

APPENDIX B
SEPTEMBER 2005 NOTICE OF PREPARATION
AND COMMENT LETTERS RECEIVED

APPENDIX B1
SEPTEMBER 2005 NOTICE OF PREPARATION

NOTICE OF PREPARATION

Date: September 1, 2005

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties – (Refer to Attached Mailing List)

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency: Placer County Planning Department
11414 B Avenue
Auburn, CA 95603
Telephone: (530) 886-3000
Fax: (530) 886-3080
Email: ljlawren@placer.ca.gov

Project Title: Riolo Vineyard Specific Plan

Project Applicant: PFE Investors, LLC

The Placer County Planning Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know your views as to the scope and content of the environmental information, which is germane to your interests or statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will need to use the EIR prepared by our agency when considering your permit(s) or other approvals for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response should be sent at the earliest possible date, but no later than **October 10, 2005**.

Please send your response to ANN BAKER, PRINCIPAL PLANNER, at the address indicated above. We request the name of a contact person for your agency.

Date: Sept 2, 2005 **Signature:** Ann F Baker
Title: Principal Planner

Reference: California Code of Regulations, Title 14 (CEQA Guidelines)
Sections 15082(a), 15103, 15375.

1.0 NOTICE OF PREPARATION INFORMATION SHEET

Project Title

Riolo Vineyard Specific Plan

Project Location

Placer County, on the north side of PFE Road between Watt Avenue on the west, Walerga Road on the east, and Dry Creek on the north.

Lead Agency and Address

Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Contact Person

Ann Baker, Principal Planner
Telephone: (530) 886-3000

Project Description

Specific Plan and related entitlements allowing for the development of up to 835 residential units at a variety of densities on approximately 527.5 gross acres, including agricultural and open space areas, recreational and park amenities and public streets, facilities and infrastructure.

Project Applicant

PFE Investors, LLC
2251 Fair Oaks Blvd., Ste 300
Sacramento, CA 95835
Telephone: (916) 929-2900

Declaration:

The Placer County Planning Department has determined that the above project may have a significant effect on the environment and therefore requires the preparation of an environmental impact report (EIR). The determination is based upon the attached Initial Study and the following finding:

- A. The project may degrade environmental quality, substantially reduce habitat, cause a wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of special-status species, or eliminate important examples of California history or pre-history and/or;
- B. The project has the potential to achieve short term, to the disadvantage of long-term, environmental goals, and/or;
- C. The project may have impacts that are individually limited, but cumulatively considerable, and/or

- D. The project may have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, and/or
- E. Evidence exists that the project will have a negative or adverse effect on the environment

Written comments shall be submitted no later than 30 days from the posting date.

Submit comments regarding this NOP to:

Ann Baker
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Or by email to:

abaker@placer.ca.gov

Public Scoping Meeting

Comments can also be submitted at public meeting that will be held from **1:00 – 3:00 PM** on **Wednesday, October 5, 2005** at Placer County. All interested individuals are invited to attend. The address for this meeting is as follows:

Planning Commission Hearing Room
2900 Richardson Drive
Dewitt Center (corner of Richardson Drive and "C" Avenue)
Auburn, CA 95603

2.0 INTRODUCTION

2.1 Introduction and Regulatory Guidance

This document is an Initial Study that provides notification of preparation of an Environmental Impact Report (EIR) for the Riolo Vineyard Specific Plan and related entitlements (the "Project"). This Notice of Preparation (NOP) has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 et seq., and the State CEQA Guidelines, 14 Cal. Code of Regs. §15000 et seq.

An Initial Study is conducted by a Lead Agency to determine if a project may have a significant effect on the environment (CEQA Guidelines §15063). An EIR must be prepared if an Initial Study indicates that the proposed project under review may have a significant impact on the environment. A Negative Declaration may be prepared instead, if the Lead Agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and therefore does not require the preparation of an EIR. According to CEQA Guidelines §15064, an EIR shall be prepared for a project when a fair argument can be made, based upon substantial evidence, that the project may have a significant effect on the environment.

2.2 Lead Agency

The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a proposed project. CEQA Guidelines §15051 provides that if a project will be carried out by a non-governmental person or entity, then the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole. Placer County is responsible for reviewing and approving this development and is therefore the lead Agency for the project.

2.3 Terminology Used in this Document

This document, including the Initial Study, uses the following terminology to describe various levels of significance associated with project-related environmental impacts:

Potentially Significant Impact: An impact that may have a “substantial, or potentially substantial, adverse change in any of the physical conditions within an area affected by the project.” CEQA Guidelines §15382. The existence of a potentially significant impact requires the preparation of an EIR with respect to that impact.

Less Than Significant With Mitigation Incorporated: An impact that could be reduced to a level of Less Than Significant with the implementation of feasible mitigation measures.

Less Than Significant Impact: An impact that is less than significant and does not require the implementation of mitigation measures.

No Impact: The project will not have any impact and does not require the implementation of mitigation measures.

2.4 Additional Information and Comments

In order to obtain additional information regarding this project, to review studies or reports referenced in this NOP, or to comment on this document, please contact or direct correspondence to:

Ann Baker
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Or by email to:

abaker@placer.ca.gov

3.0 PROJECT DESCRIPTION

3.1 Project Location

The Plan Area is comprised of approximately 527.5 acres located in the southern portion of Placer County, north of PFE Road between Watt Avenue to the west and Walerga Road to the east. The northern boundary of the Plan Area is Dry Creek. The Plan Area is

located almost immediately north of the Placer County/Sacramento County boundary, approximately 15 miles northeast of the metropolitan area of Sacramento and four and one-quarter miles west of Interstate 80. The primary vehicle access to the project site is from PFE Road and Watt Avenue.

The site is located within Section 7 of Township 10 North, Range 6 East and Section 12 of Township 10 North, Range 5 East, Mount Diablo Base and Meridian as depicted on the Citrus Heights and Rio Linda Quadrangles of the United States Geological Survey Topographical Maps. Please see Figure 1.

3.2 Site Characteristics

The topography of the Specific Plan area ranges from elevations of approximately 120 feet in the southeast to approximately 80 feet in the northwest. The project site is characterized by an upland area in the southern portion and floodplain in the northern portion. The topography displays a pronounced edge of the upland area against the floodplain. Existing slopes range from 10 to 20 percent along this edge. Interior to the upland area slopes vary between 1 and 5 percent.

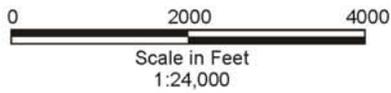
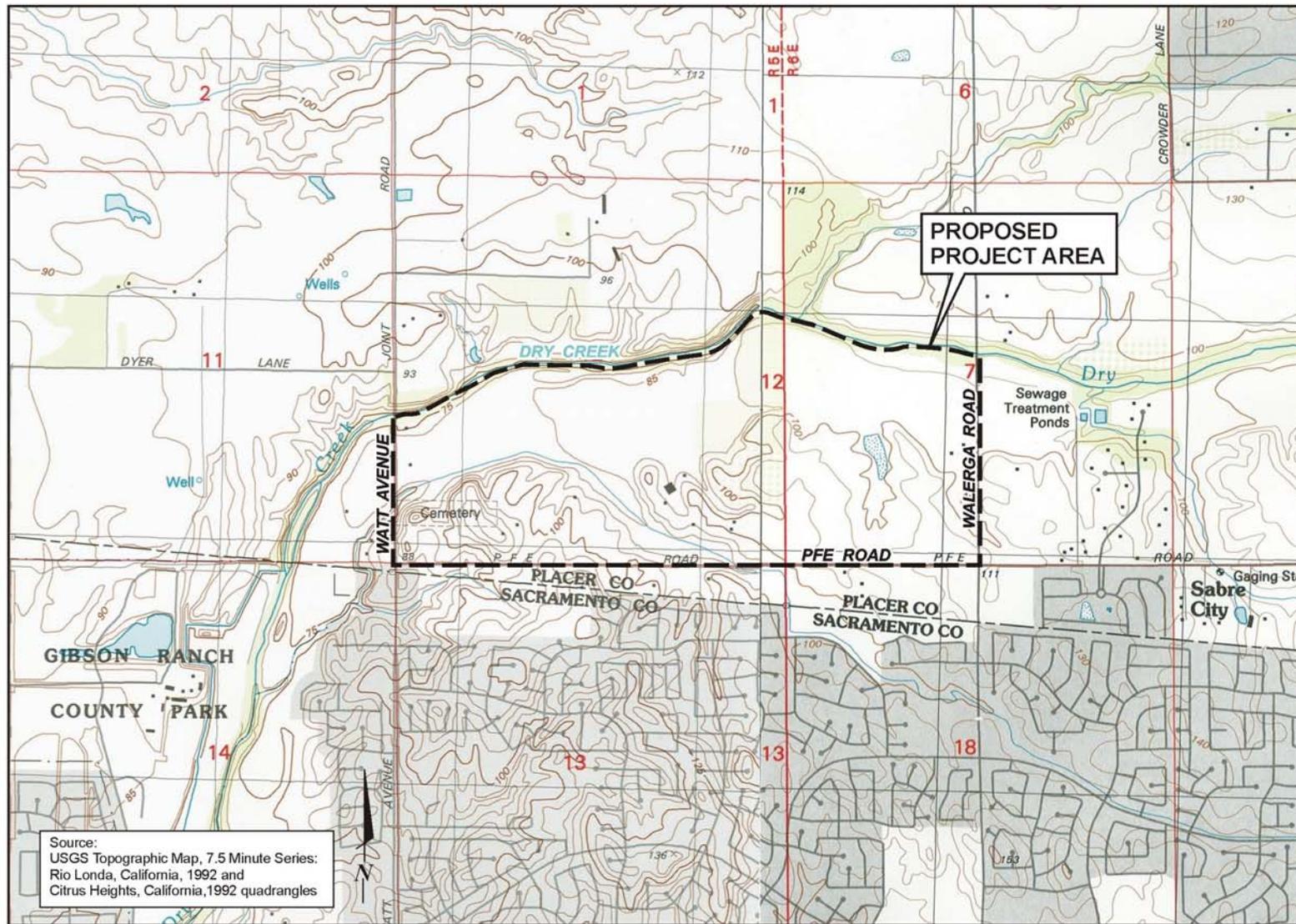
The floodplain area is associated with Dry Creek. The Dry Creek riparian corridor is heavily vegetated, although the remainder of the floodplain area is more lightly vegetated with native and exotic grasses being predominant. A portion of the floodplain area near the center of the site is planted with a vineyard. The upland areas of the site are sparsely vegetated with native and exotic grasses being the predominant flora, along with an abandoned almond orchard near the center of the site. Most of the existing trees in the upland area are present along the perimeter of the site along Watt Avenue, Walerga Road, or PFE Road. Many of the remaining trees are near the central portion of the site.

