

Riolo Vineyard Specific Plan



FINAL ENVIRONMENTAL IMPACT REPORT

Prepared for:
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Planning Department
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URS

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1-1
1.1 ORGANIZATION OF THE FEIR.....	1-1
1.2 SUMMARY OF PUBLIC PARTICIPATION PROCESS.....	1-2
2.0 SUMMARY OF IMPACTS AND MITIGATION MEASURES	2-1
3.0 WRITTEN COMMENTS AND RESPONSES	3-1
3.1 COMMENT LETTERS	3-1
3.2 PUBLIC HEARING COMMENTS.....	3-75
4.0 REVISIONS TO DEIR.....	4-1
5.0 LIST OF PREPARERS.....	5-1
5.1 PLACER COUNTY.....	5-1
5.2 URS CORPORATION	5-1
5.3 SUBCONSULTANTS.....	5-1
6.0 DISTRIBUTION LIST	6-1
6.1 FEDERAL.....	6-1
6.2 STATE	6-1
6.3 COUNTIES.....	6-2
6.4 CITY	6-4
6.5 OTHER AGENCIES	6-5
6.6 OTHER AGENCIES/ORGANIZATIONS.....	6-5
6.7 INDIVIDUALS.....	6-6
7.0 REFERENCES	7-1

LIST OF TABLES

Table 2-2	Impact Summary Table – Proposed Project
Table 3-1	Project Trip Distribution
Revised Table 9-27	A.M. Peak Hour Levels of Service at Study Intersections – State Highway Existing Plus Project Conditions – PFE Road Open
Revised Table 9-28	P.M. Peak Hour Levels of Service at Study Intersections – State Highway Existing Plus Project Conditions – PFE Road Open
Revised Table 9-38	A.M. Peak Hour Levels of Service at Study Intersections – State Highway Existing Plus Project Conditions – With PFE Road Closed
Revised Table 9-39	P.M. Peak Hour Levels of Service at Study Intersections – State Highway Existing Plus Project Conditions – With PFE Road Closed
Revised Table 9-49	A.M. Peak Hour Levels of Service at Study Intersections – State Highway Cumulative Plus Project Conditions – PFE Road Open
Revised Table 9-50	P.M. Peak Hour Levels of Service at Study Intersections – State Highway Cumulative Plus Project Conditions – PFE Road Open

Revised Table 9-61	A.M. Peak Hour Levels of Service at Study Intersections – State Highway Cumulative Plus Project Conditions – PFE Road Closed
Revised Table 9-62	P.M. Peak Hour Levels of Service at Study Intersections – State Highway Cumulative Plus Project Conditions – PFE Road Closed

LIST OF FIGURES

Revised Figure 3-12	Conceptual Vehicular Circulation
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ACRONYMS

AF/yr	acre-feet per year
ALS	advanced life support
BMP	best management practice
Cal-Am	California American Water Company
CEQA	California Environmental Quality Act
CHP	California Highway Patrol
CSA	Community Service Area
DEIR	Draft Environmental Impact Report
DTSC	Department of Toxic Substances Control
DWF	dry weather flow
EB	eastbound
EIR	Environmental Impact Report
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
GPM	gallons per minute
I-80	Interstate 80
ISO	Insurance Services Office, Inc.
LAO	Legislative Analyst's Office
LID	Low Impact Development
LOS	Level of Service
MGD	million gallons per day
MVA	Motor Vehicle Account
NB	northbound
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
PCWA	Placer County Water Agency
RMC	RMC Water and Environment
SB	southbound
SMUD	Sacramento Municipal Utility District
SPWA	South Placer Wastewater Authority
SR	State Route
SSWD	Sacramento Suburban Water District
SWMP	Stormwater Management Plan
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WB	westbound
WQO	Water Quality Order
WWTP	Wastewater Treatment Plant

1.0 INTRODUCTION

This Final Environmental Impact Report (FEIR), in combination with the Draft Environmental Impact Report (DEIR) dated January 25, 2008, is the FEIR for the proposed Riolo Vineyard Specific Plan project. The DEIR was circulated for public comment from January 25, 2008, through March 10, 2008, in compliance with the California Environmental Quality Act (CEQA). A public hearing to receive comments on the DEIR was held on February 28, 2008, as described in more detail below.

This document contains public comments received on the DEIR, which consisted of letters received by the Placer County Planning Department. All of these comments are included in this FEIR, as are responses to those comments.

Upon acceptance of the FEIR by the County staff, a meeting will be held with the Dry Creek/West Placer Municipal Advisory Committee and the Agriculture Commission. After these two meetings, the County Planning Commission will consider the proposed project and the Environmental Impact Report (EIR) at a regularly scheduled public meeting. The Planning Commission will consider making a recommendation to the Placer County Board of Supervisors regarding the proposed project. The Board of Supervisors will consider certification of the FEIR and approval of the project or one of the alternatives to the project at a public hearing at a future date which has not been scheduled, but which will be noticed in accordance with law.

1.1 ORGANIZATION OF THE FEIR

This FEIR for the Riolo Vineyard Specific Plan is organized into seven chapters:

- Chapter 1 Introduction.** This chapter provides information on the contents of the FEIR and summarizes public participation to date.
- Chapter 2 Summary of Impacts and Mitigation Measures.** This chapter Table 2-2, Impact Summary Table – Proposed Project, from the DEIR. There are no changes to impacts or mitigation measures identified in this FEIR.
- Chapter 3 Comments and Responses.** The eleven comment letters received by the Planning Department on the DEIR are reproduced in Chapter 3 and annotated with letter and comment numbers. Responses to the identified comments follow each letter. Responses generally provide clarifications to the DEIR, and occasionally include changes or additions to the text of that document.
- Chapter 4 Text changes to the DEIR.** This chapter summarizes the text changes to the DEIR, including changes identified in various responses in Chapter 3 and corrections of minor typographical errors.
- Chapter 5 List of Preparers**
- Chapter 6 Distribution List**
- Chapter 7 References**

1.2 SUMMARY OF PUBLIC PARTICIPATION PROCESS

A Notice of Preparation (NOP) and Initial Study for the DEIR was issued on November 1, 2005. This information was included as Appendix B of the DEIR. Comment letters received from agencies and the public during the comment period were reviewed by the Planning Department and were also included in Appendix B of the DEIR.

