draft EIR. Responses to these comments are provided in Responses to Comments 35D-3 through 35D-8.

Response to Comment 3

A hydraulic study was prepared by Wood Rodgers in 2002 and updated to include land use changes associated with the proposed project site. The Wood Rogers study relied upon the regional base model that is maintained and updated by the Placer County Flood Control District, a model that is also supported by the agencies downstream such as Sutter County and Reclamation Districts 1000 and 1001. The methodology used in the Wood Rodgers Hydraulic Study (*Fiddymont-Westpark Property Master Plan Drainage Analysis*, Wood Rodgers, June 2003) has been reviewed and approved by PCFCD (refer to attached letter dated July 31, 2003) and was also presented and accepted by affected communities downstream of Placer County. The PCFCD letter is provided in Appendix R (Utilities Technical Memoranda) of the Final EIR. This same methodology and model is currently being used by the Federal Emergency Management Agency to update their floodplain study for the Pleasant Grove Creek watershed. The PCFCD provides a regional role in coordinating all floodplain issues and impacts associated with development in Placer County.

In addition, flooding impacts are addressed in Impact 4.12-2 (Increase in the Amount of Surface Runoff, Which Would Exceed the Capacity of Existing Storm Drainage Systems and Increase the Potential for Downstream Flooding) and Impact 4.12-3 (Placement of Fill or Structures in 100-Year Floodplain Could Affect Water Surface Elevations, Which Could Increase the Risk of Flooding), which are provided in

Section 4.7 (Hydrology, Water Quality, and Groundwater) on pages 4.12-37 through 4.12-42 of the Final EIR.

Response to Comment 4

As indicated on page 4.12-16 of the Final EIR, approximately 89 percent of the soil cover in the WRSP has poor infiltration capacity. The 11 percent of remaining soils are found along the drainages and creeks (Pleasant Grove Creek and Curry Creek), which will remain as open space as part of the project, and will continue to be a major source of the groundwater infiltration. Therefore, development of the WRSP to urban uses would not result in a significant impact on ground water (Impact 4.12-5) and therefore, no further testing of the groundwater for infiltration rates is required.

The ground water modeling conducted for the WRSP did not rely on any groundwater recharge; instead, passive groundwater banking, or *in-lieu* recharge, through the land fallowing of Reason Farms, and the subsequent non-extraction of groundwater, was considered. Given that Reason Farms has historically been irrigated with groundwater extracted from beneath the property, the fallowing of the property will reduce the volume of groundwater that would have been extracted from the basin every year but for fallowing the property. This is a common methodology for “banking” groundwater throughout the Central Valley of California. The intent of the City, as explained in detail in “Technical Memorandum 7: Water Supply Strategy” (MWH, November 2002) (included in the Final EIR in Appendix R), is to utilize this banked groundwater in the WRSP area during periods of surface water deficiency. As is described in “Groundwater Impact Analysis for the Proposed Reasons Farms Land Retirement Plan” (MWH, June 2003— Appendix M of the WRSP Final EIR), over the 72-year hydrologic period evaluated, the volume of water “banked” greatly exceeds the volume of water extracted. Given that *in-lieu* recharge is the proposed mitigation mechanism, the discussion of percolation rates in and around the Reasons Farms in the context of this question is not relevant. In fact, any percolation that could occur on the site after fallowing would provide an additional mitigation benefit as it was not considered in the groundwater impact analysis conducted. Refer to Topical Response G (Water Supply, Section IV) for a further discussion of groundwater recharge.

Response to Comment 5

MM 4.11-2, which is provided on page 4.11-46 of the Final EIR, requires that: “As a condition of approval of any Tentative Tract Map for the WRSP Area, and to supplement assured supplies, the City shall ensure that groundwater in the amount of 2,848 AF/year is available for use in the WRSP Area in dry years by reducing groundwater extraction at Reason Farms.” Therefore, the City is obligated to reduce groundwater extractions in advance of any development within the project area. The City has acquired an option on the Reason Farms property, and purchase of the property is expected to be completed by

the fall 2004. Therefore, the City has committed to mitigating water supply impacts on groundwater to a less-than-significant level through the use of in-lieu groundwater banking, and the mitigation measure is in compliance with CEQA Guidelines Section 15126(a)(2). Also, as described in more detail in Topical Response G (Water Supply, Section IV), the Final EIR concluded that fallowing at Reason Farms would be sufficient to compensate for the infrequent withdrawals required by the WRSP. Accordingly, it is not necessary to monitor groundwater levels.

In an effort to provide an accurate assessment of water use, as required to fully analyze the proposed project, the City re-evaluated its existing water unit demand factors generated in 1993 to confirm their appropriateness for use in the planning and analysis of this project. Refer to Topical Response G (Water Supply) for a detailed discussion of water supply strategies and water supply analysis, including modifications to the water demand factors.

Response to Comment 6

The revised water demand factors are provided in Table 4.11-2 (City of Roseville Revised Unit Water Demand Factors and Existing and General Plan Buildout Water Demand [Without Project]). The City collected a year of water meter data for this study. Data collected from 8,057 residential accounts and 782 non-residential accounts was used to generate the revised demand factors. The document that formed the basis for the revised water demand factors is provided in Appendix R (Utilities Technical Memoranda) of the Final EIR (*Technical Memorandum, Task 1- Unit Water Demand Factor Revisions*, Montgomery Watson Harza, November 6, 2002). In addition, data from the City's Urban Water Master Plan that is relevant to the proposed project is provided in Section 4.11 (Public Utilities, Water) of the Final EIR, and in the Water Supply Assessment, which was provided in Appendix S (Water Supply Assessment [SB 610 and 221 Analysis]) of the Final EIR. Refer also to Topical Response G (Water Supply, Section III) for a detailed discussion of data collected as part of the water supply analysis, including modifications to the water demand factors. In summary, the data collected includes actual water demand data collected during a two-year period (based on water meter data) and a comprehensive review of water demand factors, and associated water demand, for agencies with similar water use characteristics, including water districts in Sacramento County, Placer County, and the Central Valley of California.

There are various methods that can be used to estimate water supply needs, and the commenter suggests an alternate approach to the water supply analysis. The method selected by the City is appropriately conservative. No evidence is presented by commenter indicating that the City's method underestimates demand.

Response to Comment 7

The technical analysis regarding the groundwater impacts that might occur if the Reason Farms land was retired is provided in Appendix M (Groundwater Impact Analysis), which contains the *Groundwater Impact Analysis for the Proposed Reasons Farm Land Retirement Plan* (Montgomery Watson Harza, June 2003). The groundwater analysis used conservative assumptions and relied upon modeling techniques that are widely accepted in the industry. The concept of land fallowing is to cease rice production at Reason Farms, thus bolstering the groundwater basin.

Groundwater extraction for irrigation purposes on Reason Farms was anecdotally reported to range between 10,000 and 12,000 acre-feet per year (AF/yr); however, no groundwater extraction records were made available from the owner of the property. Consequently, the volume of groundwater extracted was estimated based on the 7.1 AF/acre per one crop rotation water duty⁹ typical for rice production in Placer and Sacramento Counties resulting in an estimated total volume of applied of 6,483 AF/yr. This water duty represents the volume of water applied to the field during the entire cycle of rice production and includes pre-irrigation, flood-up, irrigation, and post-irrigation activities (e.g., soaking of stubble). The conservative estimated volume of groundwater extracted for a single crop per year was used in the groundwater impact analysis due to the lack of justification for the anecdotally reported higher values.

It should also be noted that the “water balance” provided in comment letter 28 includes two major errors. First, the assumption that the total applied water (i.e., groundwater extracted) is limited to that volume required to satisfy crop evapotranspiration (ET) (a value of 50 inches per year is cited without reference). As described above, additional volumes of water are applied (and hence, groundwater extracted) during a single crop rotation. Second, the assumption that the average annual rainfall amount of 17 inches per year (no reference given) is available at the appropriate time to satisfy crop ET-requirements is also incorrect. The majority of rainfall in Placer County occurs in winter months that do not coincide with the summer growing season for rice. Consequently, it is incorrect to reduce the applied water requirement.

Refer also to Topical Response G (Water Supply) for a further discussion of groundwater supplies.

MM 4.11-2, which is provided on page 4.11-46 of the Final EIR, requires that: “As a condition of approval of any Tentative Tract Map for the WRSP Area, and to supplement assured supplies, the City shall ensure that groundwater in the amount of 2,848 AF/year is available for use in the WRSP Area in dry years by reducing groundwater extraction at Reason Farms.” Therefore, the City is obligated to reduce groundwater extractions in advance of any development within the project area. The City has acquired

⁹ Water duty is comprised of flood-up, soaking and the evapotranspiration losses totaling 7.1 AF/yr per acre for one crop rotation. Source - “Crop Water Use in California: Bulletin 113-4”.

an option on the Reason Farms property, and purchase of the property is expected to be completed by the fall 2004.

Response to Comment 8

Refer to Topical Response G (Water Supply) for a detailed discussion of water supply strategies and water supply analysis, including modifications to the water demand factors, the use of groundwater resources, and water conservation efforts.

Response to Comment 9

Receipt of the commenter's resume is noted and will be provided to the decision-makers for their review and consideration when deciding whether to approve or deny the proposed project.

Planning Department

311 Vernon Street
Roseville, California 95678-2469

**WEST ROSEVILLE DRAFT ENVIRONMENTAL IMPACT REPORT
PUBLIC UTILITIES COMMISSION MEETING NOTES
Tuesday, September 30, 2003**

SUBJECT: DRAFT EIR FOR SOI AMENDMENT AND WRSP: UTILITIES IMPACTS

ATTENDEES:

Commissioners: Daron Anderson, Larry Barkhouse, Sam Cannon, Chuck Cinnamon, Mike Menz

Staff: Derrick Whitehead, Kelye McKinney, Vance Jones, Dave Brown, Paul Richardson, Nela Luken, Kathy Pease, Tom Habashi

NOTES BY: Vance Jones, Nela Luken, Derrick Whitehead, Kelye McKinney, Dave Brown

At their meeting of September 30, 2003, the Public Utilities Commission reviewed the Sphere of Influence Amendment and West Roseville Specific Plan (WRSP) 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 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**, and responses are provided in normal text.

Commissioner Cinnamon:

- **How do the backup wells work, does water from these wells need to be treated at the treatment plant?**

Response: With the exception of disinfection, groundwater typically requires little water treatment. There could be the need for some wellhead treatment depending on the local water quality. However, our experience has been that disinfection is all that is required. This is accomplished at the well head and then the water is injected into the water system for distribution.

- **Will the developers pay for the cost of the San Juan Water Transfer and is there a difference in the cost of this water from other City water purchases?**

Response: The MOU with San Juan Water District specifies that the cost for the transfer of the water is at the same rate as what we currently purchase our PCWA water supply allocation plus pumping cost and minor overhead cost for San Juan coordination.

- **Is there any opportunity to spread the new unit demand factors to the NRSP (e.g. existing City)?**

Response: In essence the demand factors are used for existing development. They (existing development) are the basis for the new demand factors. We used a statistical analysis to evaluate demand factors using data that is now available to us that was not available in 1993 when the original demand factors were calculated. Because demand factors were conservative in previous planning efforts, there is available system capacity in city infrastructure to accommodate WRSP demand. The reduction of these unit factors does not impact the ability of the NRSP to build-out to the levels anticipated within that specific plan.