The site is developed with two residential ranch house dwellings and related barn/outbuilding structures.

3.3 Surrounding Land Uses

Land to the south and to the east of the Plan Area is currently designated by the Dry Creek/West Placer Community Plan as residential, including the existing high-density mobile home development of Sabre City. To the north, Dry Creek is protected from development and preserved as open space, with land to the immediate north of Dry Creek and west of Walerga Road consisting of the Doyle Ranch residential development.

Recently approved residential and other types of development located near the Plan Area include the Doyle Ranch and Morgan Creek subdivisions to the north and east respectively. The Placer Vineyards Specific Plan (proposed) area lies to the north and west of the Plan Area, across Dry Creek.



Source:
 USGS Topographic Map, 7.5 Minute Series:
 Rio Londa, California, 1992 and
 Citrus Heights, California, 1992 quadrangles

SITE VICINITY MAP

June 2005
 28066896

Riolo Vineyard EIR
 Placer County, California



FIGURE 1

3.4 Project Background

The project site is within the Dry Creek West Placer Community Plan Area. The Community Plan was adopted in 1990. The Community Plan envisioned low-density single-family residential development at the project site. Subsequent to the adoption of the Community Plan, it has been recognized that current growth patterns would likely result in unnecessary conversion of outlying agricultural and open space areas to urban use if residential densities in newly developed areas are not gradually increased. The Riolo Vineyard plan would increase residential densities in an area already designated for urban growth and development, which will lessen pressure for sprawl development in outlying areas.

Land use designations applicable to the site include LDR – Low Density Residential (1 to 2 du/ac), C – Commercial, and O – Open Space and Green Belt. The portion of the project site corresponding to the LDR designation under the Community Plan is designated RS-AG-B-20-DR PD, which indicates the following:

RS = Single Family Residential
AG = Agriculture Combining Zone, permitting existing agricultural use
B-20 = Minimum 20,000 square foot lot size
DR = Development Reserve (requires approval of Specific Plan)
PD = Planned Residential Development

The LDR designation under the Community Plan permits a range of development densities from 1 to 2 units per acre (1/2- to 1-acre minimum lot size). Under this density level, a maximum of approximately 1,020 units could be permitted on the project site as a whole. However, the Community Plan recognizes that the Dry Creek floodplain is wide, rendering sizable areas within the Specific Plan area unsuitable for development. As a tool to protect the Dry Creek floodplain from development, the Community Plan permits residential density to be transferred from the floodplain area and used on adjoining lands, allowing for a significant increase in density on lands outside the floodplain, without increasing the overall density allowed in the plan area.

3.5 Description of the Project

3.5.1 Land Use Concept

The applicant proposes a Specific Plan Land Use Diagram that provides for a maximum of 837 residential units. The proposed plan is consistent with the maximum number of allowed residential units (938) under the Community Plan. The Specific Plan also provides over 25 percent of the site for open space, pedestrian corridors, trails, parks and recreation areas, plus an additional 27 percent of the site for agricultural use. In addition, the Specific Plan will expand the Roseville Cemetery by providing a total of approximately 4.9 acres of land for cemetery use, which would more than double the area of the existing cemetery.

The natural open space along the Dry Creek corridor will be preserved with a trail system planned along its southern edge. Within the open space areas will be a trail system connecting the residential communities to the Dry Creek corridor trail. The Specific Plan provides for buffers to protect sensitive habitat areas along the Dry Creek

corridor, as well as recreation facilities that allow residents a place to gather and interact among themselves and/or with the surrounding natural open space.

The Specific Plan provides residential development at a range of densities along with neighborhood park and public facilities, while preserving scenic and open space resources along the Dry Creek corridor. The Specific Plan provides a choice of medium and high-density housing to contribute to Placer County's efforts to provide affordable housing.

Table 1 provides a summary of proposed land uses under the Specific Plan.

**TABLE 1:
RIOLO VINEYARD SPECIFIC PLAN: LAND USE SUMMARY**

LAND USE DESIGNATION			
<u>RESIDENTIAL USES</u>	<u>LOT SIZE</u>	<u>UNITS</u>	<u>ACRES</u>
Low Density Residential	8,400 sf lots	263	
Low Density Residential	6,900 sf lots	196	
Low Density Residential	6,050 sf lots	123	187.4
Medium Density Residential	2,625 sf lots	174	23.8
High Density Residential		70	3.4
Rural Residential (homestead)	2 acre minimum	2	5.0
RESIDENTIAL TOTAL		828	219.6
<u>AGRICULTURAL USES</u>			
Agricultural Estates	10 acre minimum	9	101.1
Agricultural Preserves			41.6
AGRICULTURAL TOTAL		9	142.7
<u>COMMERCIAL USES</u>			
Commercial			8.1
COMMERCIAL TOTAL			8.1
<u>OPEN SPACE USES</u>			
Natural Open Space			122.4
Park 1			1.6
Park 2			0.6
Park 3			5.9
Park 4			3.9
Total Parks			12.0
OPEN SPACE TOTAL			134.4
<u>PUBLIC OR QUASI-PUBLIC USES</u>			
Cemetery			4.9
Major Roads			18.8
Sewer Lift Station			0.4
TOTAL PUBLIC USES			24.1
PLAN AREA TOTAL			527.5

3.5.2 100-Year Floodplain

As proposed, some sections of the Specific Plan's development will encroach into the 100-year floodplain associated with Dry Creek. The Applicant will fill in these portions of the floodplain for development purposes. Figure 2 provides an illustration of the existing floodplain boundaries within the project site. It also depicts an overlay of where the Applicant proposes to fill in the floodplain.

3.5.3 Circulation

The project site is located between two sub-region serving arterials (Watt Avenue and Walerga Road) and will contribute toward the widening of these arterials to their ultimate planned width. Primary vehicle access to the project site will be from Watt Avenue, PFE Road, and Walerga Road, with access to residential communities and park areas provided by an internal network of residential streets and cul-de-sacs.

It is anticipated that future residents of the Riolo Vineyard community will primarily rely upon personal motor vehicles as the means of transportation. However, by providing a mix of residential product types, including medium- and high-density communities, the Specific Plan will support the availability of transit to serve the area. In addition, the Specific Plan facilitates on-site circulation by pedestrians and bicyclists through a network of walkways, trails and bike paths connecting residential communities to neighborhood parks and to one another. The Specific Plan will improve trail facilities along Dry Creek to complement a regional recreation corridor.