A Public Scoping Meeting for the DEIR was held on October 5, 2005. Questions regarding clarification of the proposed land use plan were received and answered at that meeting. Environmental questions included the following topics:

- Rezoning the Frisvold property after the Specific Plan and EIR are finalized;
- Effects on property across PFE Road and outside of the Specific Plan area;
- Drainage Plan and effects on the Singh parcel;
- Hookups for program-level parcels to sewer systems;
- Effects of the pumping station;
- Plans to widen Watt Avenue, and phasing for widening PFE Road;
- Schedule and process for environmental review;
- Environmental constraints to growth;
- Inaccuracies in parcel acreage as presented on the plan area map; and
- Land use compatibility with existing agriculture.

A revised NOP was released for public comment on July 28, 2006 to reflect updated information provided by the Applicant and related changes to the project description. These changes include an increase in the total number of residential units and the analysis at the programmatic level of seven parcels that are no longer controlled by the Applicant. This information was included as Appendix C of the DEIR. Comment letters received during the comment period for this revised NOP were reviewed by the Planning Department and included in Appendix C of the DEIR.

The DEIR was released for public comment on January 25, 2008. The Distribution List was included in the DEIR as Chapter 19, and a Notice of Completion was filed at the State Clearinghouse and posted with the County Clerk. Copies were also made available for public review at the Planning Department, the Auburn/Placer County Library at 350 Nevada Street, Auburn, CA, and at the County's web site: www.placer.ca.gov. The public comment period ended on March 10, 2008.

CEQA Guidelines Section 15087 (i), Public Review of DEIR, states: "Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged...as part of the CEQA process." The County conducted a public hearing on the Riolo Vineyard Specific Plan DEIR before the Planning Commission on February 28, 2008. Public notices were mailed to property owners of record within 400 feet of the project site and all persons commenting on the NOP. A public hearing notice was also published in the January 25, 2008, issue of the *Sacramento Bee* and the January 26, 2008, issue of the *Press-Tribune*. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. No spoken or written comments on the DEIR were received at this hearing.

All parties who provided written comments on the DEIR will receive a copy of this FEIR, which contains responses to their comments.

This FEIR will be the subject of a Placer County Board of Supervisors hearing anticipated in Fall 2008 for final action on the project and certification of the EIR. Notices of this hearing will be sent to property owners of record within 400 feet of the project site, all persons commenting on the NOP, and all persons commenting on the DEIR.

2.0 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 2-2, Impact Summary Table – Proposed Project, originally provided in Chapter 2 of the DEIR, is reproduced in this chapter. Because no impacts or mitigations measures have been revised, no changes were made to this table, except for minor corrections identified in Chapter 4.

**Table 2-2
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
LAND USE				
4-1: Conversion of existing land use designated Open Space to Urban land uses	Less than Significant	None Warranted		
4-2: Compatibility with surrounding land uses	Less than Significant	None Warranted		
4-3: Inconsistency with plans and policies	Potentially Significant	As Specified in Other Chapters ----- Less than Significant with Adoption of Proposed Plan Amendments	None	Less than Significant with Adoption of Proposed Plan Amendments
4-4: Permanent loss of farmland	Significant	None	None	Significant and Unavoidable
4-5: Compatibility with adjacent Agricultural uses on project-level parcels	Potentially Significant	Mitigation Measures 4-5a (Design project elements to buffer the project from adjacent agricultural uses) and 4-5b (Notify residential property owners of County’s Right-to-Farm Ordinance) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
4-6: Land use conflicts due to the project's proposed electrical substation	Potentially Significant	None ----- Potentially Significant	Mitigation Measures 4-6a (Install a community wall along the south and east sides of the lot where the electrical substation would be located) and 4-6b (install a split-face style wall along the north and west sides of the lot where the electrical substation would be located)	Less than Significant
4-7: Compatibility with adjacent Agricultural uses on program-level parcels	Potentially Significant	Mitigation Measures 4-7a (Implement Mitigation Measure 4-5a: Design project elements to buffer the project from adjacent agricultural uses) and 4-7b (Implement Mitigation Measure 4-5b: Notify residential property owners of County's Right-to-Farm Ordinance) ----- Less than Significant	None	Less Than Significant
4-8: Williamson Act Contract cancellation	Significant	None	None	Significant and Unavoidable
POPULATION, EMPLOYMENT, AND HOUSING				
5-1: Increase the population of unincorporated Placer County	Less than Significant	None Warranted		
5-2: Exceed regional population projections	Less than Significant	None Warranted		

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
5-3: Development of project level parcels would increase the demand/need for affordable housing [While CEQA does not require that the induced need for affordable housing be addressed, the County has determined that affordable housing is an important issue that should be identified and analyzed in this environmental document.]	Potentially Significant	Mitigation Measure 5-3a (Comply with Placer County's 10 percent requirement for affordable housing on project-level parcels) ----- Less than Significant	None	Less than Significant
5-4: Displacement of existing dwelling units on project-level parcels	Significant	Mitigation Measure 5-4a (Contribute a fair share to compensation/relocation assistance associated with Watt Avenue improvements) ----- Less than Significant	None	Less than Significant
5-5: Development of program-level parcels would increase the demand/need for affordable housing	Potentially Significant	Mitigation Measure 5-5a (Comply with Placer County's 10 percent requirement for affordable housing on program-level parcels) ----- Less than Significant	None	Less than Significant
5-6: Displacement of existing dwelling units on program-level parcels	Potentially Significant	None ----- Potentially Significant	Mitigation Measure 5-6a (Contribute a fair share to compensation/relocation assistance on program-level parcels, if required)	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
BIOLOGY				
6-1: Loss of jurisdictional and potentially non-jurisdictional wetlands and other waters of the U.S. on project-level parcels	Significant	Mitigation Measures 6-1a (Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements), 6-1b (Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction), 6-1c (Implement Best Management Practices to avoid wetland impacts during construction), and 6-1d (Design final drainage master plan facilities to ensure that drainage features will avoid impacts to wetlands and other jurisdictional waters) ----- Less than Significant	None	Less than Significant
6-2: Temporary loss of jurisdictional wetlands and other waters of the U.S.	Significant	Mitigation Measure 6-2a (Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) Significance After Mitigation	Recommended (by EIR)	
6-3: Potential loss of special-status plant species populations	Potentially Significant	Mitigation Measure 6-3a (Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate) ----- Less than Significant	None	Less than Significant
6-4: Potential loss of habitats used by special-status vernal pool branchiopods	Potentially Significant	Mitigation Measure 6-4a (Avoid and compensate for potential impacts to special-status branchiopods) ----- Less than Significant	None	Less than Significant
6-5: Potential degradation of aquatic habitats used by special-status fish species	Potentially Significant	Mitigation Measures 6-5a (Provide 100-foot buffer around Dry Creek during construction), 6-5b (Implement Mitigation Measure 14-4a: Design onsite and offsite pipelines to have watertight joints per Placer County Standards), and 6-5c (Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction) ----- Less than Significant	None	Less than Significant