- **What is the hurry with this project? Why not hold another PUC Meeting before the end of the 45 day review period?**

Response: As has been the typical practice with past specific plan projects, the WRSP is being provided the 45-day public review period as provided in the California Environmental Quality Act. In addition to the PUC meeting, opportunities to provide comments on utilities are also available at future Planning Commission meetings on this project as well as the ability to provide written comments through the 45th day of the comment period. It has been the City's practice to hold all of the Commission meetings during the 45-day public review period of the draft EIR in order to give as much public comment opportunities as possible on the document and provide copies of those comments in advance of the Planning Commission's last meeting. The PUC Meeting (and other Commission meetings) was scheduled to give the Planning Commission an opportunity to consider all comments from the various commissions prior to their last meeting on the project.

- **The EIR seems like a good document however, there are some typing errors in the EIR.**

Response: All efforts will be made to eliminate typographical errors in the Final EIR.

- **Will the developers help pay for Reason Farms since they will benefit from fallowing the land causing no net impact to groundwater for the WRSP project?**

Response: That possibility is being considered as part of the development agreement negotiations.

- **EIR Page 4.11.24: Says 7,042 ac/ft/yr and the water bar slide in the PowerPoint said 7,026 ac/ft/yr? Which is right?**

Response: 7,042 ac/ft/yr is correct, the bar chart in the PowerPoint slide is a slightly earlier version of this same data.

- **Is there a way to require the developers to pay the cost of the landfill expansion without passing any of that cost on to existing rate payers?**

Response: The cost for facility landfill expansion is included in the cost of our tipping fees. As we understand it the County does not have a mechanism in place other than tipping fees to collect revenue to expand the landfill or materials recovery facility. With the addition of the WRSP, the new customers will be paying their fair share of expansion costs through the tipping fee.

- **Can the City require one part of the City (e.g. WRSP) to do green waste collection and the rest not?**

Response: Yes. Also, we anticipate that over time the existing City will also be converted to a green waste collection system. In fact by the time the WRSP builds-out this conversion may have already been completed.

- **Did the City look at the impact of encircling the Wastewater Treatment Plant (WWTP) and the Roseville Energy Park (REP) with development?**

Response: Yes. The land use map was developed to maintain the 1000-foot non-residential easement around the WWTP. Compatible land uses such as Industrial, Light Industrial, and Parks were planned adjacent to these two sites. Also the high school was designed so that none of the class rooms are located within the easement area. Further, the EIR for the REP will be evaluating the proximity to the school and will handle any impacts through appropriate mitigation as a part of that project.

- **EIR Page 6.1.24: Alternative 4 is less development than the proposed project but the impact statement says that the solid waste impact is the same as the project, how can that be?**

Response: The conclusion in Alternative 4 is incorrect. During the final document preparation and error in a table for Alternative 4 was caught however, the conclusion was not restated. This will be corrected in the Final EIR.

Commissioner Menz:

- **What is the Sacramento River Diversion project?**

Response: This is a cooperative project lead by the Placer County Water Agency to construct a new raw water diversion and treatment facility off the Sacramento River north of the confluence of the American and Sacramento Rivers. Roseville is participating in the project.

- **Is the PG&E gas line within the WRSP sized to accommodate an additional 8,430 new homes?**

Response: PG&E is a privately-owned company that will evaluate their current facilities and make the required improvements to their system (including the new gas line) to serve all the needs of the WRSP.

- **Since the City has no control over the expansion of the landfill/MRF and the expansion will probably cost money, will that cost be passed on the existing residents of the City?**

Response: The cost of landfill expansion is included in our tipping fees. Our tipping fees are included in our monthly solid waste rates to our customers.

Commissioner Barkhouse:

- **Will there be any incentives/funding available to underground lines?**

Response: All new utilities except for the 60kv line will be under-grounded. A joint trench will be used for all dry utilities, which include gas, electric, cable, and telephone. The WRSP developers have made a request to PG&E to underground the existing overhead lines along Fiddymont Road.

Commissioner Cannon:

- **What part of the WRSP is in the SBC territory?**

Response: The project area north of Pleasant Grove Creek is within the SBC service area. Areas south of the creek will be served by Surewest Telephone.

- **How will the PUC comments be handled?**

Response: Comments made at the PUC Meeting will be forwarded to the Planning Commission for their consideration prior to their action on the project. PUC comments will also be included in the Final EIR which will be forwarded to the City Council for review and consideration.

Commissioner Anderson:

- **The topic of unit demand reduction was discussed as an option by the City Council when the initial direction to proceed was given.**
- **Regarding the time extension, don't have a lot of sympathy for a time extension, a Law office can review and comment on the documents within the comment period.**
- **What happens if a water source goes away?**

Response: It is really no different than if we were to lose a water source that we have now. It would no doubt be of great concern to us. We would likely approach the City Council with potential options for handling that situation.

Public Comments:

Keith Wagner (representing Stephen DesJardins) –

- **The overall size of the project seems too big to approve at once. City should consider approving with an urban reserve component and evaluate the development as it occurs.**

Response: This is a decision for the City Council. The City's evaluation of the project is based on meeting the City's General Plan Standards and the Guiding Principles. Between May 1997 and March 1998, the City Council approved three specific plans within a 10 month time frame totaling 7,161 units (Highland Reserve North, North Roseville, and Stoneridge).

- **A significant portion of the water supply is met through revised unit demand which should be spread over the existing City instead of being given to the new annexation area.**

Response: We do not think there is a need to do that as they probably won't use the water. We used a statistical analysis to evaluate demand factors using data that is now available to us that was not available in 1993 when the original demand factors were calculated. Because demand factors were conservative in previous planning efforts, there is available capacity in city infrastructure to accommodate WRSP demand. The reduction of these unit factors does not impact the ability of the rest of the City to build-out to the levels anticipated within the existing General Plan.

- **The use of groundwater as it's proposed for the WRSP, is a departure from the City's past practice of using groundwater only in emergency situations as a backup supply.**

Response: The proposed use of groundwater for the WRSP does not change the City's practice regarding the use of groundwater. Groundwater is only planned for use in the WRSP consistent with past policy, for backup situations in drier and driest years. Further, we have identified the use of groundwater such that there is a no net impact to the groundwater basin as a mitigation.

- **Would like the PUC to have another meeting to address these larger issues due to the short amount of time to review the documents between the time the EIR was released and the PUC Meeting.**

Response: As has been the typical practice with past specific plan projects, the WRSP is being provided the 45 day public review period as provided in the California Environmental Quality Act. In addition to the PUC meeting, opportunities to provide comments on utilities are also available at future Planning Commission meetings on this project as well as the ability to provide written comments through the 45th day of the comment period. It has been the City's practice to hold all of the Commission meetings during the 45-day public review period of the draft EIR in order to give as much public comment opportunities as possible on the document.

Planning Department
311 Vernon Street
Roseville, California 95678-2469

**WEST ROSEVILLE DRAFT ENVIRONMENTAL IMPACT REPORT
PARKS AND RECREATION COMMISSION MEETING NOTES
Thursday, October 2, 2003**

SUBJECT: DRAFT EIR FOR SOI AMENDMENT AND WRSP: PARKS AND RECREATION

ATTENDEES:

Commissioners: Chair Gene Endicott, Vice Chair Tim Herman, Bob Smith, Maria Campos-Vergara, Nick Alexander, John Vertido, and David Uribe

Staff: Mike Shellito, Paula Finley, Vance Jones, Kathy Pease, Nela Luken, and Paul Richardson

NOTES BY: Vance Jones, Nela Luken, and Paula Finley

At their meeting of October 2, 2003, the Parks and Recreation Commission reviewed the Sphere of Influence Amendment and West Roseville Specific Plan (WRSP) Draft Environmental Impact Report (EIR). Although no formal action was taken by the Commission, several comments were raised. The following represents the Parks and Recreation Commission's comments on the Parks and Recreation Sections of the Draft EIR and Specific Plan document. 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**, and responses are provided in normal text.

Comments and Questions from Commissioners

Commissioner Smith:

- **Are the smaller pocket parks only in the Signature portion of the plan?**

Response: Yes, Signature is proposing Pocket Parks in addition to meeting the required Neighborhood Park dedication requirement as an amenity to their subdivisions.

- **Is primary parking for the sports park the 170 stall and 370 stall parking lots along Phillip Road?**

Response: Yes. There is also a 450-stall parking lot is located along Phillip Road.

Commissioner Campos-Vergara:

- **Is Fiddyment House intended to be privately run?**

Response: No, it will be owned by the City and presumably run by the City, but this has not been determined yet. The Parks and Recreation Department would like to develop a master plan for its operation.

- **Are all Pocket Parks intended to be developed the same?**

Response: No, each have some common elements (e.g. turf areas), but each will be somewhat unique.

- **Paseos: Would like to make sure they're used. Are they lighted? Will they be behind houses? Will there be picnic areas? Like idea of being linked to schools. Want to make sure they're safe. Picnic tables may not be great behind houses.**

Response: Paseos will be lighted. They may potentially exist behind some houses, however the specific plan design guidelines has criteria requiring them to always be open along one edge so they can be viewed by the adjacent neighborhoods. Picnic tables may be included as amenities in some areas of the Paseos.

Commissioner Herman:

- **CFD Services District: Want to make sure we have money to maintain parks in the future.**

Response: Park maintenance is planned using CFD Services District. Pocket parks have same maintenance funding source.

- **Will WRSP park plan be revenue positive to the City?**

Response: There is an ability to generate revenue through the operation of the soccer fields, pools, Fiddlyment House, and Fiddlyment Park. However Fiddlyment Park, due to it's passive nature, will not have as much operating cost due to natural concept.

- **General Comments:**

- The project did a great job with the Parks Plan.
- The use of reclaimed water for the sports park is great.
- Roseville City School District has indicated that the plan is to have schools when students are generated.

Commissioner Alexander:

- **Did we calculate how many acres of parkland the plan provides per 1,000 residents? It appears to be about double – this is important for public to know. The mount of open space in the Plan is more than anything the City has ever done.**

Response: A calculation for the number of acres per 1,000 residents was not conducted, but the amount of parkland significantly exceeds the City's requirement to provide nine acres of parkland per thousand residents.

- **The region is looking to acquire open space. Here, this plan is providing it.**
- **Pocket parks – if funding ever did dry up, how will we put homeowners on notice?**

Response: It is a required disclosure in the CC&R's that each homeowner will sign when purchasing a home.

- **I support the plan for following reasons:**

- Exceeds General Plan standards for parks and open space.
- Class I bike trails.
- Revenue neutral – no impact to General Fund.
- incorporates Smart Growth land use.

Commissioner Vertido:

- **Are there any turn-key parks?**

Response: Only pocket parks in Signature and Paseos in both Signature and Westpark.

- **Will parks be there with houses? How will park timing be determined?**

Response: Park timing is dependent on payment of park fees so they will trail development. However, City did a cash flow analysis of park financing which shows adequate money to pay for parks in each phase of the project.

- **Can an off leash dog park be located in one of the Citywide Parks? Has this been considered in the WRSP?**

Response: The City would like to find an appropriate location for a dog park, but cannot commit to a specific location at the park concept stage.

- **General Comments:**

- Pocket Parks idea is nice – I wish I had them where I live.
- It looks like this project really made something special.
- I'm looking forward to Paseos – I'm very excited about this concept.
- I share the traffic concerns.

Commissioner Uribe:

- **What is the park timing for Regional Park?**

Response: The City will focus first on joint use facilities with the High School in the 1st phase.

- **What is Fiddymment Park timing?**

Response: There is not much development proposed in this park, primarily, picnic areas and walking trails. Initial efforts will likely be directed at the Sports Park.

- **Is there any way to incorporate a softball complex similar to Mahaney in the WRSP?**

Response: There are some space limitations for this type of facility in the WRSP. The City did a survey to determine what sports facilities were most desired by City residents, and soccer fields were a priority.

- **Is a swimming pool proposed?**

Response: Only in conjunction with the High School.

- **Are impacts to wetlands and vernal pools going to be mitigated?**

Response: Yes, a mitigation plan is proposed and requires a Permit from the Army Corps of Engineers.