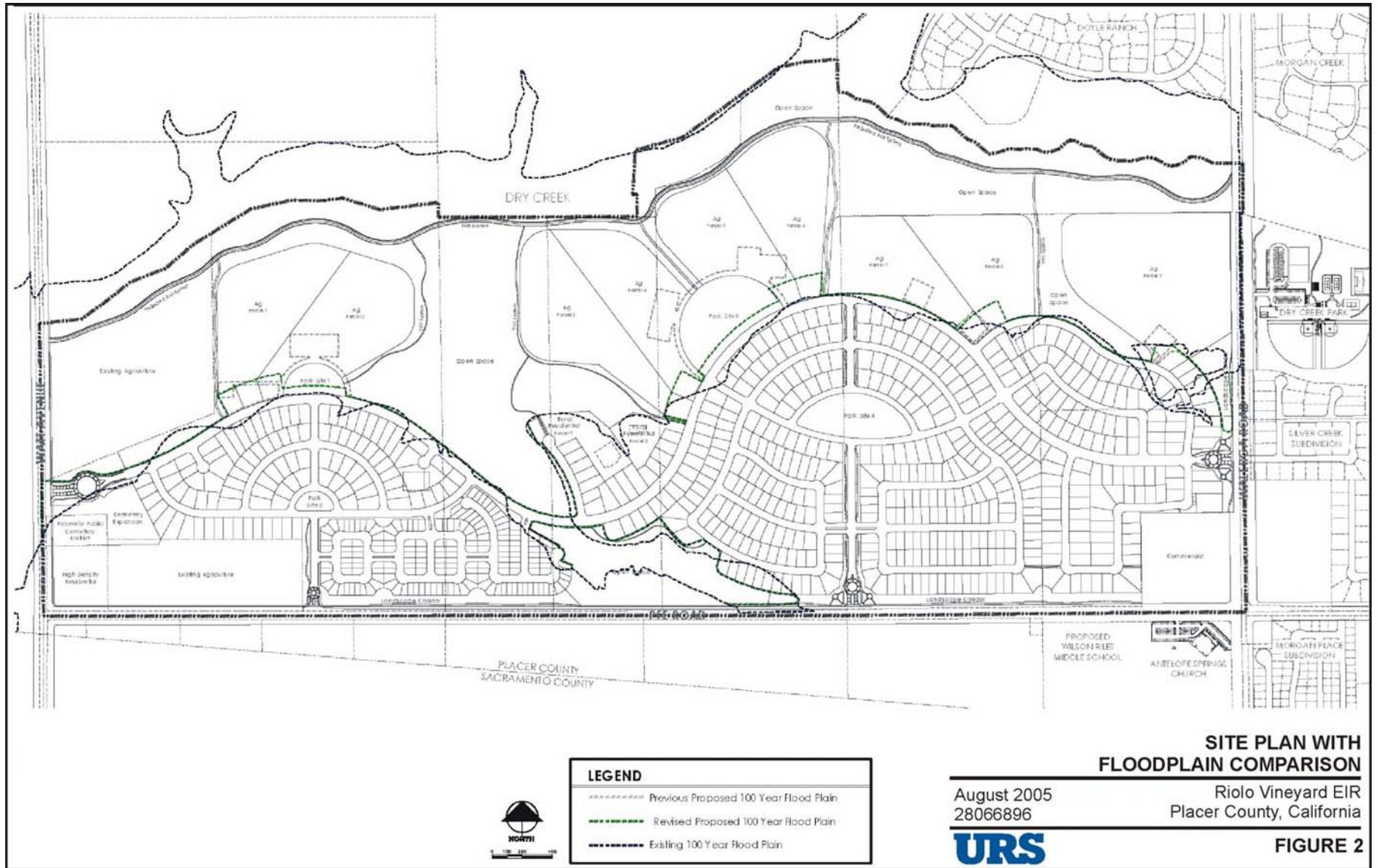
3.5.4 Utilities and Service Systems

Sanitary Sewers

The site lies within the sewer service area of the Dry Creek Waste Water Treatment Plant (WWTP), which is owned and operated by the City of Roseville. To serve the site, it will be necessary to construct gravity sewer lines within the community that will flow generally to the west. A lift station and force main will need to be constructed to send the sewer back to the east, where it will tie into an existing lift station and force main system previously constructed by the Dry Creek CFD. The existing lift station will require modest upgrades and the existing force mains are assumed to have adequate capacity to the Dry Creek WWTP. The Dry Creek WWTP has adequate capacity to serve the project site, although additional analysis of impacts to this facility is anticipated.

Storm Drainage

Storm drainage for the project site would drain to Dry Creek with a pre-treatment component prior to discharge. It is assumed that pre-treatment will consist of grassy swales with sedimentation basins or water quantity control vaults.



8/12/05 .\vsa 128066896 RioloF2_SP-floodplain.cdr

Water

The Placer County Water Agency (PCWA) is anticipated to provide water to the project site with the retail purveyor being California American Water Co. (formally Citizens Utility Co.). PCWA would initially serve the site through their diversion on the American River at Auburn. PCWA is currently developing a permanent pump facility at that location which is scheduled to come on line in January 2008.

It is assumed that the project will need to tie into an existing 16-inch line in Walerga Road and extend that line around the perimeter of the site in Walerga Road, PFE Road and Watt Avenue.

Reclaimed water is proposed for landscape irrigation of parks and common areas where feasible, from a line to be extended from east to west through the project site.

Electrical Service

The Sacramento Municipal Utility District (SMUD) provides electricity to limited areas of Placer County and is projected to be the electrical power provider for the proposed project. SMUD has requested that the southeast portion of the project site be reserved for an electric substation. Placer County and SMUD will be undergoing discussions to pinpoint the specific location within the project site for this substation.

Affordable Housing

Placer County is taking steps to ensure that affordable housing be available to lower-income residents. It is in the process of drafting an inclusionary housing ordinance, which would require that a percentage of new housing developments consist of units affordable to lower-income residents. Although the ordinance has not been finalized, it would likely include a 12% inclusionary requirement. This figure would be more than the 10% requirement found in the Affordable Housing Compact that was adopted by resolution by the Board of Supervisors in May 2004. As the ordinance is currently not in place, the 10% requirement may become part of a development agreement for the Riolo Vineyard Specific Plan.

Urban/Agricultural Interface

Policies in Placer County's General Plan (1994) note that new non-agricultural development adjacent to agricultural lands be carefully planned. The proposed project would place new non-agricultural parcels adjacent to existing agricultural parcels. The phasing plan includes staggered development of the parcels on the site. As a result of this phasing, it is likely that some parcels may undergo development before others. A temporary situation may arise where there will be parcels undergoing construction that are immediately adjacent to parcels currently being used for agricultural purposes.

3.6 Project Purpose and Objectives

The fundamental objective of the Riolo Vineyard Specific Plan as identified by the Applicant is to provide orderly and systematic development of an integrated full-service residential community in a manner that respects the rural character and natural features of the land consistent with the goals and policies of the General Plan and the Dry Creek West Placer Community Plan. Specific project objectives for the Riolo Vineyard Specific Plan are listed below:

1. Conform to the policies of Placer County's General Plan and the Dry Creek West Placer Community Plan which designate the Plan Area for urban development.
2. Preserve the scenic Dry Creek riparian corridor and enhance trail connectivity to compliment a regional recreation corridor for bicycle, pedestrian and equestrian users.
3. Provide a well-designed residential community with neighborhood identity in close proximity to jobs and services.
4. Create a high-quality development containing a mix of residential, open space and recreational land uses in an overall design that advances "smart growth" principles.
5. Incorporate medium and high-density residential development to take advantage of the proximity of the Plan Area to region-serving arterials and support opportunities for transit to serve the area.
6. Provide for a full range of housing densities and product choices affordable to all income levels.
7. Provide a comprehensively planned project that provides maximum protection of sensitive environmental habitat and resources.
8. Create a community that recognizes, respects, and preserves key historic agricultural uses of the Plan Area.
9. Provide a variety of active and passive parkland for local and regional public enjoyment.
10. Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development within the Plan Area.
11. Create a fiscally responsible and balanced community with a positive revenue flow to the County
12. Provide revenue for the maintenance of public open space areas and park facilities, infrastructure and public services.

3.7 Probable Environmental Effects

Implementation of the Specific Plan would potentially impact the project site. Attachment A contains an Initial Study of the site area and summarizes the Specific Plan's probable environmental effects on resource areas, such as traffic, utilities, air quality, and others.

3.8 Project Approvals

Following staff analysis and public review of the Environmental Impact Report, the Riolo Vineyard application will be considered by the Planning Commission. The Planning Commission will consider the EIR, Specific Plan, and Vesting Large and Small Lot Tentative Subdivision Maps. The Planning Commission will provide comments and a recommendation for final action on these requested entitlements to the Board of Supervisors. The Board of Supervisors is the approving authority for the proposed project.

