

APPENDIX C
JULY 2006 (REVISED)
NOTICE OF PREPARATION
AND COMMENT LETTERS RECEIVED

APPENDIX C1
JULY 2006 (REVISED)
NOTICE OF PREPARATION

REVISED NOTICE OF PREPARATION

Date: July 28, 2006

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

Subject: Revised Notice of Preparation (NOP) of a Draft Environmental Impact Report

Lead Agency: Placer County Planning Department
3091 County Center Drive
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.

Due to the time limits mandated by State law, your response should be sent at the earliest possible date, but no later than **August 29, 2006**.

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: July 28, 2006 **Signature:** Ann 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
3091 County Center Drive
Auburn, CA 95603

Contact Person

Ann Baker, Principal Planner
Telephone: (530) 745-3136

Project Description

Specific Plan and related entitlements allowing for the development of up to 932 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 by or before August 29, 2006 to:

Ann Baker
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

Or by email to:

abaker@placer.ca.gov

Public Scoping Meeting

A public scoping meeting was held on Wednesday, October 5, 2005, after the initial Notice of Preparation was released to the public on September 1, 2005. No further public meetings are scheduled for the proposed project at this time.

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 Revised 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. This Revised NOP for the proposed Riolo Vineyard Specific Plan project has been prepared to reflect updated information provided by the Applicant and related changes to the project description. The State Clearinghouse Number (SCH) assigned to the project is 2005092041.

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
3091 County Center Drive
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.

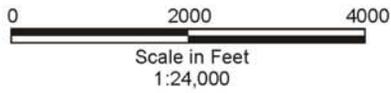
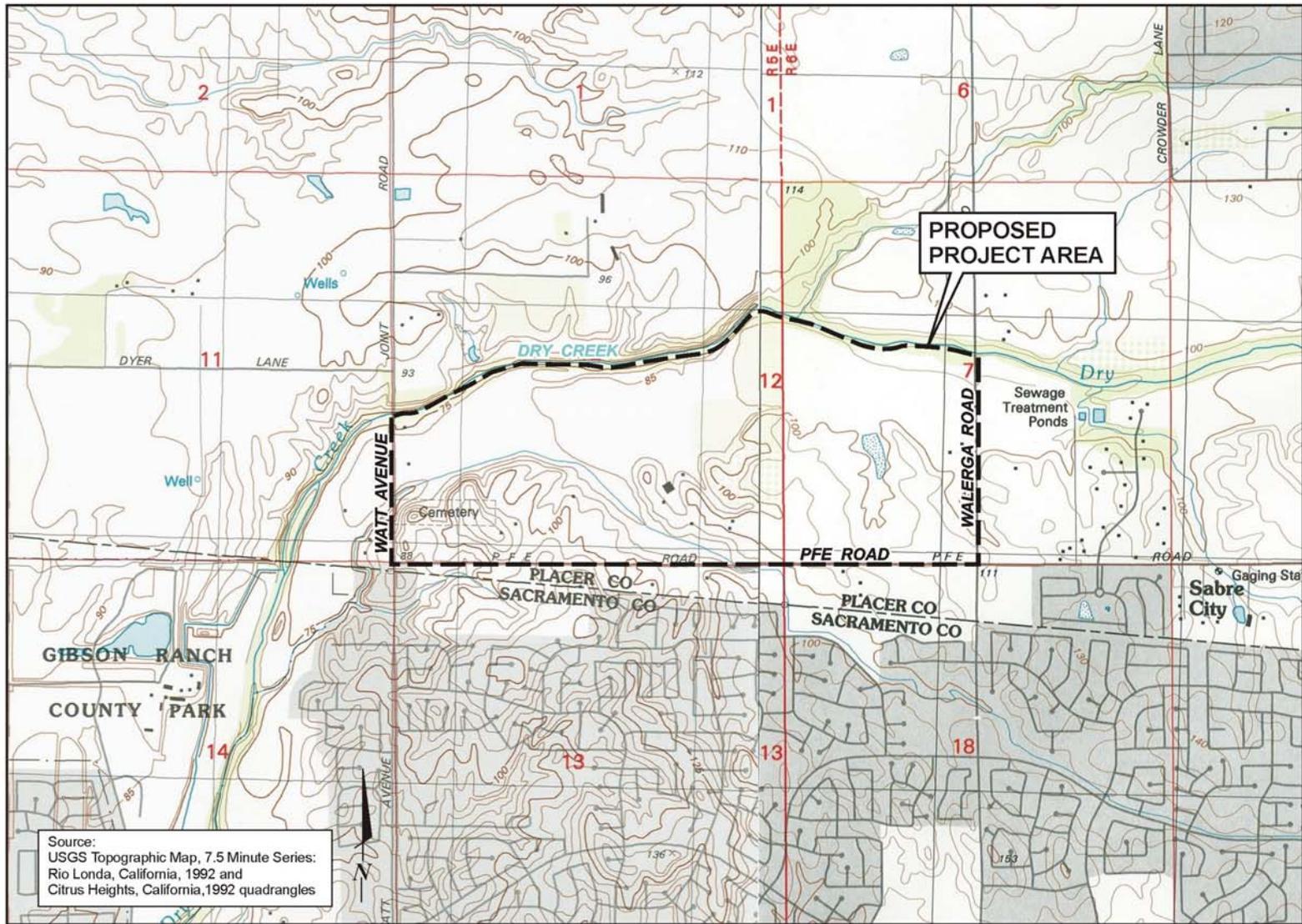
3.3 Surrounding Land Uses

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.

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.



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

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, on a gross acreage basis. 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 development of a maximum of 772 residential units consisting of low-, medium-, and high-density development as well as rural and agricultural residences. It is expected that other landowners within the Specific Plan area will additionally develop approximately 120 medium-residential units (APN 023-200-057) and approximately 40 low-density residential units (APN 023-220-063). This would amount to a total of 932 projected units for the Specific Plan area.

Currently, the Community Plan provides that minimum lot sizes in LDR-designated areas shall not be less than 12,000 to 15,000 square feet (with approval of a Planned Unit Development) and allows up to 20 percent of lots to be a minimum of 10,000 square feet in area. It has been estimated that the Community Plan would permit 650 residential units within the area it has designated as LDR. The Community Plan definition of LDR applicable to the project site is proposed to be amended to modify the maximum lot area requirements to allow residential lots smaller than 12,000 to 15,000 square feet and to allow greater than 20 percent of the residential lots on the project site to be smaller than 10,000 square feet in area. The density transfers allowed under the Community Plan permit residential density to be transferred from the floodplain area to be used on adjoining lands, thus allowing for a substantial increase in density on lands outside the floodplain.

The Specific Plan also provides over 29 percent of the site for open space, pedestrian corridors, trails, parks and recreation areas, plus an additional 6 percent of the site for agricultural use. In addition, the Specific Plan will expand the Roseville Cemetery by providing for a total of approximately 4.8 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.

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. The EIR will examine the Specific Plan's development, as proposed. The EIR will also examine an alternative that would not encroach into the 100-year floodplain and include no agricultural -residential land uses and would reduce density.