- **General Comments:**

- I'm excited about disc golf in Fiddymment Park.

Commissioner Endicott:

- **Any concern about where the Regional Sports Park is located?**

Response: No. Phillip Road will be between the wastewater treatment plant and the Sports Park. With respect to aesthetics and proximity, it should work fine.

- **Pocket Parks all the same shape, what's the thinking behind shape?**

Response: Pocket Parks are located at the main entrance into each subdivision, and the curved shape on one end is a result of the anticipated street design. These parks will be designed much like Garbolino Park so that all houses face onto the park.

- **General Comments:**

- I agree with previous comments that this is a well thought out plan.
- I really like the idea that the City control it's borders with the buffer on the edge.
- Feel that the placement of open space on the edge will help define how big City will be.
- Would like to see the Village Center concept extended further into plan. It has pedestrian friendliness and a sense of place. Hope that when a specific development proposals comes to City, they will hold firm to the Village Center concepts.
- I'm excited about Paseos and pleased to see alternatives to the car.

- I like that the park acreage dedication goes beyond the City's requirement.
- I like the mix of housing types.
- The Pocket Parks idea is appealing.
- I have some concerns about traffic. Water issues are important.
- I question the location of commercial locations on outer edges of the project.

Commissioner Campos-Vergara:

• General Comments:

- Very impressed with number of soccer fields and other ballparks.
- Likes the smart growth component.
- Thinks the Village Center will be the magnet.
- This plan seems to have learned from past park planning experience in City.

Commissioner Smith:

• General Comments:

- Thinks Signature and Westpark have done an outstanding job.
- City has also done a great job.
- I believe this is one of the finest Smart Growth communities.

Comments and Questions from the Public

John Tallman:

- Provided a Parks overview to the Commission.

David Larson:

- Moved to Roseville in December 2001. Currently serves as the Vice President of Blue Oaks Neighborhood Association. He is familiar with parks construction in Diamond Creek being delayed due to general fund constraints. WRSP would eliminate the need to use general fund for park maintenance.

Mary Circle:

- Preschool Director at St. John's school. Church site faces this village green. Very excited about moving the church to this location.

Dr. Bill Prinney:

- Headmaster at St. John's school – Village center concept is like traditional town with small town feel.

Romy Circle:

- Supports project.

Mary Lathrop:

- Supports project. Very impressed with parks and open space plan.

Janice Markum:

- Echoes comments made already. Expressed concerns with traffic that might be created by the West Plan, but feels that the plan is well set up and that it might lessen the traffic.

Eric Wheeler:

- Thinks effort of City to assume quality of planning is great. He is excited about prospect of good bike trails.

Brad Curtis:

- Stated that he was impressed by the West Plan and its ability to enhance the quality of life for the citizens.

Planning Department
311 Vernon Street
Roseville, California 95678-2469

**WEST ROSEVILLE DRAFT ENVIRONMENTAL IMPACT REPORT
TRANSPORTATION COMMISSION MEETING NOTES
Thursday, October 21, 2003**

**SUBJECT: DRAFT EIR FOR SOI AMENDMENT AND WRSP:
TRANSPORTATION AND CIRCULATION**

ATTENDEES:

Commissioners: Jerry Alass, Chair, William Hoey, Vice Chair, Richard Hipkins, Kirpal Singh, and Werner Kuehn

Staff: Rob Jensen, Michael Wixon, Vance Jones, Kathy Pease, Nela Luken, and Paul Richardson

NOTES BY: Vance Jones, Rob Jensen, Nela Luken, and Kathy Pease

At their meeting of October 21, 2003, the Transportation Commission reviewed the Sphere of Influence Amendment and West Roseville Specific Plan (WRSP) Draft Environmental Impact Report (EIR). Although no formal action was taken by the Commission, several comments were raised. The following represents the Transportation Commission's comments on the Transportation and Circulation Sections of the Draft EIR and Specific Plan document. 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**, and responses are provided in normal text.

Comments and Questions from Commissioners

Commissioner Kuehn:

- **How does the project impact the traffic level of service at the intersection of Lincoln and Vernon Streets, which is not near the Plan area?**

Response: Based on the land use plan, the traffic model redistributes automobile trips throughout the City. New housing and job centers in the project affect the overall circulation patterns Citywide, which can affect the level of service at intersections not in the Plan area. Also, it's possible that some intersections' LOS operate right at the threshold of a LOS change, so small fluctuations could change an intersection from LOS C to LOS D, or vice versa. In this case, Lincoln and Vernon Street will experience decreased level of service.

- **Near the Village Center, the paseo dead-ends. Would advocate having the Class I bikeway system go through the Village Center and also in front of the school sites on Market Street and Village Green Drive.**

Response: A Class I bike path is provided off-street from the middle school on Parcel W-73 to the school and park on Parcels W-75 and W-55. The Class I bike path will also have a controlled crossing along Bob Doyle Drive. The perimeter of the Village Center is encompassed by designated Class II bicycle lanes, including an enhanced pedestrian/bicyclist crossing of Pleasant Grove Boulevard. The roads within the Village Center are narrower and are intended to slow down traffic speeds and encourage pedestrian use along the adjacent

sidewalks. Creating a Class I bicycle lane within the Village Center would greatly affect the street design and the character of the streetscape.

- **Were traffic impacts to Sacramento County analyzed?**

Response: Roadways in Sacramento County were included as part of the traffic modeling. No significant impacts to Sacramento County roadways were shown. Sacramento County's LOS standard is "E".

Commissioner Hoey:

- **Can Atlantic and Vernon Streets be modified to operate as one-way traffic to improve the LOS at Lincoln and Vernon Streets?**

Response: Doing this would go against the recent Vernon Street improvements that were recently constructed, which were intended to slow traffic down in this corridor.

- **Was the traffic analysis for the West Plan consistent with the City's typical traffic modeling for evaluating roadways and intersections?**

Response: Yes. The traffic model is the same model that has been used by the City since the late 1980's, although it has been updated to keep it current. It is recalibrated every few years to verify it's accuracy by comparing model predictions with actual traffic patterns. The findings of the calibration tests are that the model is conservative and provides a very accurate forecast of future traffic volumes.

- **General Comments:**

- The Transit Plan should be updated to ensure that transit services are available to the Village Center when that area becomes occupied by residents.
- Due to the conservative nature of the City's traffic model, no longer has concerns regarding the level of service impacts to the Lincoln/Vernon intersection, expressed in earlier comments.

Commissioner Aplass:

- **Will Riego Road stay as two lanes? Was the traffic analysis conducted with the assumption that Riego Road is two lanes?**

Response: Sutter County identified that Riego Road would need to be six lanes in 2020, based on predicted traffic volumes with the South Sutter Industrial Plan. The six lane facility is needed with or without the West Plan. The Sutter County Industrial project is currently on hold. The City's traffic analysis prepared for the West Plan assumed that Riego Road would remain with two lanes. The West Plan project does not change the level of service on this roadway, as the road would remain at LOS F with, or without, the project.

- **Would like to see the option preserved for allowing golf carts from Sun City to cross Fiddymont Road and have access to the Village Center via Village Green Drive. Requested that the City design roadways to be wide enough so that golf cart paths (like those in Sun City) could be accommodated on Village Green Drive.**

Response: The project proponents have not proposed a golf cart community in their project. The City has significant safety concerns in allowing golf carts to cross Fiddymont Road at a standard intersection based on the high speeds and unfamiliarity of motorists outside of Sun City to golf cart vehicles. However, should a design be proposed to improve the safety of golf carts crossing Fiddymont (i.e. an undercrossing, overcrossing, or enhanced intersection design), the City would be open to evaluating this in the future.

- **It sounds like the planning effort for Placer Parkway and the West Plan are going on at the same time. Why would the City approve land use in an area that could potentially be used for the Placer Parkway alignment? Wouldn't it make more sense to hold off until the alignment was known?**

Response: Placer County Transportation Planning Agency (PCTPA) has indicated they are in the early stages of the environmental review for the Placer Parkway alignment and won't know for several years what the potential

route for this roadway will be. PCTPA is not able to identify a preferred route because, according to the Federal and State Funding programs, all of the alignments should be considered equally or future funding could be jeopardized. The City has worked closely with PCTPA in this process and PCTPA has asked that the City's not preclude "an alignment" for the Parkway in it's planning effort. The City has identified a potential alignment that cuts across the northwest corner of Fiddymont Ranch, consistent with one of the alignment alternatives being evaluated by PCTPA.

Commissioner Singh:

- **Does the City have the ability to program the traffic lights/coordinate the signals? Particularly concerned with the intersection of Cirby/Riverside during evening rush hour.**

Response: Yes. The City has the ability to coordinate traffic signals. The most recent signal coordination was completed on Douglas Blvd., which achieved an approximate 30% improvement in traffic flows. The City can look into the programming for the Cirby/Riverside intersection.

Comments and Questions from the Public

John Enyedy, Member of RCONA Task Force for Traffic Solutions:

- Reviewed key points of May, 2003, RCONA Task Force for Traffic Solutions report
- Asked that Transportation Commission endorse the recommendation in the report, specifically that the City limit the number of intersections that operate at less than LOS C to 42 intersections.

John Murray, Westpark Associates:

- Introduced himself and John Tallman with Signature Properties as the project applicants
- Indicated that they were available to answer any questions that the Commission may have

Dick Egan:

- Resident of Sun City. Based on a report he had, pointed out that the intersections that operate at less than LOS C, do so for less than 4 hours each day. Otherwise the intersections operate at LOC or better.
- LOS issues are limited to peak traffic periods, during the morning and evening rush hours.

Bob Smith:

- **Was the widening of Interstate 80 included in the traffic model used to analyze the project's traffic?**

Response: No. The traffic model assumed the existing number of lanes on I-80. The City only assumed roadway improvements in the analysis (e.g. additional lanes) for adopted projects *with* a funding mechanism to pay for them.

- **Was the widening of Baseline Road included in the traffic model used to analyze the project's traffic?**

Response: Yes, in part. Only the portion of Baseline Road in Placer County was assumed to be widened, because there will be a funding mechanism available to improve this roadway.

- **Was Placer Parkway included in the traffic model?**

Response: No. Because ultimate funding for the Placer Parkway has not been identified, it was not included.

Mary Circle:

- **Very excited about several aspects of the project, including the Village Center, bikeways, parks, and the ability to walk through the Village Center between the various uses, such as the church and school.**

Scott Hightower:

- Indicated that he is pleased to see that the City is growing, especially as part of a master plan.
- Wanted to go on record as being in favor of the project.

Jim Viele, President of Sun City Board of Directors:

- **Are there any plans for a signal at the intersection of Rose Creek Road and Pleasant Grove Boulevard?**

Response: Based on the projected traffic volumes along Pleasant Grove Blvd., there are no plans for a signal because the predicted traffic volumes do not warrant a signal. The City would continue to monitor this intersection and would work with Sun City to develop a traffic solution to this intersection should warrants be met in the future.

- **Concerned that traffic will use Del Webb Blvd. as a shortcut between Blue Oaks Blvd. and Fiddymont Road. What are the plans to mitigate this impact?**

Response: Del Webb Blvd. was included in the traffic model for the West Plan project. The model shows virtually no change in the traffic volumes on Del Webb Blvd. as a result of this project. The model assumes that traffic will flow on the roadways that are the most time-efficient to drivers. The model does not predict that the level of service along Fiddymont and Blue Oaks will be such that drivers will have an incentive to use Del Webb as a shortcut between these arterials.

- **Would like to have a golf cart crossing at Fiddymont Road (to provide access between Sun City and the Village Center via Village Green Drive).**

Response: The City has significant safety concerns in allowing golf carts to cross Fiddymont Road, given the high speeds and unfamiliarity of motorists outside of Sun City to golf cart vehicles. See response to Commissioner Aplash' comment above.