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
6-6: Loss and degradation of aquatic habitats potentially used by the western pond turtle	Potentially Significant	Mitigation Measure 6-6a (Avoid potential impacts to western pond turtle) ----- Less than Significant	None	Less than Significant
6-7: Loss of wetlands and grasslands that may be occupied by the western spadefoot	Potentially Significant	Mitigation Measures 6-7a (Implement Mitigation Measure 6-1a: Compensate for loss of jurisdictional wetland in accordance with Corps Section 404 Permit) and 6-7b (Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction) ----- Less than Significant	None	Less than Significant
6-8: Removal of suitable roosting and nesting habitats for special-status bat species	Potentially Significant	Mitigation Measure 6-8a (Avoid potential impacts to special-status bat species) ----- Less than Significant	None	Less than Significant
6-9: Potential loss of habitats suitable for the American badger	Potentially Significant	Mitigation Measure 6-9a (Avoid potential impacts to the American badger) ----- Less than Significant	None	Less than Significant
6-10: Potential loss of habitats used by foraging Swainson's hawks	Potentially Significant	Mitigation Measure 6-10a (Compensate for loss of Swainson's hawk foraging habitat) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
6-11: Potential loss or disturbance of burrows used by nesting burrowing owls	Potentially Significant	Mitigation Measure 6-11a (Avoid potential impacts to breeding burrowing owls) ----- Less than Significant	None	Less than Significant
6-12: Mortality of nesting bird species that are protected under the Migratory Bird Treaty Act or the CDFG Code	Potentially Significant	Mitigation Measure 6-12a (Prevent disturbance of nesting raptors) ----- Less than Significant	None	Less than Significant
6-13: Loss of native trees that are protected under the Placer County Tree Preservation Ordinance	Significant	Mitigation Measures 6-13a (Comply with Placer County Tree Preservation Ordinance) and 6-13b (Protect existing native trees not proposed for removal) ----- Less than Significant	None	Less than Significant
6-14: Loss of trees within the Doyle Ranch mitigation site	Potentially Significant	Mitigation Measures 6-14a (Compensation for the removal of trees within the Doyle Ranch mitigation site) and 6-14b (Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction) ----- Less than Significant	None	Less than Significant

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
6-15: Disturbance to wildlife migration corridors during construction	Potentially Significant	Mitigation Measure 6-15a (Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction) ----- Less than Significant	None	Less than Significant
6-16: Degradation of designated Open Space	Potentially Significant	Mitigation Measures 6-16a (Avoid degradation of sensitive aquatic resources due to floodplain excavation) and 6-16b (Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction) ----- Less than Significant	None	Less than Significant
6-17: Potential loss or disturbance of elderberry shrubs that may be occupied by the valley elderberry longhorn beetle	Potentially Significant	None ----- Potentially Significant	Mitigation Measures 6-17a (Protect existing elderberry shrubs) and 6-17b (Compensation for impacts to elderberry shrubs)	Less than Significant

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
6-18: Potential loss of wetlands on program-level parcels	Potentially Significant	None ----- Potentially Significant	Mitigation Measures 6-18a (Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant), 6-18b (Implement Mitigation Measure 6-1a: Compensate for loss of jurisdictional wetland in accordance with Corps Section 404 permit and RWQCB requirements), and 6-18c (Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction)	Less than Significant
6-19: Loss of non-jurisdictional seasonal wetland	Less than Significant	None Warranted		Less than Significant
CULTURAL RESOURCES				
7-1: Damage to potentially important known archaeological resources during construction	Potentially Significant	Mitigation Measures 7-1a (Cap resource area with layer of soil prior to construction); 7-1b (Conduct subsurface testing); and 7-1c (Conduct data recovery excavation) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
7-2: Damage to cultural resources if inadvertently exposed during construction	Potentially Significant	Mitigation Measures 7-2a (Comply with the recommendations of a qualified professional archaeologist if cultural resources are inadvertently exposed during construction); 7-2b (Implement Mitigation Measure 7-1b: conduct subsurface testing); and 7-2c (Implement Mitigation Measure 7-1c: conduct data recovery excavation) ----- Less than Significant	None	Less than Significant
7-3: Damage to paleontological resources inadvertently exposed during construction	Potentially Significant	Mitigation Measures 7-3a (Retain a qualified professional paleontologist to conduct periodic construction monitoring during grading activities and salvage fossils as necessary) and 7-3b (If paleontological resources are identified at a particular site, the project manager shall cease operation until a qualified professional can provide an evaluation) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
VISUAL RESOURCES				
8-1: Temporary and long-term visual impacts due to construction	Potentially Significant	Mitigation Measures 8-1a (Limit construction activities in the vicinity of the Roseville Cemetery); 8-1b (Replace visual and glare screening of adjacent residences affected by project road-related construction); and 8-1c (Replace/plant native oaks within roadway rights-of-way and at gateway features) ----- Potentially Significant	None	Potentially Significant
8-2: View obstruction and change to landscape character for motorists on adjacent roadways	Significant	Mitigation Measures 8-2a (Implement open space preservation, tree replacement, site landscaping, and project design measures), 8-2b (Implement construction of Dry Creek Trail, other trails, and vineyards), and 8-2c (Implement Mitigation Measure 8-1c: Replace/plant native oaks within roadway rights-of-way and at gateway features) ----- Short Term: Less than Significant Long Term: Beneficial	None	Short Term: Less than Significant Long Term: Beneficial

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
8-3: Visual intrusion and adverse change in visual character due to new residences in views from Roseville Cemetery	Potentially Significant	Mitigation Measures 8-3a (Provide a visual buffer between cemetery and adjacent homes) ----- Short Term: Less than Significant Long Term: Beneficial	None	Short Term: Less than Significant Long Term: Beneficial
8-4: Increase in night light and glare	Potentially Significant	Mitigation Measures 8-4a (Implement proposed light and glare mitigation measures) and 8-4b (Implement light and glare measures to eliminate all direct uplighting and direct offsite light trespass) ----- Less than Significant	None	Less than Significant
8-5: Visual intrusion due to the project's proposed electrical substation	Potentially Significant	Mitigation Measures 8-5a (Install a community wall along the south and east sides of the lot where the electrical substation would be located), 8-5b (Provide landscaped buffer plantings around substation), and 8-5c (Implement Mitigation Measure 4-6b: Install a split-face style wall along the north and west sides of the lot where the electrical substation would be located) ----- Less than Significant	None	Less than Significant
TRANSPORTATION AND CIRCULATION				
9-1: Short-term traffic impacts related to construction	Potentially Significant	Mitigation Measure 9-1a (Prepare and implement a Construction Traffic Management Plan) ----- Less than Significant	None	Less than Significant