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

3.5.4.1 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.

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

Use	Typical Lot Size	Units	Acres	% of Total Area *
Residential (PFE Investors)				
Low-Density Residential	5,500 square foot lots or larger	536	156.5	29.8%
Medium-Density Residential	2,000-5,499 square foot lots	156	23.6	4.5%
High-Density Residential	N/A	70	3.1	0.6%
Rural Residential	2-acre minimum	2	5.0	1.0%
Agricultural Residential	10-acre minimum	8	80.0	15.2%
Residential Total		772	268.2	51.0%
Other Residential				
Medium-Density Residential (Frisvold)	2,000-5,499 square foot lots	120	10.8	2.1%
Low-Density Residential (Lund)	10,000-12,000 square foot lots	40	35.3	6.7%
Other Residential Total		160	46.1	8.8%
Agricultural				
Agricultural	N/A	N/A	29.2	5.6%
Agricultural Total			29.2	5.6%
Commercial				
Commercial	N/A	N/A	6.9	1.3%
Commercial Total			6.9	1.3%
Open Space and Recreation				
Open Space	N/A	N/A	126.5	24.1%
Landscape Corridors	N/A	N/A	16.8	3.2%
Parks and Recreation	N/A		12.3	2.3%
Open Space and Recreation Total			155.6	29.6%
Public or Quasi-Public Uses				
Cemetery	N/A	N/A	4.8	0.9%
Major roads	N/A	N/A	13.1	2.5%
Sewer lift station/Recycled water facility	N/A	N/A	1.0	0.2%
SMUD substation	N/A	N/A	0.5	0.1%
Public or Quasi-Public Total			19.4	3.7%
Project Area Total		932	525.4	100%

N/A = not applicable

* Percentages may not add up to exactly 100% because of rounding.

3.5.4.2 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.

3.5.4.3 Water

Potable 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. During dry years, PCWA may use groundwater to supplement the potable water for the plan area.

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.

Recycled Water

Recycled 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. The EIR will analyze the two supply alignment options proposed by the Specific Plan. Both options would connect to the terminus of the City of Roseville's Dry Creek WWTP's 24-inch gravity recycled water pipeline. One alignment option would travel west from the terminus along Dry Creek to an on-site storage tank. The second option would travel south on Walerga Road, turn west at one of the site's proposed roads, through the project area to connect to the on-site storage tank. Both options would require the construction of a new pump station and force main to connect at the terminus of the existing 24-inch gravity recycled water pipeline that is supplied by the City of Roseville's Dry Creek WWTP. This terminus is located south of Dry Creek, a short distance east of Walerga Road.

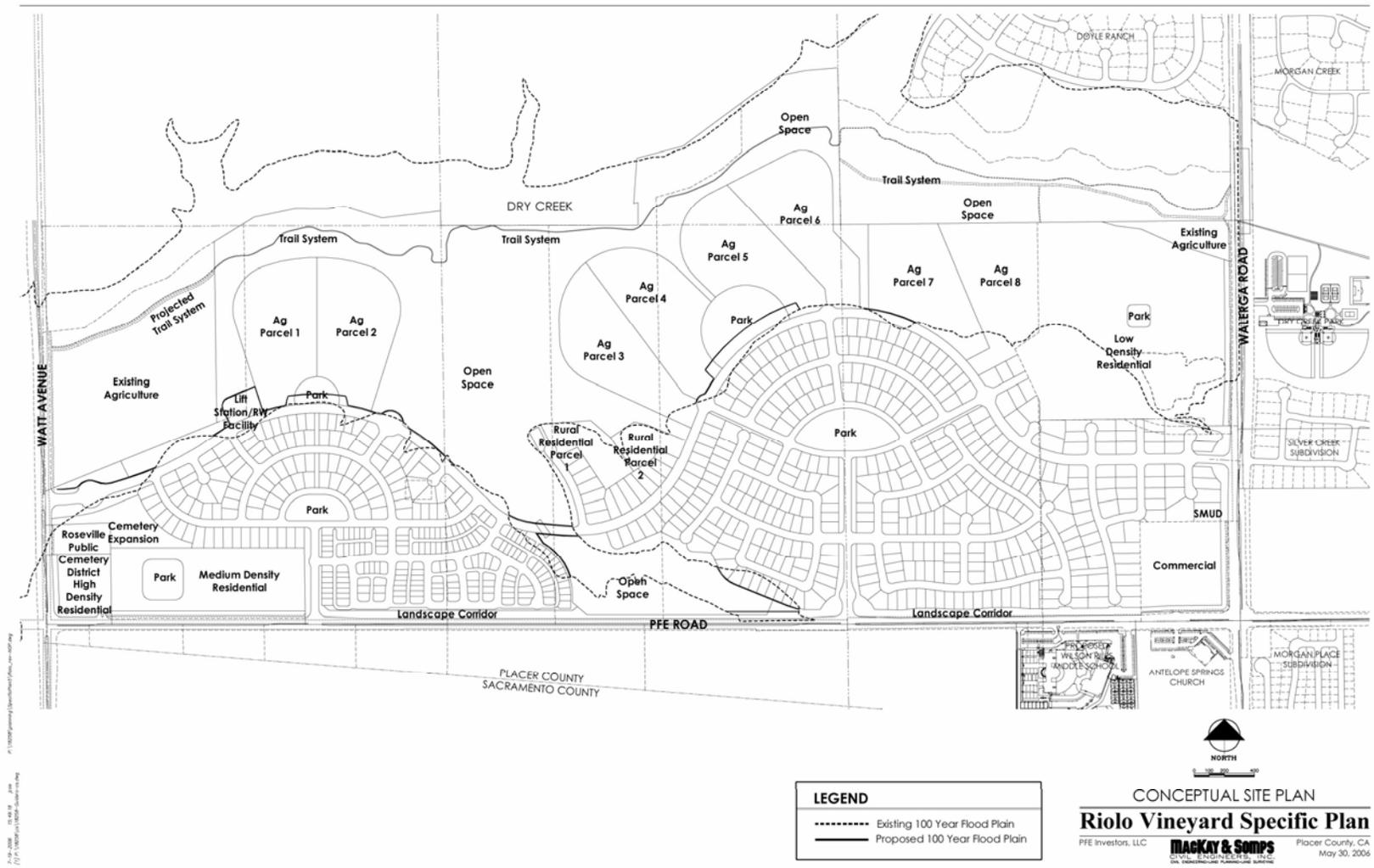
3.5.4.4 Electrical Service

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.

3.5.4.5 Affordable Housing

Placer County is taking steps to ensure that affordable housing be available to lower-income residents. The Affordable Housing Compact was adopted by resolution by the Board of Supervisors in May 2004. As an implementing ordinance is currently not in place, the 10% requirement (4% very low, 4% low and 2% moderate income) may become part of a development agreement for the Riolo Vineyard Specific Plan.

FIGURE 2: Conceptual Site Plan with Floodplain Boundaries



3.5.4.6 Urban/Agricultural Interface

Policies in Placer County's General Plan (1994) note that new non-agricultural development adjacent to agricultural lands must 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.