Keith Wagner, representing Steven Des Jardins/Diamond Creek Partners:

- **Concerned with the projected traffic LOS impacts to the intersection of Blue Oaks Blvd. and Diamond Creek Blvd. Although mitigation is identified for this intersection to operate at LOS C, it will likely drop below LOS C before funds are collected to make the necessary improvements. Concerned with the timing of the mitigation. Requested that the Transportation Commission recommend that the improvements to this intersection be triggered before LOS drops below C.**

Response: The roadway mitigation fees are projected to be collected over a 20-year period. The improvements at this intersection are not needed in the near future and may not be required in the next 5-10 years. Advancing money to this intersection in advance of the need for the improvement would be delay funding for other needed improvements elsewhere in the City. Ultimately, the City Council establishes the priorities for intersection improvements based on the fee generation and staff's recommendations.

Eric Wheeler:

- **Supports the City's past traffic and roadway planning efforts. Roadways in the North Central Specific Plan area were constructed well in advance of when they were needed (i.e. Roseville Parkway).**

Jan McKinsey:

- **Concerned that traffic will use Del Webb Blvd. as a shortcut between Fiddymont Road and Blue Oaks Blvd.**

Response: The City's traffic model does not predict that Del Webb will be used as a shortcut between these arterial roadways. See response to Jim Viele's second comment, above.

- **Concerned that there will be no stop lights at any streets into Sun City.**

Response: The City will continue to monitor the need for traffic signals at key access points to Sun City, and will work with Sun City residents through any future traffic problems that may arise. See response to Jim Viele's first comment, above.

- **Concerned that there is no conceptual alignment for Placer Parkway shown on the Plan.**

Response: PCTPA has not identified a formal alignment for Placer Parkway, and instead, has identified several alternative alignments that will be studied in the next few years. The West Plan project does not preclude an alignment for Placer Parkway.

Cheryl Moore:

- **Indicated that she has faith in the traffic planning efforts of the City because the City has done a good job so far.**

Joseph Cruz, Representative for the California Alliance for Jobs:

- **Commends staff and the applicants for their work and voiced his support of the project.**

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
OCTOBER 9, 2003
MINUTES**

Planning Commissioners Present: Gray Allen, Rex Clark, Robert Dugan, Kim Hoskinson, Audrey Huisking
Planning Commissioners Absent: Betty Sanchez
Staff Present: Paul Richardson, Planning Director
Nela Luken, Senior Planner
Kathy Pease, Administrative Analyst
Vance Jones, Project Planner
Brita McNay, Deputy City Attorney
Rob Jensen, Public Works Director
Scott Gandler, Senior Civil Engineer
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

ORAL COMMUNICATIONS

Stephen Des Jardins, Diamond Creek Partners, 130 Diamond Creek Place, Roseville 95747, addressed the Commission on the City's Specific Plan processing procedures. He expressed interest in receiving a complete set of planning documents prior to any hearings to allow developers to send the information to their own experts in preparation for the Planning Commission meetings.

CONSENT CALENDAR

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

Chair Hoskinson asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. SPECIAL MEETING MINUTES OF SEPTEMBER 25, 2003

IV-B. MINUTES OF SEPTEMBER 25, 2003

MOTION

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

The motion passed with the following vote:

Ayes: Huisking, Clark, Allen, Dugan, Hoskinson

Noes:

Abstain:

NEW BUSINESS

V-A. WEST ROSEVILLE SPECIFIC PLAN (WRSP) – FILE #'S ANN 02-01, GPA 02-03, SPA 02-02, RZ 02-01, SUBD 03-08, & SUBD 03-11. This request is for the consideration of: 1) a Sphere of Influence Amendment; and 2) Approval of the West Roseville Specific Plan, a new 3,162-acre specific plan project which includes a General Plan Amendment, Specific Plan Amendment, Development Agreement, Rezone, Large Lot Tentative Subdivision

Map and certification of a Environmental Impact Report (EIR). The West Roseville Specific Plan is located west of Fiddymont Road and north of Pleasant Grove Blvd., in unincorporated Placer County. The request also includes that the specific plan project area be annexed to the City of Roseville. Applicant/Owners: Westpark Associates (1600 Placer Investors, LP), Bill Falik and John Murray, and Signature Properties (Roseville Fiddymont Land Venture, LLC), Jim McKeethan and John Tallman (Jones)

Commissioner Dugan asked to be recused from the discussion and voting on the WRSP annexation due to a conflict of interest. Chair Hoskinson granted his request.

Two subsequent public hearings for the WRSP are scheduled, but it is unknown if a quorum of commissioners will be available on the scheduled dates. If a quorum is not available on a scheduled meeting date, the meeting will be continued to the following scheduled meeting time. Commissioner Sanchez will be given the videotape of the October 9, 2003 meeting in order to be informed as to the Introductory Presentation of the West Roseville Specific Plan.

Planning Director, Paul Richardson, introduced tonight's presentation and introduced the project planners who will give the presentation. Project Planner Vance Jones and Administrative Analyst, Kathy Pease, presented the staff report and responded to questions.

Chair Hoskinson opened the public hearing and invited comments from the applicant and/or audience.

Applicant, John Tallman, Signature Properties, 1322 Blue Oaks Blvd., #100, Roseville, CA 95678, addressed the Commission and responded to questions. He introduced himself and John Murray of Westpark Development and indicated that he and Mr. Murray were available to respond to any questions.

The following residents spoke with comments:

Scott Hightower, 1869 Hilmerton Circle, Roseville, CA 95747
Stephen Des Jardins, 130 Diamond Creek Place, Roseville, CA
Kathy McCalley, 1872 *unknown* Drive, Roseville, CA
Mary Circle, 1017 Hillcrest Avenue, Roseville, CA (Citizens Advisory Committee)
Susan Goto, 230 Diamond Oaks Road, Roseville, CA (Chair of Roseville City Schools, Board of Trustees)
Jay Kinder, 1606 Meadowlark Way, Roseville, CA

There was discussion on the following:

LAND USE/HOUSING

- Project includes Zoning Ordinance Amendment to increase lot coverage in R-1 districts from 40% to 45%. This percentage limited to single story houses. This standard could be applied citywide. Two story homes would remain at 35% maximum lot coverage.
- Invitation of WRSP representatives and staff to address the Design Committee and request their input.
- Use of prime agricultural land in WRSP development.
- High Density/Low Density range. What is the range used for each of the residential areas?
- Minor density adjustments.
- Police sub-station.
- Senior housing project located within area.
- Estimated buildout is 2020 which includes residential and industrial. Residential build-out is estimated to be 10-15 years.
- Options to amend specific plans if the market requires it.
- Phasing plans to control speed of development. Phasing documents are included with the development agreement. Phasing documents are scheduled to be available by the October 30th meeting.
- Concern with speed of county road systems that will ease the impact of the development.
- Urban reserve missing from WRSP. Not needed in this plan. Studies showed that with current phasing plan, services are/will be adequate to meet the needs of the entire project.

RESOURCE MANAGEMENT

- Overview of proposed Wetland and Swainson's Hawk mitigation strategy.
- Native American historical sites. Pleasant Grove creek area is a sensitive area. Should discovery be made, construction would stop and proper authorities would be contacted for investigation.
- Tree preservation. Development conditions require set back of 50 feet from riparian corridor. Applicant will be required to apply for tree permits prior to the removal of any trees and those will come before the Planning Commission.
- In favor of land being developed as part of a master plan under the control of the City of Roseville.

CIRCULATION OVERVIEW (traffic)

- With mitigation (page 4.3-61 EIR) Foothills and Blue Oaks would be at LOS C. Mitigation for Blue Oaks, Fiddymnt & Baseline includes widening and/or adding turning lanes. Diamond Creek & Blue Oaks expand from four to six lanes.
- What is the difference between LOS F and LOS E? LOS C means you come to an intersection, minimal wait red, turns green. LOS D means you might have to wait through a second light. LOS E you will have to wait two lights. LOS F significant traffic delays.
- Consideration given to Watt Ave and connecting it with Placer Parkway. Provisions made for widening and development of the four lanes to six lanes if needed. Depending on development of Placer Parkway.
- Baseline/Walerga-Fiddymnt corridor. Attention being given now to improve and develop roadway in anticipation of future planned growth. City is working with County on a regional fee program.
- Pleasant Grove improvement at Woodcreek to Fiddymnt will be widened to four lanes the entire route.
- Light rail. Heavy rail being considered. Light rail very expensive. Heavy rail viable alternative. Can link with light rail in Sacramento. Not in the near term discussion.
- Pleased that roadways are wide. Diamond Creek widening limited by open space preservation area.
- Approves of pedestrian corridors and overall plan.
- Approves of forward planning.
- Bike trails. Appreciation for forward planning on school sites, parks and recreation.
- Circulation element of plan. The commitment to mitigation goes beyond the financial. Almost \$135 million in traffic mitigation fees. Encourage commission not to impose drought tolerant landscape. WRSP is a unique development. Acknowledged that developers are here to stay as part of this community.
- Golf cart provision to cross Fiddymnt from Sun City in order to reach new village center. It is being looked at, but due to safety concerns, no plan has been implemented.

Chair Hoskinson closed the public hearing.

MEETING WILL BE CONTINUED TO THURSDAY, OCTOBER 23, 2003 AT 7:00 PM.

Chair Hoskinson asked for a motion to continue the meeting.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Allen, to continue to the meeting of October 23, 2003. The motion passed unanimously at 9:10 PM.

Approved 11/13/03

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
NOVEMBER 6, 2003
MINUTES**

Planning Commissioners Present: Gray Allen, Rex Clark, Kim Hoskinson, Audrey Huisking, Betty Sanchez

Planning Commissioners Absent: Robert Dugan

Staff Present: Paul Richardson, Planning Director
 Nela Luken, Senior Planner
 Kathy Pease, Administrative Analyst
 Vance Jones, Project Planner
 Brita McNay, Deputy City Attorney
 Mike Shellito, Director of Parks, Recreation and Libraries
 Russ Branson, Director of Finance
 Patrick Chew, Fire Department
 Derrick Whitehead, Director Environmental Utilities
 Kelye McKinney, Senior Civil Engineer, Environmental Utilities
 Rob Jensen, Public Works Director
 John Sprague, Economic & Community Services Director
 Scott Gandler, Senior Civil Engineer
 Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Rex Clark

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Chair Hoskinson asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF OCTOBER 9, 2003

IV-B. MINUTES OF OCTOBER 23, 2003

MOTION

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

The motion passed with the following vote:

Ayes: Huisking, Clark, Allen, Sanchez, Hoskinson

Noes:

Abstain: Sanchez (minutes of October 9, 2003)

OLD BUSINESSV-A SPHERE OF INFLUENCE AMENDMENT (SOI) AND WEST ROSEVILLE SPECIFIC PLAN (WRSP) - FILE #'S ANN 02-01, GPA 02-03, SPA 02-02, RZ 02-01, SUBD 03-08, SUBD 03-11, DA 03-11 & DA 03-12.

This request is for the consideration of: 1) a Sphere of Influence Amendment; and 2) Approval of the West Roseville Specific Plan, a new 3,162-acre specific plan project which includes a General Plan Amendment, Specific Plan Amendment, Development Agreement, Rezone, Large Lot Tentative Subdivision Map and certification of an Environmental Impact Report (EIR). The West Roseville Specific Plan is located west of Fiddymont Road and north of Pleasant Grove Blvd., in unincorporated Placer County. The request also includes that the specific plan project area be annexed to the City of Roseville. Applicant/Owners: Westpark Associates (1600 Placer Investors, LP), Bill Falk and John Murray, and Signature Properties (Roseville Fiddymont Land Venture, LLC), Jim McKeehan and John Tallman (Jones) **THIS ITEM WAS CONTINUED FROM THE MEETING OF OCTOBER 30, 2003.**

Planning Director Paul Richardson reviewed past WRSP presentation and introduced tonight's presentation for the West Roseville Specific Plan. Project Planner Vance Jones, Administrative Analyst, Kathy Pease and Senior Planner, Nela Luken, presented the staff report and responded to questions.