The proposed project will require the following approvals prior to construction:

1. Certification of an Environmental Impact Report
2. Adoption of a Specific Plan
3. Approval of a Vesting Large Lot Subdivision Map
4. Approval of one or more Vesting Small Lot Tentative Subdivision Maps
5. Floodplain Development Permit (if required)
6. Community Plan amendment to allow development in floodplain
7. General Plan amendment to allow development in floodplain

In addition to the approvals required from Placer County, development under the Specific Plan may require approvals from the following state and federal agencies:

- U.S. Fish and Wildlife Service – Section 7 consultation
- Federal Emergency Management Agency – Letter of Map Revision (LOMR)

Attachment A

Initial Study for Riolo Vineyard Specific Plan



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 886-3000/FAX (530) 886-3080

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

TITLE OF PROJECT: Riolo Vineyards Specific Plan (PSGR 2004 0397)

Environmental Setting: The project site comprises up to 437 gross acres located along PFE Road between Watt Avenue and Walerga Road south of the Dry Creek Corridor in the Dry Creek Community Plan area.

Project Description: The applicant proposes a mixed residential community of up to 805 units comprising of single-family and multiple-family residential units. In addition, up to 187 acres are proposed to remain as open space, preserving the Dry Creek Corridor and 100 year flood plain located on site. An additional 14 acres of active park land is proposed.

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

1. LAND USE PLANNING. Would the proposal:

a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be incompatible with existing land uses in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Planning Department

The proposed project will locate approximately 805 units on the project site and requires amendments to the Dry Creek Community Plan to allow for smaller minimum lot sizes and density than currently permitted. The project will convert approximately 437 acres of open space and agricultural land into urban residential land uses.

Department of Public Works

The Dry Creek Community Plan identifies a Class II bike lane in the area of the proposed subdivision and includes an exhibit depicting a trail adjacent to a connector roadway through the subdivision between Walerga Road and Watt Avenue. Currently, the proposed project does not include these elements from the Community Plan. This is in conflict with the Community Plan. The applicant may be able to meet the intent of the Community Plan through an alternative mitigation. However, absent any additional information this can be considered a potentially significant impact.

Air Pollution Control District

The Dry Creek Community Plan did not anticipate the potential air quality impacts associated with the proposed project alone. An increase in emissions from vehicle, wood-burning fireplaces, outdoor burning and landscape maintenance equipment will occur when compares to buildout under the existing community plan and zoning designations. Additional mitigation measures will need to be implemented by the project to reduce potentially significant air quality impacts from the proposed project.

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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2. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department

The addition of 805 residential homesites will significantly increase the demand for major infrastructure and utilities which will induce overall growth in the project area.

3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Department of Public Works

The applicant proposes to develop an 805-lot subdivision on APN's 023-200-23; -31; -51; -52; -53; -55; -56; -64; 023-220-053 and -063. Development of the site will require the construction of on-site subdivision roadways, drainage infrastructure, various utility extensions and grading to accommodate new homes.

The proposed project will have probable environmental impacts that are considered to be potentially significant due to the proposed grading and alteration of the existing ground surface required for the proposed roadway improvements and future home site construction. Appropriate mitigations, as determined by an appropriate geotechnical investigation, should

Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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be proposed that will adequately reduce the impacts as a result of these improvements. A specific description of the proposed BMP's covering wind and water erosion both during and after construction of the project's components should be made to determine if proper mitigation for erosion will be incorporated into the project's design.

4. WATER. Would the proposal result in:

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Altered direction or rate of flow of groundwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Impacts to groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Department of Public Works

With the construction of the required improvements to create an 805-lot subdivision, the probable environmental impacts to the surface water quality issues are considered to be potentially significant. The current proposal has the potential to increase the amount of stormwater runoff from pre-development levels and cause downstream drainage impacts if not properly mitigated. Impacts to the 100-year floodplain of Dry Creek must be analyzed to determine proper mitigations since some grading within that floodplain is proposed.

The increase in impervious surface has the potential to degrade water quality by introducing oils, greases, and sediments into the stormwater runoff. Additional discussion in the environmental document is required to demonstrate that specific types of BMP's will provide appropriate mitigation for the project's impacts to water quality both during and after construction.

Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Environmental Health

4h. These properties currently use wells as a water source. Reclaimed water use is proposed.

5. AIR QUALITY. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Expose sensitive receptors to pollutants? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Air Pollution Control District

This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for both the state and federal ozone standards and is non-attainment for the state particulate matter standards. The project will result in potentially significant short-term construction impacts and contribute substantially to significant cumulative air quality impacts within Placer County.

The short-term construction emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies and construction employee vehicle trips. Based on proposed project, short-term construction emissions will exceed the District's significance thresholds.

The long-term emissions related to the project would result primarily from residential vehicle exhaust, fireplace/wood-burning stoves, landscape maintenance equipment and heating and air conditioning emissions. The proposed project's long-term operational emissions will exceed the District's significant thresholds. In addition, the buildout of the project will also contribute to significant cumulative impacts occurring within Placer County.

The District has identified potential mitigation measures that should be implemented by the project to reduce the project's short-term construction emissions, long-term operational emissions, and contribution to cumulative air quality impacts. The air quality analysis prepared for the EIR should evaluate these and other measures needed to reduce significant impacts.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Department of Public Works

The probable environmental impacts are considered to be potentially significant unless mitigation is incorporated because of the increase in vehicle, bicycle and pedestrian traffic created by the proposed project. Appropriate mitigations should be based on a traffic analysis that evaluates all potential project related traffic impacts to existing traffic near the project as well as any special needs created by the project that may impact off-site County, other municipality or State public roads. Some specific items that the traffic study should cover include:

- Existing, existing + project, cumulative, and cumulative + project conditions for these intersections: Baseline Road/Watt Ave., Baseline Road/Walerga Road, Baseline Road/Locust Road, Baseline Road/Cook Riolo Road, PFE Road/Watt Ave., PFE Road/Walerga Road and PFE Road/Cook Riolo Road.
- Identification of turning movement volumes at all proposed project accesses/intersections with Watt Ave., PFE Road and Walerga Road. Left turn lane warrant analysis for these locations under cumulative + project conditions shall also be made.
- An appropriate analysis of the sight distance for all access/intersections with Watt Ave., PFE Road and Walerga Road. This analysis shall be based on the appropriate design speeds for the various roads.

An analysis to determine the project's impacts to transit services should also be made to determine the impacts resulting from the creation of the 805-lot subdivision. When determining appropriate mitigations, cumulative impacts of existing and proposed developments in the area shall also be considered to reduce impacts to be consistent with adjacent communities such as Antelope and Roseville. The analysis should also consider the creation of a Community Service Area to finance expanded transit service to the area.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Significant ecological resources including: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1) Wetland areas including vernal pools; | | | | |
| 2) Stream environment zones; | | | | |
| 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat; | | | | |
| 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat; | | | | |
| 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway; | | | | |
| 6) Important spawning areas for anadromous fish? | | | | |

Environmental Issues
 (See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Planning Department

The project site includes the Dry Creek riparian corridor and associated sensitive wetland and stream habitats. The introduction of over 800 new homesites will have a significant impact on sensitive animal and plant species.

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

a. Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. HAZARDS. Would the proposal involve:

a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Possible interference with an emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The creation of any health hazard or potential health hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Increased fire hazard in areas with flammable brush, grass, or trees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Health

9d. Existing electric transmission line easements run through portions of the proposed residential parcels. Past agricultural uses of pesticides, herbicides, and fertilizers on this land may have health impacts. Electric transmission line easements are proposed for abandonment. An evaluation (environmental assessments) of the project properties for past agricultural or other uses should be provided in the EIR.

10. NOISE. Would the proposal result in:

a. Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to noise levels in excess of County standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Health

Vehicle traffic, construction activities and stationary noise generating features of this project have the potential to result in a significant increase to existing and/or cumulative noise levels.

Environmental Issues
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Sheriff Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Planning Department

The development of 805 new residential units will require new public services to serve the project.

Department of Public Works

The probable environmental impacts are considered to be potentially significant with the introduction of new structures, occupants and vehicles as a result of the proposed project.

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Communication systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Planning Department

The development of 805 new residential units will require new public services to serve the project.

Department of Public Works

The probable environmental impacts are considered to be potentially significant with the introduction of new structures, paved surfaces, occupants and vehicles as a result of the proposed project.

Environmental Health

12.c.,d. & g. Project to be served by PCWA/CAW Co. for water; Project to be served by Dry Creek WWTP for sewer. This project will result in the need for additional utility facilities; any phasing of additional facilities should be discussed.

13. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Create adverse light or glare effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Planning Department

The project site is currently undeveloped. The project proposes to develop 805 new homes which will affect the visual quality of the area and increase light and glare impacts on the night sky.

14. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department

Development of the proposed project may significantly impact archaeological and paleontological resources located on the site.

15. RECREATION. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Environmental Issues <i>(See attachments for information sources)</i>	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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b. Affect existing recreational opportunities?

Planning Department

The addition of 805 new homesites will increase the demand for recreation facilities.