3.5.4.7 Property under Williamson Act Contract

The proposed Specific Plan area includes a 15.0 (gross) acre parcel (APN 023-200-057), which includes one residential dwelling unit and is under a Williamson Act contract. The property owner has filed a Notice of Non-Renewal of the Williamson Act contract and intends to cancel the contract. The proposed project includes a request for a Medium-Density Residential designation for the General Plan, Community Plan, Specific Plan and Zoning designations for this parcel. The Draft EIR assumes that upon cancellation, the owner will pursue subdivision of this parcel for no more than 120 medium-density residential units.

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. Provide for increased residential densities in areas presently planned for urban growth and development with accessible infrastructure, consistent with regional growth policies identified in the Sacramento Area Council of Government's *Blueprint for Regional Growth*.
6. 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.

7. Provide for a full range of housing densities and product choices affordable to all income levels.
8. Provide a comprehensively planned project that provides maximum protection of sensitive environmental habitat and resources.
9. Create a community that recognizes, respects, and preserves key historic agricultural uses of the Plan Area.
10. Provide a variety of active and passive parkland for local and regional public enjoyment.
11. Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development within the Plan Area.
12. Create a fiscally responsible and balanced community with a positive revenue flow to the County
13. 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 a Final EIR and adoption of a Mitigation Monitoring and Reporting Program,
2. Adoption of the Specific Plan,
3. Amendments to the Dry Creek/West Placer Community Plan, to include but not limited to:
 - Community Plan amendment to allow development in floodplain
 - Community Plan amendment to modify minimum lot area requirements of LDR units in project site
 - Community Plan amendment to allow for an exception to the Levels of Service on County roads
4. Approval of a Development Agreement
5. Zoning Amendments to conform with adopted Specific Plan
6. Approval of a Vesting Large Lot Subdivision Map,
7. Approval of one or more Vesting Small Lot Tentative Subdivision Maps,
8. Floodplain Development Permit,

9. Tree Removal Permit, and
10. Cancellation of the existing Williamson Act contract.

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. Army Corps of Engineers – Clean Water Act Section 404 Permit
- U.S. Fish and Wildlife Service – Section 7 consultation
- Federal Emergency Management Agency – Letter of Map Revision (LOMR)
- Regional Water Quality Control Board – Section 401 Water Quality Certification
- State Department of Conservation – Approval of Williamson Act contract cancellation (if initially approved by the County)
- State Department of Water Resources – Water and Wastewater Service District Plan
- State Water Resources Control Board – Storm Water Discharge Permit

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

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 (See attachments for information sources)	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?
- 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.)
- C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

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 C2
COMMENT LETTERS RECEIVED ON
JULY 2006 (REVISED)
NOTICE OF PREPARATION**



PLACER COUNTY DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

11477 E Avenue, Auburn, CA 95603-2799 (530) 889-7372 FAX (530) 823-1698

CHRISTINE E. TURNER

Agricultural Commissioner/
Sealer of Weights and Measures

July 11, 2006

TO: Michael Johnson, Planning Director

FROM: Christine Turner, Agricultural Commissioner

**SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR)
for *Riolo Vineyard Specific Plan* Project**

I have the following REVISED comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for *Riolo Vineyard Specific Plan* Project dated July 5, 2006:

The EIR needs to thoroughly examine the issue of losing farmland/soils from the County's agricultural land base resulting from development and assess options for mitigating the losses. The *Riolo Vineyard Specific Plan* represents approximately 527.5 acres, historically used for agricultural and ranching operations. The California Department of Conservation classifies farmland and the EIR needs to identify those classifications, and number of acres of each, associated with the Specific Plan area.

The EIR needs to address the issue of sufficient water supplies, both surface and groundwater, for proposed development without negatively impacting agricultural water use, both surface and groundwater.

The EIR needs to carefully evaluate where water currently drains through both the natural and man-made landscape on a seasonal basis and assess the potential impact of the increased impervious surfaces resulting from development that may change seasonal drainages into year round drainages. Such additional year round drainage changes the existing landscape and creates prime beaver habitat where it did not previously exist. The natural beaver activity of building dams can create significant problems with flooding, human health and safety and property damage.

The EIR needs to evaluate the issue of appropriate distance buffers between development and adjacent agricultural land and mitigate the potential impacts on existing, and future, agricultural operations by ensuring that appropriate buffers are incorporated on the development side.

The EIR also needs to evaluate the impact on any Williamson Act lands within the *Riolo Vineyard Specific Plan* area and thoroughly examine the legal requirements for justifying early cancellation of the existing Williamson Act contract.

Thank you for the opportunity to offer comments regarding the Notice of Preparation for an Environmental Impact Report (EIR) for the *Riolo Vineyard Specific Plan* Project. Please feel free to contact me at (530) 889-7372 should you have any questions about my comments.

cc: Placer County Agricultural Commission
John Marin, Director, Community Development Resource Agency
Maywan Krach, Placer County Planning Department
Ann Baker, Placer County Planning Department
Lori Lawrence, Placer County Planning Department
Scott Finely, County Counsel



State of California—Health and Human Services Agency
Department of Health Services



California
Department of
Health Services

SANDRA SHEWRY
Director

ARNOLD SCHWARZENEGGER
Governor

August 3, 2006

RECEIVED
AUG 10 2006
PLANNING DEPT

Ms. Ann Baker
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

RE: Riolo Vineyards Specific Plan EIR – SCH#2005092041

The California Department of Health Services (CDHS) is in receipt of the Notice of Preparation for the above project.

If Placer County Planning Department plans to develop a new water supply well or make modifications to the existing domestic water treatment system to serve the Riolo Vineyard Specific Plan project site, an application to amend the water system permit must be reviewed and approved by the CDHS Sacramento District Office. These future developments may be subject to separate environmental review.

Please contact the office at (916) 449-5600 for further information.

Sincerely,

Bridget Binning
California Department of Health Services
Environmental Review Unit

August 3, 2006
Page 2

cc:

Terry Macaulay, District Engineer
CDHS Sacramento
1616 Capitol Avenue, MS 7407
Sacramento, CA 95899

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044



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



RECEIVED
AUG 15 2006
PLANNING DEPT.

August 10, 2006

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

Dear Ms. Baker:

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 residential development on about 527 acres southwest of the City of Roseville, Placer County. The DFG provided a letter of comment on October 4, 2005, for a prior NOP for this project. Current modifications to the project do not affect our prior concerns. Please consider our previous letter as comments for this current NOP.

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, Supervising Biologist, at (916) 358-2382.

Sincerely,

Sandra Morey
Regional Manager

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



EST. 1851

PLACER COUNTY SHERIFF CORONER-MARSHAL

MAIN OFFICE
P.O. BOX 6990
AUBURN, CA 95604
PH: (530) 889-7800 FAX: (530) 889-7899



TAHOE SUBSTATION
DRAWER 1710
TAHOE CITY, CA 96145
PH: (530) 581-6300 FAX: (530) 581-6377

EDWARD N. BONNER
SHERIFF-CORONER-MARSHAL

STEPHEN L. D'ARCY
UNDERSHERIFF

August 15, 2006

Ann Baker
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

RE: Revised Notice of Preparation (NOP) of a Draft Environmental Impact Report – Riolo Vineyard Specific Plan (PSGR 2004 0397)

Dear Ms. Baker,

In the Public Services section of the Initial Study it is marked that there would be a “Potentially Significant Impact” to Sheriff Protection. The Planning Department concedes that, “The development of 805 new residential units will require new public services to serve the project.” However, within the body of the NOP Information Sheet, there is not a section that specifically addresses sheriff services and how the applicant proposes to handle this issue.