Chair Hoskinson opened the public hearing and invited comments from the applicant and/or audience.

PUBLIC SERVICES

The following residents commented on this section:

Howard Rudd, Board President Placer SPCA, 3300 Douglas Blvd., 275, Roseville, CA 95678
 Stephen Des Jardins, 130 Diamond Creek Place, Roseville, Ca 95747
 Mary Circle, 1090 Main Street, Roseville, CA 95678
 Maurice Oppenheim, 7689 Rosestone Lane, Roseville, CA 95747
 Josh Jacoby, 805 Douglas Blvd., #122, Roseville, CA 95661
 Robyn Raphael, 1292 Miners Way, Roseville, CA
 Martha Riley, Friends of the Roseville Library, 714 Bell Lane, Roseville
 Barbara Herndon, Assistant Superintendent, Roseville City School District, Roseville, CA
 Phil Oznick, 350 Diamond Oaks, Roseville
 Jim Walker, 2837 McCloud Way, Roseville, CA
 Tammy Brodrik, 1047 Kensington, Roseville, CA
 Willa Barr, 304 Hammill Ct., Roseville, CA
 Christopher Grimes, Roseville Joint Union High School District, #2 Tiger Way, Roseville, CA 95678
 Fred Lohse, 523 Oak Street, Roseville, CA

There was discussion on the following:

- Inclusion of a year-round off leash dog park
- Request for more public hearings on the WRSP project prior to approval
- Lack of library facilities
- Guarantees that developers will pay for schools
- Financial impact on current Roseville residents for the development of new schools
- R/JUHSD agreement with developers and state agencies to fully fund high school in WRSP
- Roseville Public Cemetery District and future needs
- Address in DA the Library/Community Center
- Funding of maintenance cost for the WRSP neighborhood parks
- Community Garden
- Fire Station site and terms for providing such public services as written in DA
- What current fire station will service this area
- WRSP portion for funding the staffing of fire services

PUBLIC UTILITIES OVERVIEW

The following residents commented on this section:

- Gayle Gleason, 6495 Sunset Blvd. West, Roseville, CA
- William E. Copper, 417 E Street, Davis, CA
- Larry Buckle, 8349 Dalkeith Way, Antelope, CA
- Dan Redding, Operating Engineers Local #3
- Fred Lohse, 523 Oak Street, Roseville, CA
- Jack Wallace, 1116 Fairfield Ave., Roseville, CA

There was discussion on the following:

- Acquisition of water for the WRSP
- Impact of development on existing groundwater table
- Impact of WRSP use of ground water on surrounding rural residents and ranches
- Concern that the Utilities Water study may be flawed or incomplete
- Impact of surrounding developments on Roseville's water table
- EIR's lack of fully addressing sources of water during dry/drought years
- Positive impact on local economy as jobs are created with the development of this project
- Study additional impact of new development during dry years and compare with Roseville's actual use
- Guarantees that current water contracts will be renewed before expiration in seven years
- Negative impacts on existing City of Roseville residents to accommodate WRSP water needs
- Signing of recycled water for public protection
- Addressing use of groundwater by surrounding proposed development, i.e. Placer Ranch, DeLaSalle University, and Placer Vineyards.
- City mitigations if the city loses water to the potential surrounding developments
- Current Placer County policy on water supply
- Community Recycling drop off sites
- Criteria for homes chosen for the water meter/water use study and analysis used to determine water use projections
- Water Forum negotiations and reliability
- Developers requirement to build four wells as mitigation to supply water during dry years when San Juan Water District water is not available
- Acquisition and mitigation measure of Reason Farms prior to development of WRSP for water conservation
- Industrial use impact on water availability
- Actual water use within city (32,000 acre feet) and firm supply (42,800 acre feet) with contracts options for more water.
- Past implementation of drought mitigation during the drought of 91 and subsequent dry years
- Four Current Water wells within the city with the planned addition of 8 wells and the model used to determine use of water in various areas of the city including projections for WRSP
- Decreasing of ground water over the greater Sacramento region and increase of ground water levels in localized areas.
- Purity and levels of current city well water
- 1991 was last time that the wells were used to supply water to City of Roseville
- Increase in well water use possible in the Westside of Roseville
- Water use was projections
- Water conservation measure of instant hot water; current option to buyer – make a requirement

Chair Hoskinson closed the public hearing and asked for a motion to continue the meeting.

MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Huisking, to continue to the meeting of November 13, 2003.

The motion passed unanimously at 10:05 PM.

THE MEETING IS CONTINUED TO NOVEMBER 13, 2003

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
NOVEMBER 13, 2003
MINUTES**

Planning Commissioners Present: Gray Allen, Rex Clark, Robert Dugan, Kim Hoskinson, Audrey Huisking, Betty Sanchez

Commissioners Absent: None

Staff Present: Paul Richardson, Planning Director
Chris Robles, Senior Planner
Nela Luken, Senior Planner
Kathy Pease, Administrative Analyst
Vance Jones, Project Planner
Michael Isom, Associate Planner
Brita McNay, Deputy City Attorney
Russ Branson, Finance Director
Derrick Whitehead, Environmental Utilities Director
Kelye McKinney, Environmental Utilities Engineering Manager
Dennis Mathisen, Fire Marshal
Paula Finley, Parks and Recreation
Nura Tweten, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Dugan.

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Chair Hoskinson asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF NOVEMBER 6, 2003

IV-B. TREE PERMIT – 561 NORTH SUNRISE AVENUE – NERSP PARCEL 15 (STONE POINT) – FILE # TP 03-63. The applicant requests approval of a Tree Permit to remove two native oak trees and encroach into the protected zone of one other tree as part of infrastructure improvements for the Stone Point project. Applicant: Rick Beasley, Group 4 Development (Dour)

IV-C. TREE PERMIT – 200 ROYAL OAK COURT – WHISPERING CANYON, LOT 10 – FILE # TP 03-64. The applicant requests approval to remove one native oak tree and encroach into the protected zone of two others on Lot 10 of the Whispering Canyon subdivision. The subject property was not included in the master tree permit approved for the subdivision. Applicant: Phillip Hince, G.B. Lincoln, LLC (Isom)

IV-D. AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT (APHDA) – 1501 SECRET RAVINE PARKWAY (PHOENICIAN CONDOMINIUMS) – FILE # APHDA 03-09. The applicant requests approval of an Affordable Purchase Housing Development Agreement for Phoenician Condominium project. The Agreement requires 57 (out of 322 total units) single-family condominium units to be affordable to 60 - 80% median income households (households earning less than \$47,850 gross annual income). The agreement is required as identified in the Stoneridge Specific Plan. This action will also require the termination of the Affordable Rental Housing Development Agreement, which currently identifies the same number and affordability level as identified in the APHDA. Applicant: Larry John, Phoenician, LLC (Shonkwiler) **THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF NOVEMBER 20, 2003.**

MOTION

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

The motion passed with the following vote:

Ayes: Clark, Huisking, Allen, Sanchez, Hoskinson

Noes:

Abstain: Dugan (minutes of November 6, 2003)

Commissioner Sanchez asked that New Business Item VI-C be heard before Old Business.

NEW BUSINESS

VI-A. CONDITIONAL USE PERMIT & VARIANCE – 234 PLEASANT STREET – FISHER SECOND UNIT – FILE #'S CUP 03-06 & V 03-10. The applicant requests approval of a Conditional Use Permit to allow a second dwelling unit in the Highway Commercial zone district. The applicant also requests approval of a Variance to reduce the setback and separation requirements for the second unit. Applicant: Chris Fisher (Baker)

VI-B. DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT, AND LOT LINE ADJUSTMENT – 611 BARBARA WAY (LADERA VILLAGE) – FILE #'S DRP 03-26, SUBD 03-02, GPA 03-04, SPA 03-02, DAA 03-04, APHDA 03-13 & LLA 03-11. The applicant requests approval of a Design Review Permit to construct 103 multi-family condominium units including common areas and landscaping on two (2) parcels totaling 4.5 acres; a Tentative Condominium Map to create 103 condominium units with common areas; General Plan and Specific Plan Amendments to allow the allocation of twenty (20) residential units to increase the parcel's unit allocation from 83 to 103 units total; a Development Agreement Amendment to revise the Development Agreement previously approved for this property; an Affordable Purchase Housing Development Agreement with concurrent cancellation of the previously approved Affordable Rental Housing Development Agreement; and Lot Line Adjustment to adjust the interior lot line between two (2) lots. Applicant: Mark J. Len, City Developers Corp. (Bruggeman)

VI-C. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, & ADMINISTRATIVE PERMIT – 121 NORTH SUNRISE AVENUE (REVOLUTION SUPPERCLUB) – FILE #'S DRP 02-61, CUP 02-10, & AP 02-59. The applicant requests approval of a Design Review Permit to construct a 15,174 square foot restaurant and nightclub facility on a 0.9 acre parcel; a Conditional Use Permit to allow a nightclub use in the PD 156 zone district; and an Administrative Permit for Parking Reduction to allow a 371-space reduction in the required parking for the project. The parking reduction would allow the facility to utilize existing parking within the Placer Village project during off-peak hours. Applicant: Vanessa Norton, Burrell Consulting Group (Isom)

Associate Planner Michael Isom presented the staff report and responded to questions.

Chair Hoskinson opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Marcus LoDuca, Sandberg, LoDuca & Dellinger, 3300 Douglas Blvd, Roseville CA 95661, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Pyrotechnic – fire concerns.
- Portion of the parking lot being set aside for valet parking.
- Special events in the evenings?

Chair Hoskinson asked for a motion to approve the item.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Huisking, to adopt the Mitigated Negative Declaration; adopt the four (4) findings of fact for the Design Review Permit; approve the Design Review Permit with 106 conditions of approval; adopt the three (3) findings of fact for the Conditional Use Permit; approve the Conditional Use Permit with 3 conditions of approval; adopt the three (3) findings of fact for the Administrative Permit; and approve the Administrative Permit with 3 conditions of approval as submitted in the Staff Report and modified below:

Conditional Use Permit

Add

2a. Prior to the issuance of any permits the operations plan shall be modified to prohibit the use of any pyrotechnic special effects or displays. (Planning)

The motion passed with the following vote:

Ayes: Dugan, Huisking, Sanchez, Allen, Clark, Hoskinson

Noes:

Abstain:

OLD BUSINESS

V-A. SPHERE OF INFLUENCE AMENDMENT (SOI) AND WEST ROSEVILLE SPECIFIC PLAN (WRSP) - FILE #'S ANN 02-01, GPA 02-03, SPA 02-02, RZ 02-01, SUBD 03-08, SUBD 03-11, DA 03-11 & DA 03-12. This request is for the consideration of: 1) a Sphere of Influence Amendment; and 2) Approval of the West Roseville Specific Plan, a new 3,162-acre specific plan project which includes a General Plan Amendment, Specific Plan Amendment, Development Agreement, Rezone, Large Lot Tentative Subdivision Map and certification of an Environmental Impact Report (EIR). The West Roseville Specific Plan is located west of Fiddymont Road and north of Pleasant Grove Blvd., in unincorporated Placer County. The request also includes that the specific plan project area be annexed to the City of Roseville. Applicant/Owners: Westpark Associates (1600 Placer Investors, LP), Bill Falik and John Murray, and Signature Properties (Roseville Fiddymont Land Venture, LLC), Jim McKeehan and John Tallman (Jones)

Commissioner Dugan recused himself for this discussion due to conflict of interest.