III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Planning Department

The potentially significant impacts identified herein has the potential of creating long-term cumulative and substantial environmental impacts.

Department of Public Works

The increased grading, erosion, impervious surface, traffic and impact on public services has the potential of creating long-term, cumulative and substantial environmental impacts without mitigation. Appropriate mitigations shall be determined based on the analysis of the projects impacts conducted in the EIR.

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input checked="" type="checkbox"/> California Department of Fish and Game | <input checked="" type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |
| <input checked="" type="checkbox"/> California Department of Forestry | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> U.S. Army Corp of Engineers | <input type="checkbox"/> California Department of Toxic Substances |
| <input checked="" type="checkbox"/> U.S. Fish and Wildlife Service | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> National Marine Fisheries Service | |

VI. DETERMINATION (to be completed by the Lead Agency)

- A. I find that the proposed project is categorically exempt (Class _____) from the provisions of CEQA.
- B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- C. I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared.
- E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, or Master EIR).
- F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (i.e. focused, subsequent, or supplemental EIR).
- G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared.

H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2)], 15180, 15181, 15182, 15183.

I. Other

VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

Gina Langford, Planning Department
Robert Vrooman, Department of Public Works
Dana Winyinger, Environmental Health Services
Yushuo Chang, Air Pollution Control District

Signature:


ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

Date

10/6/04

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APPENDIX B2
COMMENT LETTERS RECEIVED
ON SEPTEMBER 2005 NOTICE OF PREPARATION



California Regional Water Quality Control Board

Central Valley Region

Robert Schneider, Chair



Arnold Schwarzenegger
Governor

Alan C. Lloyd, Ph.D.
Agency Secretary

Sacramento Main Office
11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4645
<http://www.waterboards.ca.gov/centralvalley>

22 September 2005

RECEIVED
SEP 29 2005

Ann Baker
Placer County
11414 B Avenue
Auburn, CA 95603

PLANNING DEPT.

***PROPOSED PROJECT REVIEW, CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA),
NOTICE OF PREPARATION FOR RIOLO VINEYARDS SPECIFIC PLAN, STATE
CLEARINGHOUSE #2005092041, ROSEVILLE, PLACER COUNTY***

As a Responsible Agency, as defined by CEQA, we have reviewed the Notice of Preparation for Riolo Vineyards Specific Plan. Based on our review, we have the following comments regarding the proposed project.

Construction Storm Water

A NPDES General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000002, Order No. 99-08-DWQ is required when a site involves clearing, grading, disturbances to the ground, such as stockpiling, or excavation that results in soil disturbances of one acre or more of total land area. Construction activity that involves soil disturbances on construction sites of less than one acres and is part of a larger common plan of development or sale, also requires permit coverage. Coverage under the General Permit must be obtained prior to construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>

Post-Construction Storm Water Management

Manage storm water to retain the natural flow regime and water quality, including not altering baseline flows in receiving waters, not allowing untreated discharges to occur into existing aquatic resources, not using aquatic resources for detention or transport of flows above current hydrology, duration, and frequency. All storm water flows generated on-site during and after construction and entering surface waters should be pre-treated to reduce oil, sediment, and other contaminants. The local municipality where the proposed project is located may now require post construction storm water Best Management Practices (BMPs) pursuant to the Phase II, SWRCB, Water Quality Order No. 2003 – 0005 – DWQ, NPDES General Permit No. CAS000004, WDRS for Storm Water Discharges from Small Municipal Separate Storm Sewers Systems (MS4). The local municipality may require long-term post-construction BMPs to be incorporated into development and significant redevelopment projects to protect water quality and control runoff flow.

Wetlands and/or stream course alteration

Section 401 of the federal Clean Water Act requires any project that impacts waters of the United States (such as streams and wetlands) to file a 401 Water Quality Certification application with this office. The project proponent must certify the project will not violate state water quality standards. Projects include, but are not limited to, stream crossings, modification of stream banks or stream courses, and the filling or modification of wetlands. If a U.S. Army Corp of Engineers (ACOE) permit is required for the project, then Water Quality Certification must be obtained prior to initiation of project activities. The proponent must follow the ACOE 404(b)(1) Guidance to assure approval of their 401 Water Quality Certification application. The guidelines are as follows:

1. **Avoidance** (Is the project the least environmentally damaging *practicable* alternative?)
2. **Minimization** (Does the project minimize any adverse effects to the impacted wetlands?)
3. **Mitigation** (Does the project mitigate to assure a no net loss of functional values?)

If, after avoidance and minimization guidelines are considered and wetland impacts are still anticipated:

- determine functional losses and gains (both permanent and temporal; both direct and indirect)
- conduct adequate baselines of wetland functions including vegetation, wildlife, hydrology, soils, and water quality
- attempt to create/restore the same wetland type that is impacted, in the same watershed
- work with a regional context to maximize benefits for native fish, wildlife, vegetation, as well as for water quality, and hydrology
- use native species and materials whenever possible
- document all efforts made to avoid the minimize adverse wetland impacts
- be prepared to develop performance criteria and to track those for between 5 to 20 years
- be prepared to show project success based on achieving wetland functions
- if the project fails, be prepared to repeat the same process (via financial assurance), with additional acreage added for temporal losses
- specify how the mitigation project will be maintained in perpetuity and who will be responsible for the maintenance

For more information regarding Water Quality Certification may be found at
http://www.waterboards.ca.gov/centralvalley/available_documents/wq_cert/application.pdf

Dewatering Permit

The proponent may be required to file a Dewatering Permit covered under Waste Discharge Requirements General Order for Dewatering and Other Low Threat Discharges to Surface Waters Permit, Order No. 5-00-175 (NPDES CAG995001) provided they do not contain significant quantities of pollutants and are either (1) four months or less in duration, or (2) the average dry weather discharge does not exceed 0.25 mgd:

- a. Well development water
- b. Construction dewatering
- c. Pump/well testing
- d. Pipeline/tank pressure testing
- e. Pipeline/tank flushing or dewatering
- f. Condensate discharges
- g. Water Supply system discharges
- h. Miscellaneous dewatering/low threat discharges

Industrial

A NPDES General Permit for Storm Water Discharges Associated with Industrial Activities, NPDES No. CAS000001, Order No. 97-03-DWQ regulates 10 broad categories of industrial activities. The General Industrial Permit requires the implementation of management measures that will achieve the performance standard of best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT). The General Industrial Permit also requires the development of a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring plan. The General Industrial Permit requires that an annual report be submitted each July 1. More information may be found at <http://www.swrcb.ca.gov/stormwtr/industrial.html>

For more information, please visit the Regional Boards website at <http://www.waterboards.ca.gov/centralvalley/> or contact me at 916.464.4683 or by e-mail at berchtd@waterboards.ca.gov.



DANNAS J. BERCHTOLD
Storm Water Unit
916.464.4683

cc: State Clearinghouse, Sacramento

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-4082
 Fax (916) 657-5399



September 29, 2005

Ann Baker
 Placer County
 11414 B Avenue
 Auburn, CA 95603

RE: SCH# 2005092041, Riolo Vineyard Specific Plan EIR, Placer County

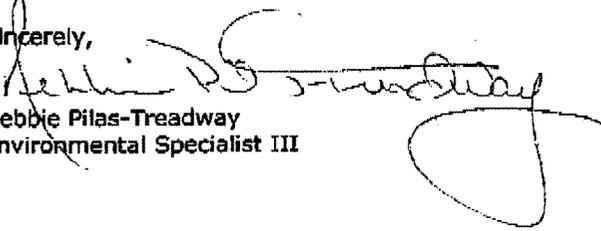
Dear Ms. Baker:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related Impacts on archaeological resources, the Commission recommends the following actions be required:

1. Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
3. Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. Requests must be made in writing with the County, Quad map name, township, range and section.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
4. Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

If you have any questions, please contact me at (916) 653-4038.

Sincerely,


 Debbie Pilas-Treadway
 Environmental Specialist III

CC: State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE

Venture Oaks -MS 15
P.O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0614
FAX (916) 274-0648
TTY (530) 741-4509



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September 29, 2005

05PLA0073
Rilio Vineyards Specific Plan
Notice of Preparation
05PLA80 PM .250

Ms. Ann Baker
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Ms. Baker:

Thank you for the opportunity to comment on the Rilio Vineyards Specific Plan NOP. Our comments are as follows:

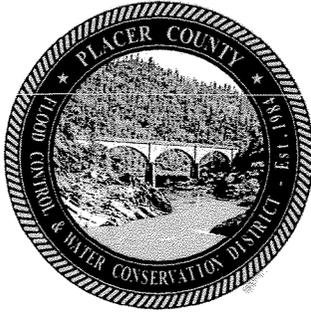
- This plan will generate approximately 594 AM and 724 PM peak hour trips respectively, and a Traffic Impact Study (TIS) should be provided to determine any potential significant traffic impacts to Interstate 80. The TIS should include the following interchanges on Interstate 80: Elkhorn Blvd./Greenback Lane, Riverside Ave./Auburn Blvd., and Douglas Blvd. The TIS should consider all possible traffic impacts to all ramps, ramp intersections, and the I-80 main line. The "Guide for Preparation of Traffic Impact Studies" can be found on our website at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/>. We would appreciate the opportunity to review the scope of the TIS before the Study begins.
- We applaud the County for analyzing a means to fund the expansion of transit in the area. We would like to receive additional information regarding this element for possible application to other jurisdictions.