We ask that the NOP Information Sheet be amended to fully address sheriff services needs and that the applicant and/or planners meet with our staff to discuss the issue. A detailed plan for meeting the anticipated law enforcement/public safety needs should be part of the narrative for the project.

We look forward to our agencies’ needs being addressed in greater detail. Thank you for your time and attention to this matter.

Sincerely,

Amanda Rogers
Community Services Officer II
Placer County Sheriff’s Department

(916) 791-5884 direct
(916) 791-0757 fax
arogers@placer.ca.gov

CC: PFE Investors, LLC

RECEIVED
AUG 17 2006
PLANNING DEPT.



PLACER COUNTY
SHERIFF
CORONER-MARSHAL



MAIN OFFICE
P.O. BOX 6990
AUBURN, CA 95604
PH: (530) 889-7800 FAX: (530) 889-7899

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TAHOE CITY, CA 96145
PH: (530) 581-6300 FAX: (530) 581-6377

EDWARD N. BONNER
SHERIFF-CORONER-MARSHAL

STEPHEN L. D'ARCY
UNDERSHERIFF

LAW ENFORCEMENT IMPACT REPORT
Prepared by the Placer County Sheriff's Department
DAVID KEYES/FIELD OPERATIONS COMMANDER

I. NAME OF PROJECT: Riolo Vineyard (PSGR 2004 0397) Revised Part 1 of 2

II. LOCATION: Dry Creek riparian channel to the North, Walerga Rd to the East, PFE Rd to the South and Watt Ave to the West, Roseville.

III. AGENCIES/FIRM REQUESTING REPORT:

Ann Baker
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

IV. COMMERCIAL:

A.
B.

RESIDENTIAL

A. 852 Single Family Units (576 Low/276 Med-Density) x 2.5 = 2,130 residents
B.

V. BUDGET IMPACT:

A. Personnel (sworn)

1. At one (1) Deputy for every 1,000 residents
2,130 residents = 6,390 Deputy hours for field operations per year
(2,130 res. x 3.0)
2. Jail deputies = 2,577 hours per year
(2,130 res. x 1.21)

Total sworn hours per year: 8,967 @ \$53.50 per hour = \$479,735.00

B. Personnel (non-sworn)

1. Dispatch = 79 hours per year
2. Records = 28 hours per year
3. Clerical = 17 hours per year

Total support personnel hrs per yr: 124 @ \$36.50 per hour = \$ 4,526.00

C. Equipment

Vehicles, gasoline, maintenance, printing,
Weaponry, training, jail buildings = **\$161,420.00**

VI. ANNUAL BUDGET INCREASE

Sworn Personnel	\$479,735.00
Support Personnel	\$ 4,526.00
Equipment, etc.	<u>\$161,420.00</u>

TOTAL PER YEAR \$645,681.00

VII. SPECIAL PROBLEMS: none noted at this time.

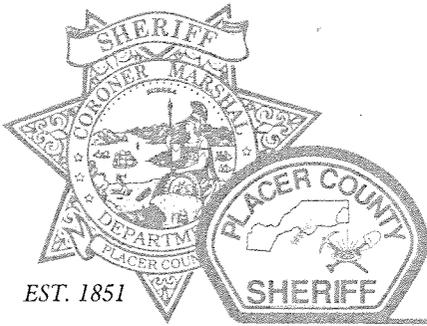
VIII. RECOMMENDATIONS: Many of the potential crime problems dealing with circulation systems and structures may be reduced by utilizing the concepts of "Crime Prevention Through Environmental Design" (CPTED). By working closely with law enforcement during all stages of this development, design features that encourage criminal activity can be identified and solutions found to mitigate problem designs.

IX. WILL SERVE:

The Placer County Sheriff's Department's ability to handle law enforcement needs generated by this development are dependant on the Board of Supervisors authorizing funding equivalent to the needs mentioned in this report. Without the additional personnel, equipment, etc., appropriate service will be severely impaired.

**EDWARD N. BONNER
SHERIFF/CORONER/MARSHAL**

prepared by: A. Rogers/Crime Prevention
Placer County Sheriff/Granite Bay Service Center
(916) 791-5159 08/10/06



PLACER COUNTY
SHERIFF
CORONER-MARSHAL



MAIN OFFICE
P.O. BOX 6990
AUBURN, CA 95604
PH: (530) 889-7800 FAX: (530) 889-7899

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DRAWER 1710
TAHOE CITY, CA 96145
PH: (530) 581-6300 FAX: (530) 581-6377

EDWARD N. BONNER
SHERIFF-CORONER-MARSHAL

STEPHEN L. D'ARCY
UNDERSHERIFF

LAW ENFORCEMENT IMPACT REPORT
Prepared by the Placer County Sheriff's Department
DAVID KEYES/FIELD OPERATIONS COMMANDER

I. NAME OF PROJECT: Riolo Vineyard (PSGR 2004 0397) Revised Part 2 of 2

II. LOCATION: Dry Creek riparian channel to the North, Walerga Rd to the East, PFE Rd to the South and Watt Ave to the West, Roseville.

III. AGENCIES/FIRM REQUESTING REPORT:

Ann Baker
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

IV. COMMERCIAL:

- A.
- B.

RESIDENTIAL

- A.
- B. 70 multiple dwelling units x 2.5 = 175 residents

V. BUDGET IMPACT:

A. Personnel (sworn)

- 1. At two (2) Deputies for every 1,000 residents
175 residents = 1,050 Deputy hours for field operations per year
(175 res. x 6.0)
- 2. Jail deputies = 212 hours per year
(175 res. x 1.21)

Total sworn hours per year: 1,262 @ 53.50 per hour = \$ 67,517.00

B. Personnel (non-sworn)

- 1. Dispatch = 7 hours per year
- 2. Records = 2 hours per year
- 3. Clerical = 1 hours per year

Total support personnel hrs per yr: 10 @ 36.50 per hour = \$ 365.00

Subject: Riolo Vineyard (PSGR 2004 0397) Revised Part 2 of 2 – Page 2

C. Equipment

Vehicles, gasoline, maintenance, printing,
Weaponry, training, jail buildings = **\$ 22,627.00**

VI. ANNUAL BUDGET INCREASE

Sworn Personnel	\$ 67,517.00
Support Personnel	\$ 365.00
Equipment, etc.	<u>\$ 22,627.00</u>

TOTAL PER YEAR \$ 90,509.00

VII. SPECIAL PROBLEMS: none noted at this time.

VIII. RECOMMENDATIONS: Many of the potential crime problems dealing with circulation systems and structures may be reduced by utilizing the concepts of "Crime Prevention Through Environmental Design" (CPTED). By working closely with law enforcement during all stages of this development, design features that encourage criminal activity can be identified and solutions found to mitigate problem designs.