Planning Director Paul Richardson reviewed past WRSP presentation and introduced tonight's presentation for the West Roseville Specific Plan. Project Planner Vance Jones, Administrative Analyst Kathy Pease, Senior Planner Nela Luken presented the staff report and responded to questions.

Chair Hoskinson opened the public hearing and invited comments from the applicant and/or audience.

Applicant, John Tallman, Signature Properties, 1322 Blue Oaks Blvd, Roseville, CA 95678, and John Murray, West Park Associates, 2130 Professional Drive, Roseville, CA 95661 addressed the Commission and indicated that they were available to answer questions.

WATER

The following residents commented on this section:

Steven Des Jardins, 130 Diamond Creek Place, Roseville, CA 95747
Sandra Saraceni, 6240 Oak Street, Roseville, CA 95678
Mary Circle, 1090 Main Street, Roseville, CA 95747
Kenneth James, 510 Bridle Court, Roseville CA

There was discussion on the following:

- Possible savings if double plumbing and recycled water was used.
- Clarifying the term "options" when used in the context of the water usage.
- Discuss outcome if too much water is used.
- Explanation requested on why 54,900 acre-feet was used.
- Requested that new information be phased
- How will water be supplied to additional developments in the adjacent area of WRSP.
- Fee payment into water diversion into new developments.
- Water usage requirements
- Quantity of water being taken from wells.
- Has water been considered for Granny flats.
- Aquifer storage and recovery status and the success rate
- Recommend purchasing waste water supply.
- Supplying own water.
- Well water usage, usage in drought, well water concerns addressed, code read.
- Location and testing of new wells being dug.
- Encouragement of outside developers to use recycled water.

FIRE

There was discussion on the following:

- Why and when fire stations are constructed.
- Where fire station #9 will be constructed on the WRSP.
- Station 5 then Station 2 would currently service the WRSP until new station is constructed.
- Second truck (with ladder) needed with WSRP development.
- Second battalion required.

PARKS & RECREATION

The following residents commented on this section:

Josh Jacoby, 805 Douglas Blvd., #122, Roseville 95661

There was discussion on the following:

- Location of library and community center.
- Off leash dog parks - 2 locations identified.
- 2-acre community garden has been proposed.
- Recommend additional community garden.
- Finance mechanism for library.

WEST ROSEVILLE SPECIFIC PLAN VILLAGE CENTER

The following residents commented on this section:

Mary Circle, 1090 Main Street, Roseville, CA 95747

Scott Hightower, 1869 Hillburton Circle, Roseville CA

Wendy Gerig, Roseville Chamber of Commerce, 650 Douglas Blvd., Roseville, CA 95678

John Shively, 1090 Main Street, Roseville, CA 95747

- Implementation overview
- Village center prioritizes pedestrian over vehicle
- Signage type for village center.
- Elaboration requested on grocery store development in village center.
- Size of village green is approximate 4 acres.
- Accommodation for bicycles in village center.
- Concern of vehicle over pedestrian as project grows.
- St Johns Church and school voiced their support of WSRP and would like to anchor the civic center in the village.

AIR QUALITY

The following residents commented on this section:

Sandra Saraceni, 6240 Oak Street, Roseville, CA 95678

There was discussion on the following:

- Possibly limit number of building permits approved in a year
- Light and glare pollution

DESIGN GUIDELINES

The following residents commented on this section:

Stephen Des Jardins, 130 Diamond Creek Place, Roseville, CA 95747

There was discussion on the following:

- Design principles for bridges with concerns over wildlife corridor size
- Lighting standards for design guidelines
- Design guidelines for roundabouts in the Village Center
- Confirming that utilities are underground
- Subdivisions have remained the same

OTHER ITEMS

- Commissioners requested that they be advised of what documents to bring to next meetings
- RCONA approved to give a 15 minute presentation on traffic at Dec 4 meeting, water issues to be item 2.

Chair Hoskinson closed the public hearing and asked for a motion to continue the meeting.

MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Allen to continue New Business Items VI-A and VI-B to the meeting of November 20, 2003 and Old Business Item V-A to the meeting of December 4, 2003.

The motion passed with the following vote:

Ayes: Sanchez, Allen, Huisiking, Clark, Hoskinson

Noes:

Abstain: Dugan (excused)

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Allen, to adjourn to the meeting of November 20, 2003. The motion passed unanimously at 10:10 PM.

**CITY OF ROSEVILLE
PLANNING COMMISSION MEETING
DECEMBER 4, 2003
MINUTES**

Planning Commissioners Present: Gray Allen, Donald Brewer, Rex Clark, Robert Dugan, Kim Hoskinson, Audrey Huisking, Betty Sanchez

Planning Commissioners Absent:

Staff Present: Paul Richardson, Planning Director
Nela Luken, Senior Planner
Kathy Pease, Administrative Analyst
Vance Jones, Project Planner
John Sprague, Director of Economics & Community Services
Rob Jensen, Public Works Director
Russ Branson, Finance Director
Derrick Whitehead, Director of Environmental Utilities
Kelye McKinney, Senior Civil Engineer
Scott Gandler, Senior Civil Engineer
Brita McNay, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

INTRODUCTION OF NEW COMMISSIONER, DONALD BREWER

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Chair Hoskinson asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF NOVEMBER 13, 2003 & NOVEMBER 20, 2003

IV-B. AFFORDABLE RENTAL HOUSING DEVELOPMENT AGREEMENT – 109 STERLING CT – SERSP PARCEL 9C – (MAIDU VILLAGE III) – FILE # ARHDA-03-02. The applicant requests approval of an Affordable Rental Housing Development Agreement (ARHDA) for the Maidu Village III Senior Apartments, Parcel 9C of the South East Roseville Specific Plan. The agreement requires 61 of the 76 unit affordable senior apartment complex be affordable to 50 – 60% of median income households. The ARHDA is a requirement identified in the South East Roseville Specific Plan. Applicant: Lynda Timbers, Project Go (Shonkwiler)

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Sanchez, to approve the Consent Calendar with the amended minutes of November 20, 2003.

The motion passed with the following vote:

Ayes: Huisking, Sanchez, Allen, Clark, Brewer, Dugan, Hoskinson

Noes:

Abstain: Allen (from minutes of 11/20/03), Brewer (from minutes of 11/13/03 and 11/20/03) Dugan (from references to WRSP)

OLD BUSINESS

V-A. SPHERE OF INFLUENCE AMENDMENT (SOI) AND WEST ROSEVILLE SPECIFIC PLAN (WRSP) - FILE #'S ANN 02-01, GPA 02-03, SPA 02-02, RZ 02-01, SUBD 03-08, SUBD 03-11, DA 03-11 & DA 03-12. This request is for the consideration of: 1) a Sphere of Influence Amendment; and 2) Approval of the West Roseville Specific Plan, a new 3,162-acre specific plan project which includes a General Plan Amendment, Specific Plan Amendment, Development Agreement, Rezone, Large Lot Tentative Subdivision Map and certification of an Environmental Impact Report (EIR). The West Roseville Specific Plan is located west of Fiddymont Road and north of Pleasant Grove Blvd., in unincorporated Placer County. The request also includes that the specific plan project area be annexed to the City of Roseville. Applicant/Owners: Westpark Associates (1600 Placer Investors, LP), Bill Falik and John Murray, and Signature Properties (Roseville Fiddymont Land Venture, LLC), Jim McKeehan and John Tallman (Jones) **THIS ITEM WAS CONTINUED FROM THE MEETING OF NOVEMBER 13, 2003.**

Commissioner Dugan asked to be recused from the WRSP portion of the Planning Commission meeting of 12/4/03 due to conflict of interest in regards to the WRSP.

Commissioner Brewer asked to be recused from the WRSP portion of the Planning Commission meeting of 12/4/03 due to his recent appointment to the Commission.

Chair Hoskinson opened the public hearing on traffic and water issues as relating to the WRSP.

TRAFFIC:

PRESENTATION, RCONA ROSEVILLE TRAFFIC TASK FORCE:

- Ray Giles, 1217 Donahue Way, Roseville, CA. Past President Cirbyside Neighborhood Association, Current President RCONA Task Force for Traffic Solutions,
- Patrick Timmons, 1113 Caragh Street, Roseville, CA. Woodcreek Neighborhood Association Chair, member of RCONA Task Force for Traffic Solutions,
- James Kidd, 1939 Johnson Ranch Dr., Roseville, CA. Maidu Neighborhood Association, Vice-Chair RCONA Task Force for Traffic Solutions

Fifteen-minute presentation outlining the RCONA Task Force for Traffic Solutions' concerns with current traffic congestion issues that would be negatively impacted with the development of WRSP without careful management and appropriate mitigation measures. Task Force urges support of Recommendation Number Two (2) under the heading, Recommendations for Immediate Action, pg 4 from the report *Solutions to Roseville's Traffic Congestion Crisis, A citizens report on how we can protect our quality of life, property values and jobs*, Prepared by the RCONA Task Force for Traffic Solutions, May 2003.

THE FOLLOWING RESIDENTS SPOKE:

- Frankie Reed, Russell Road in Auburn.
- Stephen L. Des Jardin, Diamond Creek Partners LTD, 130 Diamond Creek Place, Suite 1, Roseville.
- Brian Ray, Principal Engineer, Kittelson & Associates, Inc., 610 SW Alder, Suite 700, Portland, OR 97205
- E. Howard Rudd, 3300 Douglas Blvd., Suite 275, Roseville.
- Jack Wallace, 1116 Fairfield Ave, Roseville

PUBLIC DISCUSSION ON TRAFFIC:

- Adequacy of WRSP Draft EIR and the current roadway conditions.
- Current roadways ability to handle the growth and traffic that will ensue with the WRSP development.
- Commending the mitigation measures listed in the DEIR as relating to traffic and commending staff for their work.
- Recommending Approval of WRSP.

- Continuing impact of growth and development on existing Roseville residents.
- In ten years, City has amended the General Plan and road intersections have dropped from 100% Level of Service C to 70% of intersections functioning at Level of Service C.

COMMISSION DISCUSSION ON TRAFFIC:

- Traffic Mitigation Fee Program designed to mitigate impact of development throughout the city, has been in place since 1989.
- WRSP to be included in that fee program.
- WRSP will pay the amount equal to the highest traffic mitigation fee until Fee Program is updated to include WRSP. Amount of fee is approximately \$2500 – \$3000 per dwelling unit. Other programs designed to improve Highway 65, Placer Parkway and Fiddymont Road. Total fees will be about \$5000 per dwelling unit.
- No improvements tied to project on Fiddymont Road between Pleasant Grove and Baseline.
- Fiddymont Road is already in CIP.
- Development pay's its own way with improvements.
- Recommendation to tie the widening of Fiddymont Road, from Pleasant Grove to Baseline, with approval of WRSP.
- Increase in traffic on Del Webb Blvd. if road is used as a cut-through.
- Recommendation that should Del Webb Blvd. drop below LOS-C, mitigation will be evaluated with the Del Webb Homeowners Association.