If you have any questions, please contact Bob Justice at (916) 274-0616.

Sincerely,

A handwritten signature in cursive script, appearing to read "Katherine Eastham".

KATHERINE EASTHAM, Chief
Office of Transportation Planning – Southwest and East



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Tim Hackworth, Executive Director
Brian Keating, District Engineer
Andrew Darrow, Development Coordinator

October 4, 2005

Ann Baker, Principal Planner
Placer County
Community Development/Resource Agency
11414 B Avenue
Auburn, CA 95603

RE: Riolo Vineyards / Notice of Preparation of a Draft EIR

Dear Ann:

We have reviewed the Notice of Preparation for the subject project's Draft EIR and have the following comments.

1. The proposed development has the potential to create the following impacts:
 - a.) Higher peak flow rates at downstream locations.
 - c.) Overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities.
 - d.) The alteration of 100-year floodplain boundaries.

Future EIRs must specifically quantify the incremental effects of each of the above impacts due to the land use and density changes proposed by the subject project, and must propose mitigation measures where appropriate.

2. This project is located in the Dry Creek watershed near the main stem of Dry Creek. A general assessment of flooding in this watershed is indicated in the "Dry Creek Watershed Flood Control Plan" report by James M. Montgomery Engineers (JMM), April 1992. Figure 5-2 (JMM, 1992) indicates this project is located where local detention is not recommended. However, onsite stormwater mitigation may be necessary if the existing downstream drainage facilities cannot accommodate the project's increase in peak flow rates.

The District requests the opportunity to review all further environmental documentation for the subject project. Please call me at (530) 889-7541 if you have any questions regarding these comments.

Andrew Darrow, P.E.
Development Coordinator

d:\data\letters\cn05-226.doc



DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>

Sacramento Valley - Central Sierra Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670
(916) 358-2900



October 4, 2005

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PLANNING DEPT.

Ms. Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Ms. Lawrence:

The Department of Fish and Game (DFG) has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Riolo Vineyards Specific Plan (SCH# 2005092041). The project proposes a residential development on about 527 acres southwest of the City of Roseville, Placer County. The proposed project is bordered by Dry Creek to the north and is immediately adjacent to the Placer/Sacramento County line to the south.

Significant natural resources of the plan area include grasslands, wetlands, riparian habitats, and aquatic and riparian-dependent wildlife resources as well as the potential for associated listed and sensitive wildlife species. The project proposes modification, by fill, of the Dry Creek floodplain as a means to increase development opportunities.

The DFG is providing comments in response to the NOP under CEQA as both a responsible and trustee agency. As trustee for the State's fish and wildlife resources, the DFG has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of such species. In that capacity, the DFG administers the California Endangered Species Act (CESA), the Native Plant Protection Act (NPPA), and other provisions of the California Fish and Game Code that afford protection to the State's fish and wildlife trust resources. The DFG recommends that the DEIR include discussion and evaluation of the following:

1. Analyze and discuss all reasonably foreseeable direct and indirect project-related impacts on biological resources due to project implementation. The analysis should focus, in particular, on the presence of and potential for habitats for all state and federal listed species and species of concern and the evaluation of direct, indirect and cumulative project impacts to these species and their respective habitat. This analysis should include discussion of adjacent habitats

outside of the project 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 western Placer County.

2. Identify and discuss potentially feasible mitigation measures to address all reasonably foreseeable project-related impacts on biological resources. This must include identification of mitigation measures that minimize and fully mitigate all project impacts to state and federally listed species and species of concern. Analysis should include discussion of the ability to

conserve natural resources onsite that may be achieved through project design and take avoidance measures and offsite mitigation obtained through acquisition of existing natural resources.

3. Identification of any offsite infrastructure improvements required as part of this project and evaluation of potential project impacts due to these activities. Subsequently, 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 biological resources.
4. Evaluation of the development of the proposed plan's contribution to habitat fragmentation and population isolation of plant and animal populations including but not limited to listed species and species of concern. Include identification of potentially feasible mitigation measures that will avoid or substantially lessen these impacts.
5. Evaluate the consistency of the proposed project with the Placer County Conservation Plan effort. This analysis should specifically address the scientifically-supportable basis for the proposed project and all alternative development scenarios as subsequently suggested using sound principles of conservation biology. Describe measures that will assure that this proposed project is consistent with a long term conservation strategy for western Placer County.
6. Specifically evaluate the consistency of proposed floodplain modifications with all existing General and Community Plans for the project site as well as cumulative hydrologic modifications to the Dry Creek watershed.

Ms. Lori Lawrence
October 4, 2005
Page Three

7. Development of alternative development/design scenarios for the proposed project that will achieve most of the project objectives, and which will avoid or substantially lessen the project-related impacts on biological resources. The DFG believes such a potentially feasible alternative exists with respect to reduced impacts on biological resources generally and, in the alternative, at a minimum, that such potentially feasible alternative exists with respect to listed species and species of special concern. Accordingly, the DFG believes that such alternatives should comprise part of the reasonable range of alternatives addressed in the DEIR.
8. Specifically develop an alternative design that both reduces overall project extent by eliminating any and all proposed modifications to the Dry Creek floodplain. Develop an additional alternative design that not only eliminates modifications to the Dry Creek watershed but also eliminates the nine agricultural estate parcels and directs their use to Open Space. We believe that these alternative designs would reduce project impacts due to fragmentation, be consistent with a potential Placer County conservation strategy, and be scientifically defensible. We believe that these alternatives are potentially feasible in that they may well achieve a majority of the project objectives and reduce potentially significant impacts on biological resources. Such alternatives should also be considered as part of the reasonable range of alternatives considered in the DEIR.
9. Specifically describe all proposed uses and management strategies and activities associated with all Open Space. Differentiate between those uses of Open Space as allowed under the current General Plan and those uses that may be considered as compatible with the native plants and animals within the project area.
10. Incorporate measures for Low Impact Developments as part of any project design in an effort to mitigate water quality impacts.

Thank you for the opportunity to review this project. If we can be of further assistance, please contact Mr. Jeff Finn at (530) 477-0308 or Mr. Kent Smith, Senior Environmental Scientist at (916) 358-2382.

Sincerely,



Sandra Morey
Regional Manager

Ms. Lori Lawrence
October 4, 2005
Page Four

cc: Ms. Lori Rinek
Mr. Eric Tattersall
Mr. Ken Sanchez
U. S. Fish and Wildlife Service
2800 Cottage Way, Room W2605
Sacramento, CA 95825-1888

Mr. Tim Vendlinski
Ms. Erin Forseman
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, CA 94105

Mr. Jeff Finn
Mr. Kent Smith
Department of Fish and Game
1701 Nimbus Road
Rancho Cordova, CA 95670



PLACER COUNTY
TRANSPORTATION
PLANNING AGENCY

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October 4, 2005

Ann Baker, Principal Planner
Placer County Planning Department
11414 B Avenue
Auburn, CA 95648

Subject: Notice of Preparation for a Draft EIR --
Riolo Vineyard Specific Plan

Airport Land Use Commission – Airport Land Use Compatibility
ALUC #2005/2006 -- 10

Proposed Project

The proposed specific plan would allow up to 835 residential units with agricultural and open space over 527.5 acres. The site is bounded by Dry Creek and PFE Road between Watt Ave. and Walerga Rd.

Airport Land Use Commission

Placer County Transportation Planning Agency (PCTPA) is the regional transportation planning agency for Placer County, exclusive of the Lake Tahoe Basin. Its member jurisdictions are Placer County, Colfax, Auburn, Lincoln, Loomis, Rocklin and Roseville. PCTPA also acts as the Airport Land Use Commission (ALUC) for Placer County's three public use airports – Auburn Municipal, Blue Canyon, and Lincoln Regional. Generally, the ALUC's charge is to ensure that proposed development in an airport's influence area will be compatible with airport activities.

The ALUC adopted the Placer County Airport Land Use Compatibility Plan (Airport Compatibility Plan) in October 2000 (see PCTPA's web site -- www.pctpa.org – Project Library). It establishes land use compatibility criteria and zones around an airport based on noise, safety, airspace protection, and over flight provisions.