IX. WILL SERVE:

The Placer County Sheriff's Department's ability to handle law enforcement needs generated by this development are dependant on the Board of Supervisors authorizing funding equivalent to the needs mentioned in this report. Without the additional personnel, equipment, etc., appropriate service will be severely impaired.

**EDWARD N. BONNER
SHERIFF/CORONER/MARSHAL**

prepared by: A. Rogers/Crime Prevention
Placer County Sheriff/Granite Bay Service Center
(916) 791-5159 08-10-06

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

BOARD OF DIRECTORS

*Pauline Rocucci • Alex Ferreira
Otis Wollan • Lowell Jarvis
Michael R. Lee
David A. Breninger, General Manager
Ed Tiedemann, General Counsel*

August 18, 2006
File No. CEQA/Dry Creek West Placer

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

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

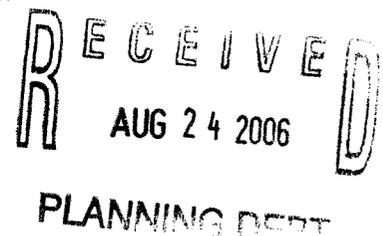
Dear Ms. Baker:

Thank you for the opportunity to review and comment on the Revised 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:

As discussed on page 10 of the NOP, 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 any potential impacts associated with the Agency's approval of the annexation.

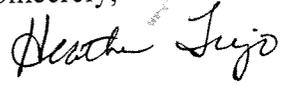
The use of reclaimed water for landscape irrigation of parks and common areas is discussed on page 10 of the NOP. The NOP indicates that reclaimed water will be used where feasible. PCWA requests reclaimed water used for irrigation purposes to the extent that wastewater is generated by the community. 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.

z.sec/kn/corr/Aug06



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

Sincerely,

A handwritten signature in black ink that reads "Heather Trejo". The signature is written in a cursive style with a small "2012" written above the "Heather".

Heather Trejo
Environmental Specialist

HT:kn



MIWOK
MAIDU

United Auburn Indian Community
of the Auburn Rancheria

JESSICA TAVARES
CHAIRPERSON

JULIE HUFF
VICE CHAIR

DAVID KEYSER
SECRETARY

DOLLY SUEHEAD
TREASURER

GENE WHITEHOUSE
COUNCIL MEMBER

August 21, 2006

Ann Baker, Principal Planner
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

Subject: Revised NOP for Riolo Vineyard Specific Plan

Dear Ms. Baker,

We recently received notification indicating that the Placer County Planning Department will prepare an Environmental Impact Report (EIR) for the Riolo Vineyard Specific Plan. As you may know, the United Auburn Indian Community is composed of Miwok and Maidu Indians with an ancestral territory encompassing Placer and Nevada Counties, and surrounding areas. We are concerned about projects that may impact our ancient burial grounds and village sites, and sites that have cultural and religious importance to us.

We request that a qualified archaeologist conduct a field survey of the project site and complete a records search at the appropriate Information Center associated with the California Historical Resources Information System. If any prehistoric cultural resources are located within the project boundaries or within a one mile radius of the project boundaries, we would like to receive a copy of the cultural resources report. We would also like the EIR to include mitigation language stating that if unanticipated discoveries of prehistoric cultural resources, including burials, are encountered during development of the Proposed Project, the United Auburn Indian Community will be contacted immediately.

Please contact our environmental consultant, Dr. Shelley McGinnis, of Analytical Environmental Services, at (916) 447-3479 if you have any questions regarding this matter.

Sincerely,

Greg Baker
Tribal Administrator

RECEIVED
AUG 24 2006

PLANNING DEPT.



City of Rocklin

RECEIVED
AUG 28 2006

3970 Rocklin Road
Rocklin, CA 95677-2720
916-625-5000
TDD 916-632-4187
www.ci.rocklin.ca.us

PLANNING DEPT.

August 25, 2006

Ann Baker, Principal Planner
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

SUBJECT: Comments on Revised Notice of Preparation (NOP) for Riolo Vineyard Specific Plan Project

Dear Ann:

Thank for you the opportunity to review the above-referenced document. The City of Rocklin has completed its review and has the following comments:

- 1) The EIR should assess water supply impacts associated with the proposed project, including impacts to groundwater supplies. In particular, the City of Rocklin is concerned about the diminishing availability of surface water in the South Placer region, the ability to supply water for growth which has already been approved or is in the planning stages for Rocklin, and how diminished surface water supplies may be further exacerbated by additional growth in the South Placer region as contemplated by this proposal.

A thorough analysis of available water supply to serve the project needs to be provided in the environmental analysis. Should expansion or improvements to existing water supply facilities be required, the environmental impacts of such must be included in the project's environmental analysis.

- 2) Similar to water supply issues, wastewater treatment capacities are based on land uses currently identified on the jurisdiction's general plans. The concern for this project involves changes to the existing land uses that could significantly impact the ability of wastewater treatment providers to serve Rocklin and the surrounding area that are currently identified and planned for urbanization.

A thorough analysis of available wastewater treatment capacity to serve the project needs to be provided in the environmental analysis. Should expansion or improvements to existing wastewater treatment facilities be required, the environmental impacts of such must be included in the project's environmental analysis.

- 3) The EIR should assess traffic impacts associated with the proposed project, including increases in traffic on local and regional roadways, level of service impacts, access and parking impacts, and impacts to/conflicts with alternative transportation policies, plans, or programs. Of particular concern is how the proposed project could affect traffic operations in and around the City of Rocklin. Prior to beginning a traffic analysis for the proposed project, the City of Rocklin strongly urges the traffic consultant to contact the City in regards to the scope of the traffic analysis.
- 4) The EIR should also assess the ability of the County to provide adequate public services and utilities for such a large-scale development proposal. While not necessarily an issue to be directly addressed in the EIR, the City does have concerns with respect to urbanized development in the County. Specifically, as proposed the project constitutes the creation of an urban area within Placer County. As such, the project will have an impact on nearby cities, particularly the City of Roseville, due to the direction connection of project streets into Roseville. Rocklin is concerned in regard to the appropriateness of whether such development should occur under the auspices of the County or if in fact such development would be better served by being part of an adjacent City. Rocklin encourages that such urbanizing areas occur within an incorporated City. This would provide the best opportunity to assure that urban service needs are met and managed.

If there are any questions or need for clarification on any of these comments, please contact David Mohlenbrok at (916) 625-5160. Thanks again for the opportunity to comment.