WATER:

THE FOLLOWING RESIDENTS SPOKE:

- Stephen Des Jardins, Diamond Creek Partners LTD, 130 Diamond Creek Place, Suite 1, Roseville.
- Terry Davis, Sierra Club, PO Box 3008, Auburn, CA 95604
- Al Saraceni, 624 Oak Street, Roseville
- Sandra Saraceni, 624 Oak Street, Roseville
- Gail Gleason, 6495 Sunset Blvd West, Roseville
- Phil Ozenick, 350 Diamond Oaks Road, Roseville
- Jack Wallace, 1116 Fairfield, Roseville

PUBLIC DISCUSSION ON WATER:

- EIR conclusions on water availability.
- Amount of land use as it relates to supply of water.
- EIR conclusion on amount of ground water.
- Current water wells and spreading of any contamination of current wells into ground water.
- Pace of WRSP public hearings and email from City Manager to Council regarding the WRSP.
- Impact of project on non-Roseville Residents.
- Residents located outside city limits 100% dependence on ground water.
- Discussion of water as it relates to Guiding Principle #7.
- Contract with San Juan Water District

COMMISSION DISCUSSION ON WATER:

- Review of Water supply under the Existing City General Plan buildout and estimated demand.
- Identification of various basins/aquifers.

Staff called upon regional expert, Davert Marshall, Montgomery Watson Harza, 777 Campus Commons Drive, Suite 250, Sacramento, CA 95825, for clarification on existing ground water basins.

- Confirmed the reliability of existing ground water supply.
- Addressed rural domestic users of ground water.

- WRSP would have no long-term impact in the groundwater basin.
- No net impact to ground water with the fallowing of Reason Farms.
- Addressed impacts to domestic users.

COMMISSION DISCUSSION ON WATER CONTINUED:

- Status of Reason Farms. Enforceable option to purchase Reason Farms. Expect to complete by end of 2004.
- San Juan Water District pipe condition.
- WRSP water use and effect on Western Placer County as well as all the communities that receive water through San Juan Water District.
- Look at installing a parallel pipe from Folsom Dam to the split at San Juan Water District facilities.
- 75% and 25% cost split (25% local) cost split for the pipeline expansion.
- Future maintenance of infrastructure as a topic in the EIR.

Project Planner Vance Jones presented the remainder of the staff report, which comprised the Development Agreement with Westpark Associates and Signature Properties and responded to questions.

Russ Branson, City of Roseville Finance Director responded to questions from the Commission regarding the financial aspects of the Development Agreement, both capital financing (facility funding) and the operational impacts.

COMMISSION DISCUSSION ON THE DEVELOPMENT AGREEMENT.

- High school timing.
- Details in the School Agreement between the landowners and the school districts.
- Landowners obligation to 100%+ to cover the cost of building of schools.
- Affordable housing and assessed development fees.
- Affordable houses assessed at lower rates and full priced houses make up the difference.
- Where and how many of affordable units broken up into the phases.
- Life of DA and terms of Mello-Roos. DA life is 20 years. Mello-Roos bonds 25 to 30 years, tax rights \$1200/unit.
- Administrative Approval for Village Center commercial component.
- Existing residences on Signature Properties as noted in DA.

Chair Hoskinson opened the public hearing and invited comments from the applicant and/or audience.

George Phillips, Attorney, 2306 Garfield Ave., Sacramento, CA, addressed the commission and responded to public comments and questions from the Commission, for and on behalf of the applicants, Signature Properties and Westpark Associates. George Phillips asked all those in attendance who were in favor of the project to stand. Many stood.

THE FOLLOWING PERSONS SPOKE:

- Dick Egan, 165 Delta Breeze Ct, Sun City, Roseville.
- David Larsen, 3220 Mr. Tamalpais Dr., Roseville, business member, Blue Oaks NA vice president.
- Ron McKeown, 248 Cherry Ave, Auburn,
- Sandra Saracini, water studies. Not in favor of the project.
- Stephanie Austin, 1313 Plum Tree Lane, Penryn.
- Marilyn Jasper, Chair, Placer Group Sierra Club, 3921 Dawn Dr., Loomis
- Stephen Des Jardins, Diamond Creek Partners, LTD, 130 Diamond Creek Place, Suite 1, Roseville
- Gail MacKenroth, 7055 Chaparral Lane, Newcastle, CA
- Claudia Starkey, 7175 Allen Lane, Penryn, CA
- Tammy Brodnick, 1047 Kensington, Roseville
- Ed Pandolfino, 5530 Delrose Ct., Carmichael, CA Sierra Placer County Audubon Society
- Al Saraceni, 624 Oak Street, Roseville

- Ernest Riley, Plum Tree Lane, Penryn

PUBLIC DISCUSSION ON WRSP DEVELOPMENT AGREEMENT:

- Recommend Approval of WRSP Development Agreement.
- Project built in 4 phases.
- Development will be built to high city standards.
- Developers coordinate development with County in planning for two proposed college campus.
- Developers agreed to pay fair share of light rail.
- Urge commission to approve the WRSP project and forward recommendation to City Council.
- Comments not in favor of the project and inconsistency with the guiding principles.
- Discussed amount of effort analyzing the future impacts the development will cause.
- Concern on the impact project will have on the wildlife of the WRSP area.
- WRSP is a positive move for Roseville.
- Approval of the WRSP and the effect on the people and wildlife currently here.
- WRSP does not fully address the issues concerning the saving of the biodiversity and natural habitat needed to maintain diversity in the ecosystem.

Chair Hoskinson opened the public hearing and invited comments from the applicant and/or audience.

George Phillips, Attorney, 2306 Garfield Ave., Sacramento, CA, addressed the commission and responded to public comments and questions from the Commission, for and on behalf of the applicants, Signature Properties and Westpark Associates.

Chair Hoskinson closed the public hearing on the WRSP and asked for a motion to continue this item to the Planning Commission Meeting of January 8, 2004.

MOTION

Commissioner Sanchez made the motion, which was seconded by Commissioner Huisking, to continue Item V-A, SPHERE OF INFLUENCE AMENDMENT (SOI) AND WEST ROSEVILLE SPECIFIC PLAN (WRSP) – FILE #'S ANN 02-01, GPA 02-03, SPA 02-02, RZ 02-01, SUBD 03-08, SUBD 03-11, DA 03-11 & DA 03-12, until the meeting of January 8, 2003.

The motion passed with the following vote:

Ayes: Sanchez, Huisking, Clark, Hoskinson

Noes: Allen

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

NONE

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of December 11, 2003. The motion passed unanimously at 10:43 PM.

**SYNOPSIS
CITY OF ROSEVILLE
CITY COUNCIL MEETING
CIVIC CENTER COUNCIL CHAMBERS
DECEMBER 17, 2003 - 7:00 P.M.**

CALL TO ORDER:

MAYOR ROCKHOLM

ROLL CALL: *All Councilmembers Present*

OROZCO

PLEDGE OF ALLEGIANCE: *Led by Councilmember Roccucci*

MAYOR ROCKHOLM

All items on the agenda will be open for public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five-minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

MEETING PROCEDURES: (CITY CLERK)

City Clerk Sonia Orozco announced the procedures for addressing Council

PRESENTATIONS: (MAYOR ROCKHOLM)

1. Roseville Electric 2004 Student Art Calendar Awards
Memo from Electric Utility Director Tom Habashi with presentation of letters of commendation, certificates of achievement and a Border's Books & Music \$25 gift certificate to each of the twenty-five winners. (Council Communication No.8363 - File 1100-06).

Item continued to Wednesday, January 7, 2003.

PUBLIC COMMENTS: (TIME LIMITATION THREE (3) MINUTES); (MAYOR ROCKHOLM)

Persons may address the Councilmembers on items not on this agenda. Please complete the "Speaker Information Card" and present it to the City Clerk prior to the start of the meeting. Speakers shall restrict their comments to issues that are within the jurisdiction of the City Council and limit their comments to three minutes per person. The total time allocated for Public Comment is 25 minutes. The Brown Act, with certain exceptions, does not permit the City Council to discuss or take action on issues that are not listed on the agenda.

2. *Sandra Saraceni, 624 Oak Street, Roseville spoke on Mr. Ozenick's previous request for a future agenda item to discuss a draft initiative proposal for establishing an urban growth boundary.*

Paul Bedisano, 935 Kier Way, Sacramento, spoke on Trinity River revisited and requested a future agenda item to discuss the issue.

Ar Saraceni, 624 Oak Street, Roseville, spoke on draft initiative proposed for urban growth boundary, and on traffic concerns.

Mayor Rockholm inquired if Council would be willing to discuss setting a future agenda item regarding the draft initiative proposal for an urban growth boundary. Consensus reached.

Beginning of Consent Calendar

CONSENT CALENDAR: *Item 11 was removed from the Consent Calendar for discussion and approval separately. All other items on the Consent Calendar were approved as presented.*

Bids:

1. East Excavation Unit (RFQ 1559) Bid Award - Memo from Contract Services Director William Stuchens with summary of bids opened at 3:05 p.m., December 17, 2003 recommending award to the lowest evaluated cost bidder Ditch Witch Equipment Company in the amount of \$48,969.63;

funding is included in the 2003/04 vehicle replacement budget for Electric Department procurement for a trailer mounted fluid excavation unit to assist with the ongoing cable replacement program. (Council Communication No.8366 - File 0203-12)

4. Lease/Purchase of Portable Buildings for the Adventure Club Program (RFQ 1507) Bid Award - Memo from Central Services Director William Stephens with summary of bids opened at 3:05 p.m., December 1, 2003 recommending award to the low bidder Gary Doupnik Manufacturing (dba: Portable Facilities Leasing); total amount of the award for each site to be a \$31,718 yearly lease payment for seven years with a \$1.00 purchase option, for Adventure Club sites at Blue Oaks and Thomas Jefferson schools.

with:

RESOLUTION NO.03-562 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SERVICE AGREEMENT WITH GARY DOUPNIK, MFG., INC. (No.SA400422), for adoption.

and:

RESOLUTION NO.03-563 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SERVICE AGREEMENT WITH GARY DOUPNIK MFG., INC. (No.SA400423) for adoption. (Council Communication No.8367 - File 0705-02).

5. Integrated Document Management System and Video Streaming System, Sole Source Award - Memo from City Clerk Sonia Orozco recommending the award to LR Hines for the combined purchase of an integrated document management system provided by AlphaCorp and a video streaming system provided by Granicus in the total amount of \$122,236.57.

with:

RESOLUTION NO.03-559 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SERVICE AGREEMENT WITH LR HINES CONSULTING, INC. (No.SA400424), for adoption.

and,

requesting transfer of \$25,200 from Environmental Utilities (08410-5101, 08420-5101 & 08430-5101); \$52,036.57 from Media (CIP for digital conversion) (90001/009001); \$10,000 from IT (03121-3121-6001); \$10,000 from ECS (08100-5100); \$14,715 from Electric (08600-5101); and \$10,285 from Electric (08600-5101) to City Clerk Professional Services (03200-5101 and 03200-6002).

with:

ORDINANCE NO.4614 AUTHORIZING CERTAIN AMENDMENTS TO THE 2003-04 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE, for introduction and adoption. (Council Communication No.8364 - File 0203-80).

Final Maps:

6. Highland Reserve Marketplace (SUBD 02-09) - Memo from Engineering Assistant Kerry Andrews and Public Works Director/City Engineer Rob Jensen recommending approval of the final map and acceptance, on behalf of the public, subject to improvements, of the rights of way and easements offered thereon for dedication.

with:

RESOLUTION NO.03-558 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT WITH HIGHLAND RESERVE CENTER LLC, for adoption. (Council Communication No.8362 - File 0403-05 (1))

7. Promontory Pointe Unit 2 (SUBD 97-04) - Memo from Engineering Assistant Kerry Andrews and Public Works Director/City Engineer Rob Jensen recommending approval of the final map and acceptance, on behalf of the public, subject to improvements, of the lands, easements and rights of way offered thereon for dedication.

with:

RESOLUTION NO.03-557 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT WITH JAGUAR PARTNERSHIP, for adoption. (Council Communication No.8351 -- File 0403-06-01)

Resolutions.