NOP Comments

There are no Placer County-based airport influence areas in the vicinity of the proposed plan. So, the Airport Compatibility Plan does not apply to the proposal. However, Sacramento County is considering the creation of an Airport Planning

BOB SNYDER
City of Auburn
SHERRIE BLACKMUN
City of Colfax
TOM COSGROVE
City of Lincoln
MIGUEL UCOVICH
Town of Loomis
KATHY LUND
City of Rocklin
GINA GARBOLINO
City of Roseville
TED GAINES
JIM HOLMES
Placer County
ROGER IMSDAHL
Citizen Representative
CELIA MCADAM
Executive Director

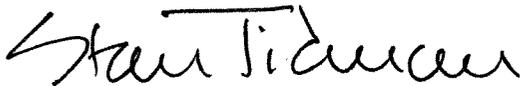
Policy Area for McClellan Airport. The boundary for this policy area would extend across the Sacramento/Placer County line into Placer County, Roseville, and Lincoln.

The policy area is being considered to address aircraft overflights in areas outside of the normally mapped noise contours. This area would be beyond the 60 CNEL noise exposure contour where residential development would be allowed if aviation easements¹ are provided.

The City of Roseville hosted two information meetings with representatives from Lincoln Community Development, Placer County Planning, SACOG, and Sacramento County Airport System. Sacramento County action on a proposed General Plan amendment involving the policy area is anticipated in November 2005. If adopted, SACOG would include it in the McClellan Airport's Airport Land Use Compatibility Plan update.

Please contact me at 530.823.4033 or stidman@pctpa.org if you have any questions.

Sincerely,



Stan Tidman, Senior Planner

Copies: Greg Chew, SACOG
Monica Newhouse, Sacramento County Airport System
Sandy Hesnard, Caltrans – Division of Aeronautics
Kathy Pease, Roseville Planning Dept.

¹ A type of easement which typically conveys the following rights:

- A right-of-way for free and unobstructed passage of aircraft through the airspace over the property at any altitude above a surface specified in the easement
- A right to the subject property to noise, vibrations, fumes, dust, and fuel particle emissions associated with normal airport activity
- A right to prohibit the erection or growth of any structure, tree, or other object that would enter the acquired airspace.
- A right-of-entry onto the property, with proper advance notice, for the purpose of removing, marking, or lighting any structure or other object that enters the acquired airspace.
- A right to prohibit electrical interference, glare, misleading lights, visual impairments, and other hazards to aircraft flight from being created on the property.

California Airport Land Use Planning Handbook (California Dept. of Transportation – Division of Aeronautics – January 2002).



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

REPLY TO
ATTENTION OF

October 5, 2005

Regulatory Branch (200500953)

Ann Baker
Placer County Planning Department
11414 B Avenue
Auburn, California 95603-2603

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Dear Ms. Baker:

We are responding to your September 1, 2005 request for comments on the Riolo Vineyard Specific Plan. This project is located at Latitude 038° 43' 59.1", Longitude 121° 22' 36.1", Section 11 and 12 of Township 10 North, Range 5 East, and Section 7 of Township 10 North, Range 6 East, MDB&M, near Roseville, in Placer County, California.

The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

We have verified that there are approximately 9.1 of waters of the United States are present in the western segments of the project site. However, we do not have a wetland delineation report for the eastern-most property within the specific plan area. A wetland delineation for the eastern parcel in the project area is needed in order to determine the extent of the proposed project's impact on waters of the United States.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation. In the instance where mitigation will be required, there appear to be opportunities to create wetlands onsite in open space and buffer areas between the proposed development and Dry Creek.

The impact analysis for the proposed project should take into consideration the cumulative impacts of this project on the Dry Creek watershed in light of other large projects in the area like Placer Vineyards.

Please refer to identification number 200500953 in any correspondence concerning this project. If you have any questions, please contact Andrea Jones at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email Andrea.J.Jones@usace.army.mil, or telephone 916-557-7745. You may also use our website: www.spk.usace.army.mil/regulatory.html.

Sincerely,



Thomas J. Cavanaugh
Chief, Sacramento Valley Office

Copy furnished:

Tom Skordal, Gibson and Skordal, LLC, 2277 Fair Oaks Blvd., Suite 395, Sacramento,
California 95825-5500

Mike Stumbos, PFE Investors, 2251 Fair Oaks, Boulevard, Suite 100, Sacramento,
California 95825-5530

**Community Development**

311 Vernon Street
Roseville, California 95678-2649

October 6, 2005

Ann Baker, Principle Planner
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Via: *Fax and Regular Mail*

*Fax No. 530/886-3080
Page 1 of 1*

Subject: Riolo Vineyard Specific Plan – NOP Comments

Dear Ms. Baker:

Thank you for the opportunity to provide comment in response to the County's September 1 2005 Notice of Preparation (NOP) issued for the Riolo Vineyard Specific Plan draft EIR. We offer the following comments based on the information provided.

Section 3.5.3 Circulation

1. The EIR needs to provide a full analysis of the Specific Plan's impacts on the City's transportation system using the City's traffic model. The analysis should include an evaluation with and without the PFE Road Closure. Appropriate mitigation measures need to be identified where applicable to reduce or avoid impacts to the City. All proposed mitigation measures should be reviewed with City staff prior to circulation of the DEIR.
2. The EIR analysis should examine the ultimate roadway cross sections and right-of-way necessary for PFE Road, Walerga Road and Watt Avenue under a cumulative scenario that considers development within Placer Ranch, Placer Vineyards, De LaSalle, Curry Creek, and the MOU Remainder area. Appropriate funding mechanisms should be identified to ensure that the ultimate improvements will be constructed commensurate with their needs and that sufficient right-of-way is preserved.
3. The County's General Plan identifies Watt Avenue as a Transit Corridor, and as such, the EIR should address the Specific Plan's ability to facilitate future transit concepts (e.g., bus rapid transit, light rail, etc.), including the provision for right-of-way dedication and transit stop locations.

Ms. Ann Baker
Riolo Vineyards Specific Plan - NOP Comments

Page 2 of 2

Section 3.5.4, Sanitary Sewers

4. The EIR needs to analyze the capacity of the existing force mains constructed by the Dry Creek CRD and confirm that adequate capacity exists. Coordinate the force main and pump station sizing and design to accommodate the potential for Placer Vineyards sewer flow to DCWWTP.
5. For the WWTP capacity analysis, compare the flows and densities for the proposed project to those shown in the 1996 Roseville Regional Wastewater Treatment Service Area Master Plan. Ensure that flows do not exceed those in the WWMP for this area.

Section 3.5.4, Water

6. "Reclaimed" water should be referred to as "recycled" water (RW) in the EIR. We also recommend that RW be provided its own EIR section separate from "Water" or "Sanitary Sewers."
7. Please be aware that the project will only receive RW in an amount that is equal to or less than the volume of wastewater that is produced by the plan area at the DC WWTP. An updated evaluation of unit flow factors used in the 1996 WWMP is currently under process by the City of Roseville which shows lower wastewater generation rates than in the 1996 WWMP. Wastewater generation and RW supply should be based on these updated generation rates.
8. Who will retail RW for this project? The retailer will be required to comply with the City's Master Reclamation Permit.
9. It appears this project relies on wheeling PCWA water through the City of Roseville's (City) distribution system. Currently PCWA has a contract with the City that allows PCWA to wheel up to 10 mgd of water to their contracted point of connection at Baseline Road and Fiddyment. This project must analyze this limited 10 mgd of wheeling capacity in Roseville's system. Further, a cumulative analysis must be considered as other projects in the County are also relying on this wheeling capacity including: the Regional University Project, Morgan Creek, and Placer Vineyards. It is not clear if there is sufficient wheeling capacity to accommodate all of these County projects. This issue will need to be fully analyzed in the EIR.

Solid Waste

10. The EIR needs to analyze solid waste capacity for the landfill and for the materials recovery facility. Analysis should also include truck route impacts for any planned solid waste transport through the City of Roseville.

Parks and Recreation

11. The EIR needs to analyze potential impacts to the City of Roseville's park and recreation facilities and programs, including libraries. The analysis should identify required funding mechanisms and parties responsible for constructing and operating planned recreational facilities. Without assurance that recreational facilities will be developed commensurate with residential

Ms. Ann Baker
Riolo Vineyards Specific Plan – NOP Comments

Page 3 of 3

development and the resulting population increase, City of Roseville facilities and programs will likely be impacted.

To aid in addressing this issue, the City of Roseville Parks and Recreation Department recommends the following additions to the proposed Purpose and Objectives (presented in NOP section 3.6):

- add to #9: after enjoyment through planned recreation programs and activities, and by meeting or exceeding Placer County's parkland dedication requirements.
- add to #10: after Area including recreational amenities such as community centers, libraries and swimming pools
- add to #12: after maintenance of public open space areas, and funding for development of park and recreation facilities and programs, ...