Sincerely,



Terry A. Richardson
Community Development Director

cc: Carlos Urrutia, City Manager
City Council Members

Matt Friedman
3210 La Madera Way
Antelope, California 95843
(916) 726-2424 mlfriedman@yahoo.com

August 28, 2006
Ms. Ann Baker
ljlawren@placer.ca.gov
Placer County Planning Department
3091 County Center Dr.
Auburn, CA 95608

Dear Ms Baker,

As a homeowner near the proposed Riolo Vineyards (SCH2005092041) project I offer the following comments on the Notice of Preparation for the project's Environmental Impact Report:

General Comment

The NOP for the Riolo Vineyards project EIR shows sensitivity to the key issues and concerns facing this project. This is crucial given that this project is one of several major project proposals being put forward for this area. These projects will have regional consequences. Careful adherence to proper resolution of environmental concerns will help this project be successful and add to the regional quality of life. It is also important to note that the current proposal will be adding more housing units while decreasing agricultural land uses.

Specific Comments

- The NOP document should adequately address the interconnection of the various transit systems.
- The document is commendable in its attention to interconnectivity. The document should fully address barriers to nonmotorized access and identify a policy regarding the interconnectivity of bicycle and pedestrian facilities throughout the plan area, and their connection to adjoining areas. While cul-de-sacs and smaller pockets of housing decrease heavy traffic in low-density residential areas it does not assist or facilitate "as the crow flies" movement for bicycles and pedestrians. The increased trip length increases the need for vehicle traffic and especially home to school trips. This is particularly true where school district provided bus transportation is based on policy of a straight-line distance from a school rather than "road distance." The lack of connectivity and distance increase could serve as a disincentive to student bike/pedestrian travel to school. This has traffic volume consequences as well as health consequences for students who could potentially walk or bike to school.

- The document should identify potential issues surrounding access to the existing Wilson R. Riles Middle School on PFE Rd. and the planned Rex Fortune Elementary that will be built immediately to the west of the Middle School. These include vehicular access and pedestrian safety.
- The document should identify traffic and address issues in Sacramento County in a similar way as was done for Placer County in the Initial Study. The improvements to Watt Ave. and Walerga as mentioned in the document should be specified as well as the overall financing plan for the improvements and the anticipated funding contribution by the Riolo Vineyards project. Attention should also be directed to major intersections along Walerga at Elverta Rd., Antelope Rd, and Elkhorn. The same set of intersections along Watt Ave. should be studied as well.
- The document is commendable for being sensitive to “transit friendly” road design, varying housing densities and grouping of facilities.
- The document should strongly focus on housing mix by type and affordability. “Entry level” housing will help assure a stable and diverse population. This is particularly true for young families who can enter the housing market and move up within the neighborhood as their means increase.
- The NOP’s sensitivity to wetlands is commendable.

Thank you for your consideration.

Sincerely,

Matt Friedman

Donald E. Wilson
3957 Weybridge Way
Antelope, California 95843

August 28, 2006
Ms. Ann Baker
ljlawren@placer.ca.gov
Placer County Planning Department
3091 County Center Dr.
Auburn, CA 95608

Dear Ms Baker,

As a homeowner near the proposed Riolo Vineyards (SCH2005092041) project I have a major concern I would like to see *****ed and, therefore, offer a comment on the Notice of Preparation for the project's Environmental Impact Report:

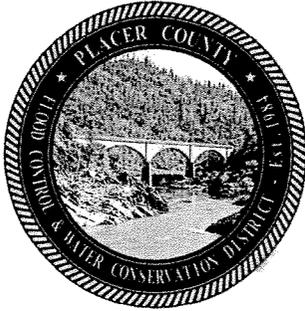
The document should identify potential issues surrounding traffic and access to the existing Wilson R. Riles Middle School on PFE Rd. and the planned Rex Fortune Elementary that will be built adjacent to the Middle School. As PFE becomes a more important thoroughfare in the area, two schools with young children in the vicinity will become a safety nightmare if not planned for accordingly.

The document should identify traffic and ***** issues in Sacramento County in a similar way as was done for Placer County in the Initial Study. The improvements to Watt Ave. and Walerga as mentioned in the document should be specified as well as the overall financing plan for the improvements and the anticipated funding contribution by the Riolo Vineyards project. Attention should also be directed to major intersections along Walerga at Elverta Rd., Antelope Rd, and Elkhorn. The same set of intersections along Watt Ave. should be studied as well.

Thank you for your consideration.

Sincerely,

Donald E. Wilson



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brian Keating, District Engineer
Andrew Darrow, Development Coordinator

August 28, 2006

Ann Baker, Principal Planner
Placer County
Community Development/Resource Agency
3091 County Center Drive
Auburn, CA 95603

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

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.
 - b.) Overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities.
 - c.) 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 future environmental documents for the subject project. Please call me at (530) 745-7541 if you have any questions regarding these comments.

Andrew Darrow, P.E.
Development Coordinator

d:\data\letters\cn06-224.doc

To: Ann Baker
abaker@placer.ca.gov
Placer County Planning Department
3091 County Center Drive
Auburn, CA-95603

August 29, 2006

Subject: Revised Notice of Preparation (NOP) of a Draft Environmental Impact Report

Project Title: Riolo Vineyard Specific Plan.

Our property located at 5525 PFE Road, Roseville CA-95747 (Assesment Parcel # 023-210-011-000) is south of this project and is currently designated by the Dry Creek/West Placer Community Plan as residential. The land use designation is RS-AG-B-20-PD. In future we plan on developing the 3.9 Acres and apply to propose the development of multiple residential units. We request that the following Utilities and Service Systems be developed and designed to accommodate the needs for our future application and development;

1. Sanitary Sewers – Dry Creek Waste Water Treatment Plant (WWTP) include the gravity sewer lines, lift stations, force mains and any upgrades to the existing force mains.
2. Storm Drainage – drain to Dry creek.
3. Potable Water – The Placer County Water Agency (PCWA) develop the permanent pump facility.
4. Electric Service – The Sacramento Municipal Utility District (SMUD) provide electricity to this area of Placer County and the construction of electric substation.

Thanks for the opportunity to review this document and provide comments. We are also sending you these comments via email.

Sincerely,

Signed by

Jasvinderjit and Jaswinder Bhullar
5525 PFE Road
Roseville, CA-95747
Parcel # 023-210-011-000

Mailing address;
1081 Caragh Street
Roseville, CA-95747
Email: jbhullar62@yahoo.com
Home: 916-771-7381 Cell: 916-871-8012



PLACER COUNTY
TRANSPORTATION
PLANNING AGENCY

August 29, 2006

Ann Baker, Principal Planner
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

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
RON MCINTYRE
Citizen Representative
CELIA MCADAM
Executive Director

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

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

Dear Ms. Baker:

Proposed Project

The proposed specific plan would allow up to 932 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 (ALUCP) 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 ALUCP does not apply to the proposal.

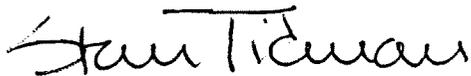
However, Sacramento County created an Airport Planning Policy Area (APPA) around McClellan Airport, which is a boundary line beyond the airport's 60 CNEL noise contours. The APPA was developed to address overflight concerns. In Sacramento County, new residential development proposals are being conditioned to dedicate aviation easements¹.

The Sacramento Area Council of Governments (SACOG) is conducting an update to the McClellan Field Airport Land Use Compatibility Plan. The update's adoption by the SACOG Board has been tentatively scheduled for Spring 2007.