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
9-2: Under Existing Plus Project conditions with PFE Road open, the proposed project would cause Walerga Road south of the Dry Creek Bridge to experience a volume to capacity ratio increase at a substandard LOS condition, Walerga Road south of the Dry Creek Bridge to experience a volume to capacity ratio increase at a substandard LOS condition, and Walerga Road south of PFE Road to operate at LOS F conditions	Significant	Mitigation Measures 9-2a (Pay an in lieu fee and construct Walerga Road frontage improvements from the Dry Creek Bridge to the Placer County line) and 9-2b (Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road) ----- Potentially Significant	None	Potentially Significant
9-3: Under Existing Plus Project conditions with PFE Road open, the proposed project would cause the following intersections to operate at LOS F: Locust Road at Baseline Road and Watt Avenue at PFE Road, and would cause the volume to capacity ratio to increase at Watt Avenue at Baseline Road, Walerga Road at Baseline Road, and Walerga Road at PFE Road, which already operate at substandard LOS conditions	Significant	Mitigation Measures 9-3a (Contribute a fair share to widen the intersections of Locust Road and Baseline Road, Watt Avenue and Baseline Road, and Walerga Road and Baseline Road) and 9-3b (Contribute a fair share or widen the intersections of Watt Avenue and PFE Road, and Walerga Road and PFE Road) ----- Potentially Significant	None	Potentially Significant
9-4: Under Existing Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes on City of Roseville intersections	Less than Significant	None Warranted		
9-5: Under Existing Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes on Sacramento County roadway segments	Less than Significant	None Warranted		

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
9-6: Under Existing Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes at Sacramento County intersections	Less than Significant	None Warranted		
9-7: Under Existing Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes on Sutter County roadway segments	Less than Significant	None Warranted		
9-8: Under Existing Plus Project conditions with PFE Road open, the proposed project would increase volumes on SR 65 south of Blue Oaks Boulevard, and I-80, from Watt Avenue to SR 65, which currently operate at substandard LOS F conditions	Significant	Mitigation Measure 9-8a (Contribute a fair share to widen SR 65 from Blue Oaks Boulevard to SR 65) ----- Significant	None	Significant and Unavoidable
9-9: Under Existing Plus Project conditions with PFE Road open, the proposed project would increase delay at the following state highway intersections that currently operate at a substandard LOS: SR 70/99 at Riego Road, and SR 70/99 at Elverta Road	Significant	Mitigation Measure 9-9a (Contribute a fair share to construct an interchange to replace the SR 70/99 and Riego Road intersection) ----- Significant	None	Significant and Unavoidable

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
9-10: Under Existing Plus Project conditions with PFE Road closed, the proposed project would cause Walerga Road south of Baseline Road, Walerga Road south of the Dry Creek Bridge, and Walerga Road south of PFE Road to operate at LOS E conditions	Significant	Mitigation Measures 9-10a (Implement Mitigation Measure 9-2a: Pay an in lieu fee and construct Walerga Road frontage improvements from the Dry Creek Bridge to the Placer County line) and 9-10b (Implement Mitigation Measure 9-2b: Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road) ----- Potentially Significant	None	Potentially Significant
9-11: Under Existing Plus Project conditions with PFE Road closed, the proposed project would cause the following intersections to operate at LOS F: Locust Road at Baseline Road and Walerga Road at PFE Road; would cause the following intersections to operate at LOS E: Walerga Road at Baseline Road and Watt Avenue at PFE Road; and would cause the volume to capacity ratio to increase at Watt Avenue at Baseline Road, which already operates at a substandard LOS condition	Significant	Mitigation Measures 9-11a (Contribute a fair share to widen the intersections of Locust Road and Baseline Road, and Walerga Road and Baseline Road) and 9-11b (Contribute a fair share or widen the intersections of Watt Avenue and PFE Road, and Walerga Road and PFE Road) ----- Potentially Significant	None	Potentially Significant
9-12: Under Existing Plus Project conditions with PFE Road closed, the proposed project would increase traffic volumes on City of Roseville intersections	Less than Significant	None Warranted		

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
9-13: Under Existing Plus Project conditions with PFE Road closed, the proposed project would increase traffic volumes on Sacramento County roadways	Less than Significant	None Warranted		
9-14: Under Existing Plus Project conditions with PFE Road closed, the proposed project would increase traffic volumes at Sacramento County intersections	Less than Significant	None Warranted		
9-15: Under Existing Plus Project conditions with PFE Road closed, the proposed project would increase traffic volumes on Sutter County roadway segments	Less than Significant	None Warranted		
9-16: Under Existing Plus Project conditions with PFE Road closed, the proposed project would increase volumes on SR 65, south of Blue Oaks Blvd, and I-80, from Watt Avenue to SR 65, which currently operate at substandard LOS F conditions	Significant	Mitigation Measure 9-16a (Contribute a fair share to widen SR 65 to six lanes from Blue Oaks Boulevard to I-80) ----- Significant	None	Significant and Unavoidable
9-17: Under Existing Plus Project conditions with PFE Road closed, the proposed project would increase delay at the following state highway intersections that currently operate at a substandard LOS: SR 70/99 at Riego Road and SR 70/99 at Elverta Road	Significant	Mitigation Measure 9-17a (Contribute a fair share to constructing an interchange at the intersection of SR 70/99 with Riego Road) ----- Significant	None	Significant and Unavoidable