Police and Fire Services

12. The EIR should analyze potential impacts to the City of Roseville Police and Fire Departments. Under current city boundaries the Riolo Vineyards Specific Plan may not result in impacts to Roseville Fire and Police. As City boundaries expand to accommodate growth, our respective service boundaries will become closer. Most likely the impacts will involve an increase to automatic aid or mutual aid emergency response from the City of Roseville. We will want to work with Placer County with regards to fire station and sheriff/City Police substation placement in each jurisdiction to make sure potential sites compliment each other to provide adequate response times. The EIR should consider mitigation measures to ensure proper future coordination.

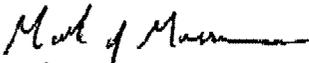
Schools/Other

13. There was no mention of schools or how they were going to meet the educational needs of this new area. Our interest would be parks adjacent to schools and joint use concepts. Impacts to schools need to be evaluated in the EIR.

14. Section 3.5.1. Land Use Concepts discusses expanding the Roseville Cemetery. As a point of clarification, is this really the Roseville Cemetery, or a site owned by the Roseville Cemetery District?

Thank you for your consideration of our comments. If you have any questions on this matter, please do not hesitate to contact me at 916-774-5334.

Sincerely,


Mark Morse
Environmental Coordinator

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

California Highway Patrol
9440 Indian Hill Road
Newcastle, CA 95658
(916) 663-3344
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



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October 7, 2005

File No.: 9220.10284.8837. SCH#2005092041

Ms. Ann Baker
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Ms. Baker:

Recently, the California Highway Patrol (CHP) Auburn Area had the opportunity to review the Notice of Preparation for the Riolo Vineyards Specific Plan EIR draft Environmental Impact Report (EIR), State Clearinghouse SCH#2005092041. We feel the addition of 837 residential units will have a significant impact on the mission of the CHP of ensuring safety and providing service to the public as they utilize the highway transportation system of Placer County. Being the primary traffic law enforcement agency for the unincorporated area within Placer County, we look forward to reviewing the Environmental Impact Report when completed. We are particularly interested in the traffic projections and how they will affect traffic to the major roadways of western Placer County such as Interstate 80 and State Route 65, as well as the arterial roadways such as Watt Avenue, Baseline Road and others.

During certain phases of construction, we would recommend the use of CHP officers working construction zone enforcement to assist with securing the construction site and to aid in traffic control as needed on a reimbursable contract basis. The presence of uniformed CHP officers on site has shown to significantly improve the compliance of the motoring public to directional signs and traffic control personnel. Compliance reduces the exposure to danger faced by the on site construction workers and to the motorists traversing the construction site.

If you have any questions or concerns regarding our comments, please contact me or Officer M. Turner at (916) 663-3344.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Ward".

RICK WARD, Captain
Commander
Auburn Area

cc: State Clearinghouse Office of Planning and Research, Attention: Scott Morgan
Special Projects Section, Attention: Captain L. C. Duncan
Valley Division, Attention: Assistant Chief J. R. Rolin

TRAINOR • ROBERTSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

701 UNIVERSITY AVENUE, SUITE 200
SACRAMENTO, CALIFORNIA 95825-6700TELEPHONE
(916) 929-7000FACSIMILE
(916) 929-7111

WWW.TRAINORROBERTSON.COM

CHARLES W. TRAINOR
WILLIAM H. DAVIS
JOHN D. FAIRBROOK
ANTHONY A. ARDSTEGUI
COLBY A. CAMPBELL
CANDICE B. HARPER
GARY M. FUNAMURA
NANCY HOTCHKISS
LISA LAURITZEN DITORA
JENNIFER L. FRUSKI
KATHERINE J. HART
ELANA M. RIBMAN
DANIEL M. STEINBERG
SYLVIA K. HAMERSLEY
DENISE L. RILEYOF COUNSEL
ROBERT K. BEST

October 10, 2005

FACSIMILE 530-886-3080
ELECTRONIC MAILAnn Baker, AICP
Principal Planner
Placer County Planning Department
DeWitt Center
11414 "B" Avenue
Auburn, California 95603Re: Frisvold Property/Riolo Vineyard Specific Plan

Dear Ms. Baker:

Trainor Robertson represents MariAnn and James Frisvold, the owners of the real property located at 5718 PFE Road, in Placer County, California (APN 023-200-057-000) (the "Property").

We are in receipt of the Notice of Preparation of a Draft Environmental Impact Report dated September 1, 2005 ("NOP"), for the Riolo Vineyard Specific Plan ("Plan") being processed by PFE Investors, LLC. In relation to the NOP, the County held a public scoping meeting on October 5, 2005 at 1:00 p.m., which our clients attended. The purpose of this letter is to reiterate some of our clients' comments pertaining to the Plan.

1. Parcel Size. First, Figure 3.1 - Land Use Designations of the Draft Plan includes the Property and indicates the Property is 13.8 gross acres. As indicated on the County's Assessor's Parcel Map, the Property is 14.4 acres. Accordingly, we ask that the Plan's land use map be revised to show the parcel being 14.4 acres.

2. Cemetery. Second, the Plan land use map shows a portion of the cemetery being placed on the Property. The Frisvolds have not consented to the location of any portion of the cemetery expansion being placed on the Property. Accordingly, we ask that the Plan's land use map be revised to show the true boundary line between the cemetery and Frisvold properties.

Ann Baker, AICP

Principal Planner

Re: Frisvold Property/Riolo Vineyard Specific Plan

October 10, 2005

Page 2

3. Drainage. As the County is likely aware, Dry Creek has a tendency to flood in the winter months. The Frisvolds can remember years when Dry Creek flooded all the way to the back of the Property, submerging crops and structures. It appears extensive grading will be conducted in order to construct homes on the approximately 190 acres behind the Property. We remind the County that runoff onto the Frisvold's Property should not be increased by the surrounding development and any such increased runoff would result in an adverse impact on the Property. As a result, we ask the County to carefully contemplate the grading that occurs on the proposed residential areas surrounding the Property.

4. Wall. Under the proposed Plan, the Property will be surrounded by residential uses. As indicated by Mrs. Frisvold at the October 5th scoping meeting, the Frisvold's would appreciate it if a commercial wall were constructed between the Property and the surrounding properties owned by PFE Investors. We understand PFE Investors has no objection to constructing such a wall as part of its project.

5. Rezoning. Finally, we would like to discuss the rezoning of the Property with you at your earliest convenience. Given the proposed Plan, the highest and best use of the Property will no longer be agricultural. Under the Plan, the Property will be located in between a number of homes and given it sits directly along PFE Road, a commercial or residential use would be more appropriate than an agricultural one.

I look forward to working with you on these issues.

Very truly yours,



Katherine J. Hart

0339008.362647.1

Placer County Water Agency

Business Center: 144 Ferguson Rd. • Mail: P.O. Box 6570 • Auburn, California 95604-6570
(530) 823-4850 800-464-0030 www.pcwa.net



A Public Agency

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October 10, 2005

File: CEQA/Dry Creek West Placer

Ann Baker, Principal Planner
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

**SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for
Riolo Vineyard Specific Plan**

Dear Ms. Baker:

Thank you for the opportunity to review and comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for Riolo Vineyard Specific Plan. Placer County Water Agency (PCWA) has reviewed the information and has the following comments discussed below:

The proposed project is located in the California American Water Company franchise area. Cal-American contracts with PCWA for treated surface water. The proposed project is not located within a PCWA service zone. The project will require annexation into PCWA's Zone 1 service area in order for Cal-American Water Company to provide treated water service to the project. The project EIR should evaluate the potential impacts of the Agency's approval of the annexation.

The use of reclaimed water for landscape irrigation of parks and common areas is discussed on page 11 of the NOP. The NOP indicates that reclaimed water will be used where feasible. PCWA requests reclaimed water used for irrigation purposes to the extent that wastewater is generated by the community. The Agency would like to review the water resources plan for this development which should include reclaimed water.

The Agency requests that it be involved in all discussions and meetings on the development of the Reclaimed Water Supply to ensure that an integrated water resources approach to meeting this project's overall water demand is achieved.

Due to the size of the project, a Water Supply Assessment will be needed pursuant to Senate Bills 221 and 610. Please contact PCWA at the appropriate time to coordinate verification of the availability of water supply to serve the project.

Thank you for the opportunity to comment on this project. If you have any questions, please call me at (530) 823-4886.

Sincerely,



Heather Trejo
Environmental Specialist

HT:ly

pc: Brian Martin
Mike Nichol
Brent Smith
Ross Hooper
Rick Lund
Customer Service

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



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OCT 20 2005

October 18, 2005

PLANNING DEPT.

Ann Baker
Placer County
11414 B Avenue
Auburn, CA 95603

Dear Ms. Baker:

Re: SCH# 2005092041; Riolo Vineyards Specific Plan EIR

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the County be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the County.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kevin Boles".

Kevin Boles
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: Pat Kerr, UP