Draft maps presented at the update's first Technical Advisory Committee (TAC) meeting illustrated the APPA extending into Placer County over the proposed specific plan area. 'Placer' jurisdictions (Placer County ALUC, City of Roseville, and Placer County) have raised concerns with the APPA, its potential extension over Placer County, aviation easements, and several other McClellan issues.

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
Sandy Hesnard, Caltrans – Division of Aeronautics
Monica Newhouse, Sacramento County Airport System
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 TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE

Venture Oaks -MS 15

P.O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 274-0634

FAX (916) 274-0648

TTY (530) 741-4509

*Flex your power!
Be energy efficient!*

August 29, 2006

06PLA0090

Revised Notice of Preparation (NOP)

Riolo Vineyards Specific Plan

SCH #2005092041

Request for Comments

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 Revised Notice of Preparation for the Riolo Vineyards Specific Plan. Our comments regarding this Revised Notice of Preparation are as follows:

Traffic Operations and Modeling

- This specific plan development could generate approximately 550 AM and 670 PM peak hour trips respectively. A Traffic Impact Study (TIS) should be undertaken to identify any traffic impacts to Interstate 80 (I-80), State Route (SR) 99/70, and SR 65 and the following interchanges: 80/Watt Ave, 80/Elkhorn Blvd./Greenback Lane, 80/Antelope Rd., 80/Riverside Ave, 80/Auburn Blvd., 80/Douglas Blvd, SR 99/70/Elverta Rd., SR99/70/Riego Rd, SR99/70/Elkhorn Blvd., and SR65/Pleasant Grove Blvd. The TIS should consider traffic impacts to the mainlines, interchanges, ramps, and ramp intersections, which includes I-80 from Watt Ave. to SR 65, and SR 65 from the I-80 Interchange to Industrial Ave. The "Guide for Preparation of Traffic Impact Studies" can be found on our website at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/>. Please submit the scope of the TIS for our review before the Study begins. We are willing to meet with project and County representatives to discuss refinements to the State Highway System locations that will be included in the TIS.
- The traffic model assumptions for the TIS should make reasonable assumptions regarding the capacity of the state and local transportation system so that the model accurately assigns traffic to appropriate roadways. This would include expanding capacity of the State Highway System, if needed, to maintain an acceptable level of service with the addition of project and cumulative traffic.

Ms. Ann Baker
August 29, 2006
Page 2 of 2

- We strongly support the goal of working toward an efficient jobs and housing balance. However, the traffic model must use realistic assumptions regarding residential and employment locations based on current regional commuting patterns and reasonable assumptions about future activities that may affect the jobs and housing balance.

Hydrology

- This project proposes to develop housing in a floodplain, which has significant flooding impacts and discharges into Dry Creek. There is no reference of retention/detention of storm water in order to maintain post project runoff volumes at, or below, pre-project levels. If the additional storm water runoff generated is discharged into Dry Creek, water surface elevations could rise in Dry Creek causing back up of waters upstream, and possibly flooding both upstream and downstream. Upstream of the development, State Highway facilities at I-80 could possibly be affected adversely by the additional water discharge.
- Please submit a drainage report and plans to our office, which include pre-project and post-project flows with back up calculations. Any questions and document submittals regarding hydraulic issues may be addressed to Mr. Gurdeep Bhattal, Caltrans District 3 Hydraulics Branch, 703 B St. Marysville, CA 95901, or (530) 740-4830.

Please contact Bob Justice at (916) 274-0616 to discuss the scope of the TIS and, if needed, to schedule a meeting to discuss the TIS.

Sincerely,



MARLO TINNEY, Chief
Office of Transportation Planning – East

cc: State Clearinghouse
Placer County Transportation Planning Agency



Community Development

311 Vernon Street
Roseville, California 95678-2649

August 29, 2006

Ann Baker, Principle Planner
Placer County Planning Department
3091 County Center Drive
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, 2006 Revised Notice of Preparation (NOP) issued for the Riolo Vineyard Specific Plan draft EIR. In addition to the City's previous comments (provided as Attachment 1), we offer the following comments for your consideration based on the information provided.

Section 3.5.3 Circulation

1. 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. This analysis should consider development within Placer Ranch, Placer Vineyards, De LaSalle/Regional University, Curry Creek, Brookfield Specific Plan Areas, and the City of Roseville MOU Remainder area – including Curry Creek and Sierra Vista Specific Plans. 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.
2. The EIR Analysis should consider near term impacts at the intersection of Fiddymont, Walerga, and Baseline Roads, and include appropriate mitigation.

Section 3.5.4.1, Sanitary Sewers

3. The EIR should 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 using the technical memorandums prepared by RMC for the Regional Wastewater and Recycled Water Systems Evaluation Project. Compare the densities for the proposed project to those assumed by RMC.

Section 3.5.4.3, Water

4. It appears this project relies on wheeling PCWA water through the City of Roseville's (City) distribution system. It is unclear if this is a short term or long term water supply

strategy. 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 Fiddymont. 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. If wheeling through Roseville is a short term strategy, the project must address a long term solution (e.g. the Sacramento River Diversion).

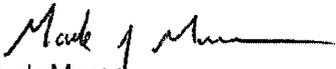
5. Please be aware that the project will only receive recycled water in an amount that is equal to or less than the volume of wastewater that is produced by the plan area at the DCWWTP. Wastewater generation and recycled water supply should be based on the RMC updated generation rates. This will likely require the plan area to provide a storage tank and booster pump station to distribute the recycled water to the plan area. The tank needs to be sized for the peak July day demand for recycled water.

Police and Fire Services

6. The Placer County General Plan "encourages" local fire protection agencies to maintain an ISO rating of 4 within urban areas. Currently, the ISO rating for the Placer County Fire Department/CDF area is 5 within 1,000 feet of a fire hydrant and 8 in a rural area such as the Riolo Vineyard project area. The Roseville Fire Department has an ISO rating of 3. A higher ISO rating will likely result in a higher number of mutual air response calls. The Riolo Vineyard project area should strive to achieve the same level of fire protection for this urban development as compared to similar neighboring development projects to ensure the Roseville Fire Department is not impacted.

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 Morsel
Environmental Coordinator

Attachment 1: Original Comments on the Riolo Vineyard Specific Plan



Attachment 1

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 Fiddymont. 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.

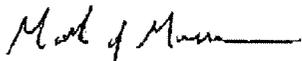
Schools/Other

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



Community Development

311 Vernon Street
Roseville, California 95678-2649

August 31, 2006

Ann Baker, Principle Planner
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

Via: *Fax and Regular Mail*

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

Subject: Riolo Vineyard Specific Plan – Revised NOP Comments

Dear Ms. Baker:

When the City of Roseville submitted comments to your attention on August 29, 2006 a section on Transportation was inadvertently left out. We request that these additional comments be addressed in the Draft Environmental Impact Report.