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
9-18: Additional transit patrons will not be accommodated by existing transit service	Potentially Significant	Mitigation Measure 9-18a (Create a Community Service Area to cover Transit Service) ----- Potentially Significant	None	Potentially Significant
9-19: Under Cumulative Plus Project conditions with PFE Road open, the proposed project would cause PFE Road east of Watt Avenue to operate at LOS E. Walerga Road south of PFE Road and Baseline Road west of Locust Road would have an increased volume to capacity ratio of more than 1 percent at an already substandard LOS.	Significant	Mitigation Measure 9-19a (Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road) ----- Potentially Significant	None	Potentially Significant
9-20: Under Cumulative Plus Project conditions with PFE Road open, the proposed project would cause the intersection of Watt Avenue at PFE Road to operate at LOS D, and the following intersections to have an increase in the volume to capacity ratio of more than 1 percent at a substandard LOS: Watt Avenue at Baseline Road, Fiddymment Road/Walerga Road at Baseline Road, Walerga Road at PFE Road, and Cook-Riolo Road at PFE Road	Significant	Mitigation Measure 9-20a (Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signaling the intersection of Cook-Riolo Road and PFE Road, and signaling the intersection of "East" Road and PFE Road) ----- Significant	None	Significant and Unavoidable
9-21: Under Cumulative Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes at City of Roseville intersections	Less than Significant	None Warranted		

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
9-22: Under Cumulative Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes on Sacramento County roadways	Less than Significant	None Warranted		
9-23: Under Cumulative Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes at Sacramento County intersections	Less than Significant	None Warranted		
9-24: Under Cumulative Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes on Sutter County roadway segments	Less than Significant	None Warranted		
9-25: Under Cumulative Plus Project conditions with PFE Road open, the proposed project would contribute traffic to the freeway segment between Riego Road and Elkhorn Boulevard on SR 70/99 and between Watt Avenue and Eureka Road on I-80, which would be operating at LOS F under Cumulative No Project conditions	Significant	None ----- Significant	None	Significant and Unavoidable
9-26: Under Cumulative Plus Project conditions with PFE Road open, the proposed project would increase traffic volumes at state highway intersections	Less than Significant	None Warranted		

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
9-27: Under Cumulative Plus Project conditions with PFE Road closed, the proposed project would cause Watt Avenue south of Baseline Road and PFE Road east of Watt to operate at LOS E. Walerga Road south of PFE Road and Baseline Road from Watt Avenue Walerga Road would have an increased volume to capacity ratio of more than 1 percent at a substandard LOS.	Significant	Mitigation Measure 9-27a (Implement Mitigation Measure 9-19a: Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road) ----- Potentially Significant	None	Potentially Significant
9-28: Under Cumulative Plus Project conditions with PFE Road closed, the proposed project would cause the intersection of Watt Avenue at PFE Road to operate at LOS D, and the following intersections to have an increase in the volume to capacity ratio of more than 1 percent at a substandard LOS: Watt Avenue with Baseline Road, Walerga Road with PFE Road, and Cook-Riolo Road with PFE Road	Significant	Mitigation Measure 9-28a (Implement Mitigation Measure 9-20a: Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signaling the intersection of Cook-Riolo Road and PFE Road, and Signaling the intersection of “East” Road and PFE Road) ----- Significant	None	Significant and Unavoidable
9-29: Under Cumulative Plus Project conditions with PFE Road closed, the proposed project would cause the intersection of Galleria Boulevard and Antelope Creek Drive to operate beyond acceptable LOS thresholds	Significant	None ----- Significant	None	Significant and Unavoidable
9-30: Under Cumulative Plus Project conditions with PFE Road closed, the proposed project would increase traffic volumes on Sacramento County roadways	Less than Significant	None Warranted		

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
9-31: Under Cumulative Plus Project conditions with PFE Road closed, the proposed project would increase traffic volumes on Sacramento County intersections	Less than Significant	None Warranted		
9-32: Under Cumulative Plus Project conditions with PFE Road closed, the proposed project would increase traffic volumes on Sutter County roadway segments	Less than Significant	None Warranted		
9-33: Under Cumulative Plus Project conditions with PFE Road closed, the proposed project would cause the freeway segment of SR 70/99 between Riego Road and Elkhorn Boulevard, SR 65 between Blue Oaks Boulevard and I-80, and I-80 between Watt Avenue and Eureka Road to operate beyond acceptable LOS thresholds	Significant	None ----- Significant	None	Significant and Unavoidable
9-34: Under Cumulative Plus Project conditions with PFE Road closed, the proposed project would not increase traffic volumes on state highway intersections	Less than Significant	None Warranted		

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
AIR QUALITY				
10-1: Construction activities would increase short-term criteria air pollutant emissions	Short-term: Significant for NO _x , CO, ROG, and PM ₁₀ Long-term: Less than Significant	Mitigation Measures 10-1a (Prepare and implement emission control/dust control measures); 10-1b (Provide PCAPCD with a list of construction equipment and anticipated construction timeline); 10-1c (Maintain construction equipment and vehicles); 10-1d (Minimize idling time for diesel-powered equipment); and 10-1e (No open burning of removed vegetation) ----- Short-term: Significant for NO _x , CO, and ROG; Less than Significant for PM ₁₀ Long-term: Less than Significant	None	Short-term: Significant for NO _x , CO, and ROG; Less than Significant for PM ₁₀ Long-term: Less than Significant
10-2: Increased regional criteria pollutant emissions	Short-term: Significant for PM ₁₀ , ROG, and NO _x Long-term: Significant for PM ₁₀ and ROG	Mitigation Measures 10-2a (Implement measures to reduce energy consumption); 10-2b (Restrict open burning); 10-2c (Allow only gas-fired fireplace appliances); and 10-2d (Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District's Air Quality Mitigation Program) ----- Short-term: Significant for PM ₁₀ , ROG, and NO _x Long-term: Significant for PM ₁₀ and ROG	None	Short-term: Significant for PM ₁₀ , ROG, and NO _x Long-term: Significant for PM ₁₀ and ROG
10-3: Increase in ambient concentrations of CO at nearby intersections	Less than Significant	None Warranted		

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
10-4: Exposure of nearby sensitive receptors to odor	Less than Significant	None Warranted		
10-5: Exposure of nearby sensitive receptors to Toxic Air Contaminants	Less than Significant	None Warranted		
10-6: Inconsistent with the <i>Placer County Air Quality Attainment Plan</i>	Significant	Mitigation Measure 10-6a (Implement the following mitigation measures: Mitigation Measures 10-1a: Prepare and implement Emission Control/Dust Control Measures; 10-1b: Provide PCAPCD with a list of construction equipment and anticipated construction timeline; 10-1c: Maintain construction equipment and vehicles; 10-1d: Minimize idling time for diesel-power equipment; 10-1e: No open burning of removed vegetation; 10-2a: Implement measures to reduce energy consumption; 10-2b: Restrict open burning; and 10-2d: Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District's Air Quality Mitigation Program) ----- Significant	None	Significant and Unavoidable
10-7: Emissions of greenhouse gases potentially contributing to global warming	Significant	Mitigation Measure 10-7a (Implement the following mitigation measures: Mitigation Measure 10-1c: Maintain construction equipment and vehicles; 10-1d: Minimize idling time for diesel-powered	None	Significant and Unavoidable