8. Resolution of Commendation and Appreciation to Rick McCarter, Sr.
RESOLUTION OF COMMENDATION AND CONGRATULATIONS for 12 years of City service retiring as Senior Public Works Inspector and best wishes on retirement, for adoption (to be presented at his retirement luncheon), (File 0102-10).
9. Magic Circle Theater Walkway Project – Notice of Completion - Memo from Assistant Engineer Hossen Naghibzadeh and Director of Public Works/City Engineer Rob Jensen,
with:
RESOLUTION NO. 03-555 ACCEPTING THE PUBLIC WORK KNOWN AS THE MAGIC CIRCLE THEATER WALKWAY PROJECT, APPROVING THE "NOTICE OF COMPLETION" AND AUTHORIZING THE PUBLIC WORK DIRECTOR/CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, for adoption. (Council Communication No.8359 - File 0902-02-02).
10. 2004 Rotation Tow Agreement - Memo from Chief of Police Joel A. Neves recommending acceptance of the applications for the Police Department's Rotation Tow List from the following towing companies: AB Towing & Transport, Alta Sierra Auto Center, Anderson & Son Towing, Blossom Tow, Classic Tow Service, LJ's Towing, Roseville Towing, Sierra Hart Tow,
with:
RESOLUTION NO.03-556 APPROVING A FORM OF AGREEMENT GRANTING APPROVAL OF OPERATORS FOR ROTATION TOWING SERVICES UNDER THE TERMS OF THE 2004 ROSEVILLE POLICE DEPARTMENT TOW SERVICE AGREEMENT AND AUTHORIZING THE POLICE CHIEF TO EXECUTE COPIES OF IT ON BEHALF OF THE CITY OF ROSEVILLE, for adoption. (Council Communication No.8360 -- File 0501-06-06).
11. West Roseville Mello-Roos CFD Special Tax Consultant Agreement - Memo from Director of Finance Russ Branson,
with:
RESOLUTION NO.03-564 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SERVICE AGREEMENT WITH GOODWIN CONSULTING GROUP, INC., in an amount not-to-exceed \$45,000; an independent urban land economics firm expert in the establishment of Mello-Roos CFD's; an independent Special Tax Consultant is required by the City's Mello-Roos policies and is standard in the formation of all CFD's; the cost of this contract will be paid by the West Roseville Specific Plan landowners, (No.SA400263), for adoption. (Council Communication No.8376 -- File 0206-03-01) -- **(Removed from Consent Calendar)**
12. Roseville City School District Memorandum of Understanding for a School Area Traffic Signal at Woodcreek Oaks Boulevard/Horngate Avenue - Memo from Assistant Engineer Tony Dharau and Director of Public Works/City Engineer Rob Jensen,
with:
RESOLUTION NO.03-560 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE ROSEVILLE CITY SCHOOL DISTRICT approving the joint funding and installation of a traffic signal in the approximate cost of \$160,000 (50% traffic mitigation fees; 50% Roseville City School District), for adoption. (Council Communication No.8365 -- File 0905-05-01 & 0705-02)
13. Roseville Police Officer's Association 4/11-3/11 Shift Schedule Memorandum of Understanding Sideletter - Memo from Human Resources Director Stacey Haney,
with:
RESOLUTION NO.03-565 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ROSEVILLE POLICE

ASSOCIATION, amending the language in Chapter 6, Article I of the existing Memorandum of Understanding to allow represented employees to work a 4/11-3/11 workshift effective January 10, 2004, for adoption, (Council Communication No.8377 - File 0601-01-04),

14. Infrastructure Rehabilitation Project - Revised Amendment 2- Replacement Planning Asset Valuation Model/Hansen Interface - Memo from Mapping Manager Roy Van Ness and Environmental Utilities Director Derrick H. Whitehead with:
RESOLUTION NO.03-568 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO AGREEMENT WITH BROWN AND CALDWELL, to automate the updating of assets to the rehabilitation model and eliminate data redundancy; the total amendment cost is \$20,879, for adoption, (Council Communication No.8378 - File 0909).
15. Sixth Amendment to Agreement to Reimburse Cost for Salvation Army-Roseville Homeless Voucher Program and Budget Adjustment - Memo from Housing Programs Manager Jan Shonkwiler requesting transfer of \$5,000 from General Fund to General Fund-Homeless Voucher Program (01001-5000-610012-30) providing reimbursement to Roseville Salvation Army for expenditures incurred during the 2002-03 program with:
ORDINANCE NO.4013 AUTHORIZING CERTAIN AMENDMENTS TO THE 2003-04 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE, for introduction and adoption,
and:
RESOLUTION NO.03-554 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SIXTH AMENDMENT WITH SALVATION ARMY, relating to the Roseville Homeless Voucher Program, for adoption, (Council Communication No.8358 - File 0709-09).

Ordinances: (for second reading and adoption)

16. Affordable Purchase Housing Development Agreement and Termination of the Affordable Rental Housing Development Agreement with the Phoenician Apartments
ORDINANCE NO.4011 TERMINATING AN AFFORDABLE RENTAL HOUSING DEVELOPMENT AGREEMENT WITH THE PHOENICIAN, LLC FOR PARCEL 23 OF THE STONERIDGE SPECIFIC PLAN (1501 SECRET RAVINE PARKWAY) for second reading and adoption,
and
ORDINANCE NO.4012 APPROVING AN AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT FOR STONERIDGE SPECIFIC PLAN, PARCEL 23 (THE PHOENICIAN) AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY OF ROSEVILLE, for second reading and adoption, (File 0709-01 & 0401-03-14).

Ordinances: (for introduction and adoption - appropriation/urgency measures)

17. Roseville Police Officer's Association - Labor Agreement - Memo from Human Resources Director Shirey Haney,
with:
ORDINANCE NO.4015 AMENDING ORDINANCE NO.3991, THE SALARY ORDINANCE FOR SWORN EMPLOYEES REPRESENTED BY THE ROSEVILLE POLICE ASSOCIATION, TO BE EFFECTIVE JANUARY 3, 2004, AS AN URGENCY MEASURE, approving a 3% salary increase effective January 3, 2004, for introduction and adoption, (Council Communication No.8368 - File 0601-01-04).
18. Capital Improvement Project Budget Adjustment - Memo from Budget Manager Carol Norris and Finance Director Russell C. Branson with the ongoing projects requiring the balances in the 2002-03 budgets to be brought forward to the current fiscal year. The projects were analyzed during the preparation of the 2003-04 budgets and were included in the financial analysis of the individual funds; this budget adjustment does not increase dollar amounts or alter funding sources of the projects.

with:

ORDINANCE NO 4016 AUTHORIZING CERTAIN AMENDMENTS TO THE 2003-04 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE, for introduction and adoption, (Council Communication No.8369 -- File 0204-23).

19. Carryover of Open Purchase Orders from Fiscal Year 2002-03 - Memo from Accounting Manager Sandra Ikeda and Finance Director Russell C. Branson with the annual approval of carryover from the last fiscal year and is not an additional fiscal appropriation, this adjustment has no impact on fund balances.

with

ORDINANCE NO 4017 AUTHORIZING CERTAIN AMENDMENTS TO THE 2003-04 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE, for introduction and adoption, (Council Communication No.8370 -- File 0204-23).

End of Consent Calendar

PUBLIC HEARINGS:

20. Sphere of Influence Amendment, West Roseville Specific Plan General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement, Large Lot Tentative Subdivision Map and Certification of an Environmental Impact Report - **(RICHARDSON)**
Memo from Project Planner Vance Jones and Planning Director Paul Richardson recommending continuance of this item off calendar, to be rescheduled at a later date. (Council Communication No.8374 -- File 0401-03-16)

Item continued to a later date.

21. Roseville Urban Water Management Plan (UWMP) Update - **(WHITEHEAD)**
Memo from Water Utility Manager Ed Kriz and Environmental Utilities Director Demick Whitehead recommending continuance of this item off calendar, to be rescheduled at a later date. (Council Communication No.8373 -- File 0906).

Item continued to a later date.

22. Affordable Rental Housing Development Agreement (ARHDA) for Maidu Village Phase III, Senior Apartments, 109 Sterling Court - **(SPRAGUE)**
Memo from Housing Program Manager Jan Shankwiler and Economic & Community Services Director John Sprague
with:
ORDINANCE APPROVING AN AFFORDABLE RENTAL HOUSING DEVELOPMENT AGREEMENT FOR SOUTHEAST ROSEVILLE SPECIFIC PLAN (MAIDU VILLAGE, PHASE III, PARCEL 90) AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY OF ROSEVILLE, for introduction and first reading. (Council Communication No.8372 -- File 0709-01 & 0401-03-07).

introduced the ORDINANCE for first reading.

23. Automated Photo Red Light Traffic Enforcement System - **(NEVES)**
Memo from Police Chief Joel A. Neves recommending Council open the public hearing on the proposed use of automated enforcement systems;
with:
RESOLUTION NO 03-067 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH TRANSOL USA INC., for adoption; the City will pay Transol a \$48 service fee for every violation generated by the Transol system. For this fee, Transol will

provide, install and maintain all equipment, and will prepare, generate and mail all approved warning letters or citation notices. There is no up-front cost to the City, and no other ongoing costs other than staff time to review and evaluate the photos of potential violations. The total court fine for red-light running is \$340. Of that amount, \$102 is returned to the City. After paying \$48 to Transol, the City will retain \$54 of each paid citation. (Council Communication N 8371 – File 0316-22).

Adopted RESOLUTION NO. 03-561

WORKSHOP:

24. Overview of the Sphere of Influence Amendment (SOI) and West Roseville Specific Plan (WRSP) - (RICHARDSON)
Memo from Project Planner Vance Jones and Planning Director Paul Richardson with an introduction/overview to the City Council on the West Roseville Specific Plan proposal prior to commencement of a formal public hearing process. This project is currently in a public hearing review process with the Planning Commission. At this workshop, staff will provide an overview of the project, addressing all of its related entitlements described in the project description. The Draft Environmental Impact Report has previously been provided to the City Council under separate cover. (Council Communication No.8375 – File 0401-03-16).

No action required.

REPORTS/COMMENTS COUNCIL/STAFF: (MAYOR ROCKHOLM)

25. Merry Christmas and Happy New Year – Councilmember Allard sent community best wishes for the holidays.

Opportunity to Serve on City Council – Councilmember Allard thanked members for the opportunity to sit on the Roseville City Council.

Memorial Dedication of Fire Training Tower to Fire Captain James Waits – Mayor Pro Tempore Garbolino reported on attendance at Saturday, December 13, 2003 event.

Regional Firefighter Commencement Ceremony – Mayor Pro Tempore Garbolino reported on attendance at event.

Tree Lighting Ceremony – Councilmember Gray and Mayor Rockholm reported on attendance and success of Friday, December 5, 2003 event.

Tommy Apostolos Shopping Spree – Councilmember Gray and Mayor Rockholm reported on attendance at December 6, 2003 event.

Pearl Harbor Celebration – Councilmember Gray and Mayor Rockholm reported.

Police Officer Swearing In Ceremonies – Councilmember Gray reported on attendance.

Community Standards and Visioning Committee – Councilmember Gray reported on attending as an observer.

Public Input/FORE Newsletter – Councilmember Gray encouraged participation by the public and requested accuracy of input.

Recognition: Aff. Council of Governments – Mayor Rockholm reported on presentation to be given to Sara Lanning, wife of Col Hughes, for his instrumental efforts in the Affordable Housing Program Program.

Less Fortunate -- Mayor Rockholm requested we remember those who are less fortunate and to give freely to those individuals or organizations.

ADJOURNMENT. (Motion to adjourn needed) (MAYOR ROCKHOLM)

25. Meeting adjourned to a Closed Session on Monday, December 22, 2003 at 3:30 p.m. in the Hutchison Conference Room, 311 Vernon Street.