Section 3.5.3 Circulation

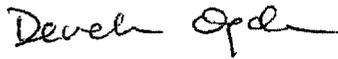
1. **From Prior Comment Letter (with revisions):** The County's General Plan identifies Watt Avenue as a Transit Corridor. However, this area is not served by Placer County Transit or Roseville Transit. The EIR should address the Specific Plan's ability to facilitate in the short run standard transit services (e.g. fixed route transit, dial-a-ride, commuter service) as well as future transit concepts (e.g., bus rapid transit (BRT), light rail, etc.) including the provision of right-of-way dedication, transit stop locations, and operation costs. The EIR should also evaluate the cumulative effect of this project on transit demand when considered in relation to other large specific plan projects in the area, including Placer Vineyards, Curry Creek, and Regional University. Also, the EIR should evaluate the land uses within 1/4 to 1/2 mile of Watt Avenue to determine if their type and density will support Bus Rapid Travel (BRT) and whether a transit/BRT stop should be provided at the intersection of Watt Avenue and PFE Road.
2. The EIR should evaluate the project's consistency with the SACOG Blueprint goals in regards to transportation choices.
3. The EIR should include mitigation and evaluate project alternatives to reduce vehicle miles traveled. In particular, the EIR should discuss connectivity between land uses and connectivity to transit and trails. The EIR should also include mitigation to modify development policies as necessary to enhance pedestrian and bicycle connections.
4. The EIR should evaluate the safety of crossings of the regional trail at Watt Avenue and Walerga Road. Given the size of these roads, grade-separated crossings under the roads should be provided. The project should also include access to the regional trail

midway between Walerga Road and Watt Avenue, and a pedestrian bridge from the regional trail to the north side of Dry Creek.

5. The EIR should evaluate the safety of pedestrian and bicycle routes to schools that children within the project will attend.
6. The EIR should evaluate the effect of increased vehicular traffic and project road improvements on bicycle travel along Watt Avenue, Walerga Road, and PFE Road. These roads should include Class 2 bike lanes designed to increase safety and comfort of bicyclists. The plan should also provide on-street bike routes internal to the subdivision. Specifically, there is an opportunity for a Class II or III bike route on the road that runs west to east from Watt Avenue to Walerga Road adjacent to the open space.

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,



Derek Ogden
Associate Environmental Specialist

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ATKINSON ANDELSON

PAGE 02/03

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

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OUR FILE NUMBER:

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 1058114

September 8, 2006

**VIA FACSIMILE (530) 886-3080
 AND FIRST CLASS MAIL**

ATTORNEY-CLIENT PRIVILEGE

Ms. Ann Baker
 Placer County Planning Department
 3091 County Center Drive
 Auburn, CA 95603

Re: Riolo Vineyards Revised Specific Plan EIR, SCH #2005092041

Dear Ms. Baker:

Thank you for forwarding the Revised Notice of Preparation ("NOP") for the Riolo Vineyards Specific Plan draft Environmental Impact Report ("EIR") to the attention of this firm's client, Center Unified School District ("District"). It is my understanding that the Riolo Vineyard Specific Plan ("Plan") proposes to develop a residential community comprised of approximately 437 gross acres located along PFE Road between Watt Avenue and Walerga Road south of the Dry Creek Corridor. Further, I understand that project developer, PFE Investors, LLC ("Developer") proposes that this community be, among other things, a mixed residential community of up to 805 units comprised of single-family and multi-family residential units.

Pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15082(b), the District sets forth its comments and response to the NOP as follows:

First, due to the fact that the District anticipates that students residing within the proposed residential community will attend Rex Fortune Elementary School ("School"), the Plan must consider the adequacy of utilities at the School site. Presently, there are no utilities at the School site. Thus, the Plan must consider and finance the installation of underground utility lines, including, but not limited to, sewer and water lines, in front of the school on PFE road before the residential community construction commences.

Further, despite the fact that it is anticipated that Rex Fortune Elementary School has the capacity to house new students, there is a possibility that the Plan will create overcrowding of District schools. Specifically, the proposed development would consist of approximately 805 mixed single-family and multi-family residential units, resulting in a significant increase of

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ATKINSON ANDELSON

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ATKINSON, ANDELSON, LOYA, RUUD & ROMO

Ms. Ann Baker
September 8, 2006
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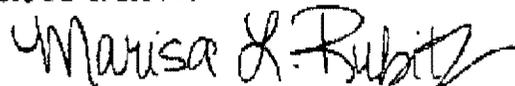
children within the District. Therefore, a potential impact of the Plan is to create major overcrowding of District schools before new schools are able to be built. Accordingly, interim student classroom facilities for the students residing within the proposed development must be considered.

Additionally, the Plan has the potential to create a significant increase in the volume of traffic near already existing schools and new schools that will be built in the area, and the impact that the Plan will have on the appropriate signage and road conditions must be considered. In particular, the Plan must take into account whether the District can appropriately accommodate the increase in population and transportation routes. Specifically, a plan of such significance has the potential of negatively impacting the District unless the Plan considers the following factors: proper traffic lights and signage for automobiles, bike riders, and pedestrians; adequate sidewalks for pedestrians; acceleration, deceleration, and turn lanes; ingress and egress routes for emergency vehicles; adequate on-site and off-site parking capacity; and implementation of design features that do not create hazards or safety concerns with the current state of the existing area. Further, the Plan must take into account that the District will not be financially responsible for any Plan-related improvements that are not directly in front of the School site.

Notwithstanding the above, the District is confident that the majority of its concerns can adequately be addressed by implementing minor modifications to the Plan and by means of a Developer Agreement. The District looks forward to working with the County and the Developer to facilitate the needs of all parties involved with regard to the proposed Plan.

Sincerely,

ATKINSON, ANDELSON, LOYA,
RUUD & ROMO



By

Marisa L. Rubitz

MLR:cs

cc: Mr. John Loehr, Center Unified SD
Mark S. Williams

To: Ann Baker
abaker@placer.ca.gov
Placer County Planning Department
3091 County Center Drive
Auburn, CA-95603

August 29, 2006

Subject: Revised Notice of Preparation (NOP) of a Draft Environmental Impact Report

Project Title: Riolo Vineyard Specific Plan.

Our property located at 5525 PFE Road, Roseville CA-95747 (Assesment Parcel # 023-210-011-000) is south of this project and is currently designated by the Dry Creek/West Placer Community Plan as residential. The land use designation is RS-AG-B-20-PD. In future we plan on developing the 3.9 Acres and apply to propose the development of multiple residential units. We request that the following Utilities and Service Systems be developed and designed to accommodate the needs for our future application and development;

1. Sanitary Sewers – Dry Creek Waste Water Treatment Plant (WWTP) include the gravity sewer lines, lift stations, force mains and any upgrades to the existing force mains.
2. Storm Drainage – drain to Dry creek.
3. Potable Water – The Placer County Water Agency (PCWA) develop the permanent pump facility.
4. Electric Service – The Sacramento Municipal Utility District (SMUD) provide electricity to this area of Placer County and the construction of electric substation.

Thanks for the opportunity to review this document and provide comments. We are also sending you these comments via email.

Sincerely,

Signed by

Jasvinderjit and Jaswinder Bhullar
5525 PFE Road
Roseville, CA-95747
Parcel # 023-210-011-000

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