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
		equipment; 10-2a: Implement measures to reduce energy consumption; 10-2d: Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District's Air Quality Mitigation Program; 9-1a: Prepare and implement a Construction Traffic Management Plan; 9-2a: Pay an in-lieu fee and construct Walerga Road frontage improvements from Doyle Ranch Road to the Placer County line; 9-2b: Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road; 9-3a: Contribute a fair share to widen the intersections of Locust Road and Baseline Road, and Walerga Road and Baseline Road, 9-8a: Contribute a fair share to widen SR 65 from Blue Oaks Boulevard to SR 65; 9-9a: Contribute a fair share to construct an interchange to replace the SR 70/99 and Riego Road intersection; 9-11a: Contribute a fair share to widen the intersections of Locust Road and Baseline Road, and Walerga Road and Baseline Road; 9-16a: Contribute a fair share to widen SR 65 to six lanes from Blue		

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
		Oaks Boulevard to I-80; 9-17a: Contribute a fair share to constructing an interchange at the intersection of SR 70/99 with Riego Road; 9-18a: Create a Community Service Area to cover Transit Service; 9-19a: Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road; 9-20a: Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signaling the intersection of Cook-Riolo Road and PFE Road, and signaling the intersection of "East" Road and PFE Road; 9-27a: Implement 9-19a (Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road); 9-28a: Implement 9-20a (Contribute a fair share to widening the intersection of Walerga Road and PFE Road); Mitigation Measure 9-33a: Implement Mitigation Measure 9-25a (Contribute a fair share to widen SR 70/99 to six lanes from Riego Road to Elverta Blvd, I-80 to fourteen lanes from Watt Avenue to Madison Avenue, I-80 to twelve lanes from Madison Avenue to Riverside Avenue,		

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
		and I-80 to ten lanes from Riverside Avenue to SR 65) and contribute a fair share to widen SR 65 to six lanes from Blue Oaks Blvd to I-80; and Mitigation Measure 9-25a (Contribute a fair share to widen SR 70/99 to six lanes from Riego Road to Elverta Blvd, I-80 to fourteen lanes from Watt Avenue to Madison Avenue, I-80 to twelve lanes from Madison Avenue to Riverside Avenue, and I-80 to ten lanes from Riverside Avenue to SR 65) ----- Significant		
NOISE				
11-1: Construction equipment would generate short-term noise level increases at noise-sensitive locations	Significant (Short Term)	Mitigation Measure 11-1a (Develop and implement a construction noise abatement program) ----- Significant (Short Term)	None	Significant and Unavoidable (Short Term)
11-2: Transportation noise sources in excess of an L _{dn} of 60 dBA externally at the property line and in excess of 45 dBA internally at second floor elevations under existing conditions (2005)	Significant	Mitigation Measures 11-2a (Construct masonry walls of 6 feet elevation above pad) and 11-2b (Conduct noise analyses and measurements according to County standards and requirements) ----- Significant	None	Significant and Unavoidable

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
11-3: Transportation noise sources in excess of an L _{dn} of 60 dBA externally at the property line and in excess of 45 dBA internally at second floor elevations under future conditions (2025)	Significant	Mitigation Measures 11-3a (Implement Mitigation Measure 11-2a: construct masonry walls of 6 feet elevation above pad)) and 11-3b (Implement Mitigation Measure 11-2b: conduct noise analyses and measurements according to County standards and requirements) ----- Significant	None	Significant and unavoidable
11-4: Stationary noise sources within Plan Area could produce excessive noise levels at noise-sensitive locations during project operations	Potentially Significant	Mitigation Measures 11-4a (Design shielding of stationary noise sources to prohibit a day-night noise level L _{dn} above 50 dBA) ----- Less than Significant	None	Less than Significant
SOILS, GEOLOGY, AND SEISMICITY				
12-1: Topographic alteration resulting from earth grading	Potentially Significant	Mitigation Measures 12-1a (Submit Improvement Plans) and 12-1b (Comply with the County Grading Ordinance) ----- Less than Significant	None	Less than Significant
12-2: Potential for seismic activity	Less than Significant	None Warranted		
12-3: Potential for increased erosion during and after construction	Potentially Significant	Mitigation Measures 12-3a (Identify stockpiling and vehicle staging areas on Improvement Plans); 12-3b (Comply with NPDES requirements for construction); 12-3c (Comply with NPDES Phase II requirements); and 12-3d (Prepare and implement stormwater pollution prevention plan for construction) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) Significance After Mitigation	Recommended (by EIR)	
12-4: Loss of availability of important mineral resources	Less than Significant	None Warranted		
12-5: Safety risk related to soil stability	Potentially Significant	Mitigation Measure 12-5a (Prepare a geotechnical report for all elements of proposed development) Less than Significant	None	Less than Significant
HYDROLOGY AND WATER QUALITY				
13-1: Reduced stormwater quality during construction	Potentially Significant	Mitigation Measures 13-1a (Implement Mitigation Measure 12-1b: Comply with County Grading Ordinance); 13-1b (Implement Mitigation Measure 12-3b: Comply with NPDES requirements for construction); and 13-1c (Implement Mitigation Measure 12-3d: Prepare and Implement Stormwater Pollution Prevention Plan for construction) Less than Significant	None	Less than Significant
13-2: Increase in runoff rate downstream of the site	Potentially Significant	Mitigation Measures 13-2a (Prepare and submit project-specific drainage report); 13-2b (Evaluate downstream offsite drainage facilities); 13-2c (Submit one-time Dry Creek watershed drainage improvement fee); and 13-2d (Submit annual Dry Creek watershed drainage improvement fee) Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
13-3: Increase in runoff volume downstream of the site	Potentially Significant	Mitigation Measures 13-3a (Implement Mitigation Measure 13-2a: Prepare and submit project-specific drainage report); 13-3b (Implement Mitigation Measure 13-2c: Submit one-time Dry Creek watershed drainage improvement fee); and 13-3c (Implement Mitigation Measure 13-2d: Submit annual Dry Creek watershed drainage improvement fee) ----- Less than Significant	None	Less than Significant
13-4: Reduced water quality during operation	Potentially Significant	Mitigation Measures 13-4a (Implement Mitigation Measure 12-3c: Comply with NPDES Phase II requirements); 13-4b (Prepare site-specific BMP plan); 13-4c (Maintain BMPs); 13-4d (Implement Mitigation Measure 14-4a: Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards; and 13-4e (Design and construct LID measures that comply with performance measures) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) Significance After Mitigation	Recommended (by EIR)	
13-5: Placement of fill or structures in 100-year floodplain	Potentially Significant	Mitigation Measures 13-5a (Implement Mitigation Measure 13-2a: Prepare and submit project-specific drainage report); 13-5b (Delineate post-project floodplain boundary); 13-5c (Provide in-kind compensatory storage); 13-5d (Prepare and submit conditional letter of map revision); 13-5e (Submit Letter of Map Revision); and 13-5f (Prohibit grading activities within post-project floodplain) ----- Less than Significant	None	Less than Significant
13-6: Reduce groundwater recharge	Less than Significant	None Warranted		
13-7: Depletion of groundwater supplies	Less than Significant	None Warranted		
13-8: Loss of grassy swales, potentially affecting hydrologic and water quality functions	Significant	Mitigation Measure 13-8a (Implement Mitigation Measures 12-3d: Prepare and implement storm-water pollution prevention plan for construction; 13-4b: Prepare site-specific BMP plan; 13-4c: Maintain BMPs; and 14-4a: Design onsite and offsite pipelines to have watertight joints in accordance with Placer County Standards) ----- Less than Significant	None	Less than Significant

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
13-9: Reduced water quality during operation	Potentially Significant	None ----- Potentially Significant	Mitigation Measure 13-9a (Implement Mitigation Measure 13-4e: Design and construct LID measures that comply with Performance Measures)	Less than Significant
PUBLIC SERVICES AND UTILITIES				
14-1: Increased demand for treated surface water	Potentially Significant	Mitigation Measures 14-1a (Pay connection fees and construct 16-inch- and 24-inch-diameter transmission line extensions to the Plan Area in accordance with PCWA and Cal-Am standards) and 14-1b (Issue building permits only when sufficient treated water supply exists) ----- Less than Significant	None	Less than Significant
14-2: The impacts of climate change on water supply could affect future water supply in the Specific Plan Area	Less than Significant	None Warranted		
14-3: Potential impacts to CFD facilities if wastewater facilities are shared with Placer Vineyards wastewater flows	Potentially Significant	Mitigation Measures 14-3a (Upsize existing CFD pump station pumps and ancillary equipment) and 14-3b (Do not allow sewage conveyance connection from Placer Vineyards to common force main) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) Significance After Mitigation	Recommended (by EIR)	
14-4: Potential reduction in water quality resulting from accidental discharge of wastewater into Dry Creek drainage	Potentially Significant	Mitigation Measures 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County Standards); 14-4b (Locate the pump station system above the 100-year floodplain and use bolt-down covers for sewer manholes which are within the 100-year floodplain); and 14-4c (Install an emergency generator and fuel storage with adequate spill containment for extended operation) ----- Less than Significant	None	Less than Significant
14-5: Increased demand on wastewater treatment system	Potentially Significant	Mitigation Measure 14-5a (All new development in the Specific Plan area shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan) ----- Less than Significant	None	Less than Significant

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
14-6: Increased demand for recycled water for nonpotable water use	Potentially Significant	Mitigation Measure 14-6a (Implement Mitigation Measure 14-4a: Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards) ----- Less than Significant	None	Less than Significant
14-7: Increased demand for electrical supply	Less than Significant	None Warranted		
14-8: Increased demand on the electrical distribution network	Less than Significant	None Warranted		
14-9: Increased demand for natural gas supply	Less than Significant	None Warranted		
14-10: Increased demand on the natural gas distribution network	Less than Significant	None Warranted		
14-11: Increased demand for existing public parks and recreational facilities for new residents in project-level parcels	Less than Significant	None Warranted		
14-12: Increased demand for public schools	Significant	Mitigation Measure 14-12a (Pay statutory school impact fees) ----- Less than Significant	None	Less than Significant
14-13: Increased demand for fire protection services for project-level parcels	Potentially Significant	Mitigation Measure 14-13a (Fund additional fire protection staff to maintain required staffing ratios) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
14-14: Increased demand for police protection services and law enforcement facilities resulting from increased population, which could cause or contribute to safety issues and crime	Significant	Mitigation Measures 14-14a (Provide funding for additional law enforcement personnel and equipment to serve the Plan Area) and 14-14b (Implement Crime Prevention through Environmental Design in cooperation with Placer County Sheriff's Department) ----- Less than Significant		Less than Significant
14-15: Increased demand for solid waste hauling and disposal	Less than Significant	None Warranted		
14-16: Increased need for additional library services	Less than Significant	None Warranted		
14-17: Increased demand for existing public parks and recreational facilities for new residents in program-level parcels	Potentially Significant	None ----- Less than Significant	Mitigation Measure 14-17a (Dedicate parklands for program-level parcels in accordance with County requirements)	Less than Significant
HAZARDS AND HAZARDOUS MATERIALS				
15-1: Accidental releases of hazardous materials or hazardous waste during construction due to presence of construction-related hazardous materials	Potentially Significant	Mitigation Measures 15-1a (Comply with Placer County EHS and Fire Department requirements) and 15-1b (Comply with Placer County EHS requirements regarding releases of hazardous materials) ----- Less than Significant	None	Less than Significant

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
15-2: Release of hazardous materials or hazardous waste during construction due to existing site conditions on project-related parcels	Potentially Significant	Mitigation Measures 15-2a (Remediate contaminated properties in accordance with applicable regulations), 15-2b (Remove debris and report possible contamination to DTSC), 15-2c (Implement Preliminary Endangerment Assessment in accordance with DTSC protocols), 15-2d (Obtain "No Further Action" letter from DTSC), and 15-2e (Implement Mitigation Measure 15-2a: Remediate contaminated properties in accordance with applicable regulations) ----- Less than Significant	None	Less than Significant
15-3: Potential hazards associated with unused wells	Potentially Significant	Mitigation Measure 15-3a (Abandon onsite wells in accordance with local and state regulations) ----- Less than Significant	None	Less than Significant
15-4: Accidental releases of hazardous materials or hazardous waste during project operation	Potentially Significant	Mitigation Measures 15-4a (Comply with requirements for filing of emergency response and hazardous materials storage/containment plans) and 15-4b (Comply with underground storage tank and aboveground storage tank regulations of Placer County EHS and the RWQCB) ----- Less than Significant	None	Less than Significant

**Table 2-2 (Continued)
Impact Summary Table – Proposed Project**

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) Significance After Mitigation	Recommended (by EIR)	
15-5: Potential health hazard caused by mosquitoes and other vectors	Potentially Significant	Mitigation Measures 15-5a (Avoid occurrence of standing water during construction) and 15-5b (Grant access to Placer Mosquito Abatement and Vector Control District for vector control) ----- Less than Significant	None	Less than Significant
15-6: Potential health and safety hazard caused by abandoned septic systems on project-level parcels	Potentially Significant	Mitigation Measure 15-6a (Destroy existing septic systems in accordance with Placer County EHS criteria) ----- Less than Significant	None	Less than Significant
15-7: Potential health hazard caused by asbestos in older structures to be demolished	Potentially Significant	Mitigation Measure 15-7a (Evaluate and abate ACMs in accordance with regulations) ----- Less than Significant	None	Less than Significant
15-8: Release of hazardous materials or hazardous waste during construction due to existing site conditions on program-level parcels	Potentially Significant	None ----- Potentially Significant	Mitigation Measures 15-8a (Conduct Phase I Environmental Site Assessments on program-level parcels proposed for development, and comply with Placer County requirements for remediation), 15-8b (Implement Mitigation Measure 15-2a: Remediate contaminated properties in accordance with applicable regulation), and 15-8c (Implement Mitigation Measure 15-2b: Remove debris and report possible contamination to Placer County EHS)	Less than Significant

Table 2-2 (Continued)
Impact Summary Table – Proposed Project

Impact	Level of Significance	Mitigation Measures		Residual Significance
		Proposed (by Applicant) ----- Significance After Mitigation	Recommended (by EIR)	
15-9: Potential health and safety hazard caused by abandoned septic systems on program-level parcels	Potentially Significant	None ----- Potentially Significant	Mitigation Measure 15-9a (Destroy existing septic systems in accordance with Placer County EHS criteria on program-level parcels when these lots receive development entitlements)	Less than Significant
SIGNIFICANT CUMULATIVE IMPACTS				
<ul style="list-style-type: none"> • Permanent loss of farmland • Loss of vegetation and wildlife habitat • Transformation in landscape character from rural to urban • Increase in ambient night sky illumination • Unacceptable levels of service along some roadway segments and at some intersections within the transportation analysis study area, as described in Section 2.2, above. • Increase in regional criteria pollutant emissions during construction and operation • Increase in noise • Increased risk of flooding due to an increase in surface drainage 				

3.0 WRITTEN COMMENTS AND RESPONSES

3.1 COMMENT LETTERS

Comment Letter 1	California Highway Patrol
Comment Letter 2	California Department of Transportation
Comment Letter 3	Department of Water Resources
Comment Letter 4	Regional Water Quality Control Board, Central Valley Region
Comment Letter 5	City of Roseville
Comment Letter 6	Center Unified School District
Comment Letter 7	Placer County Water Agency
Comment Letter 8	Stephen Au Clair, representing Walker Elliott Family Trust
Comment Letter 9	Matt Friedman
Comment Letter 10	United Auburn Indian Community of the Auburn Rancheria
Comment Letter 11	California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

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

**RECEIVED**

FEB 25 2008

ENVIRONMENTAL COORDINATION SERVICES

February 13, 2008

File No.: 220.10284.11784.SCH#2005092041

Ms. Maywan Krach
 Placer County Community Development Resource Agency
 3091 County Center Drive
 Auburn, CA 95603

Dear Ms. Krach:

Recently, the California Highway Patrol (CHP) Auburn Area had the opportunity to review the Draft Environmental Impact Report for the Riolo Vineyard Specific Plan SCH#2005092041. We believe the growth discussed will impact the mission of the CHP of providing safety and service to the public as they use the highway transportation system within Placer County. The project as outlined will substantially increase traffic volume and impact the State highways and roadways within the southern portion of Placer County, primarily Interstate 80 (I-80), State Route 65 (SR-65), Baseline Road, P.F.E. Road, Watt Avenue and Walerga Road.

The effect this project will have on the Auburn CHP Area could be significant in the number of residents it will attract. The proposed plan encompasses approximately 142.3 acres of land currently in the unincorporated area of southern Placer County. The plan calls for the construction of 597 residential units, with a possible increase of 2,477 new residents. This project will contribute a significant amount of traffic volume on regional roadways and intersections that would exceed their current capacity.

The Auburn CHP Area office is responsible for more than 800 square miles of area in west Placer County, which includes I-80, S.R. 49, S.R. 193, S.R. 65, and over 1,100 miles of county roadways. We currently have 29 Road Patrol Officers assigned to the Auburn CHP Area office to patrol these roadways 24 hours a day, 365 days a year. We are committed to providing the maximum amount of service and traffic enforcement allowable with our current staffing levels. This project will impact our ability to provide traffic law enforcement services, unless additional staffing is allocated to patrol this project.

1-1

There are no immediate plans to augment the workforce in the Auburn CHP Area Office, nor are there any major roadway projects to significantly increase the traffic capacity of I-80 or SR-65. This is an area that should be discussed as this project, along with several other major developments within the immediate vicinity, will have a major impact on traffic.

In order for the Auburn CHP Area to adequately patrol the Riolo Vineyard development, we will need three additional officers to accommodate this project. The additional three officer positions are based on the Placer County Sheriff's Department's staffing formula for providing law enforcement services within

1-2

Ms. Krach
Page 2
February 13, 2008

Placer County. The PSCO formula is 1.3 personnel per 1,000 residents (1.3:1,000). PSCO is responsible for the same geographic area as the Auburn CHP Area. PSCO is responsible for handling the enforcement of criminal investigations and incidents while the Auburn CHP Area is responsible for handling enforcement of traffic investigations, traffic control and other related traffic incidents within Placer County. Using PSCO's staffing formula; the Auburn CHP Area will need one additional officer to provide traffic enforcement, accident investigation, motor services, and vehicle theft incidents.

↑ 1-2
1-3

I-80, which bisects the City of Roseville, is currently operating at or near maximum capacity. During certain times of the day, I-80 is beyond capacity resulting in gridlock or near gridlock as traffic flows at a seriously reduced speed in both directions. Furthermore, SR-65, which is located on the north edge of Roseville, has already experienced a major increase in usage due to the growth from the cities of Lincoln, Roseville, Rocklin and unincorporated Placer County. Any significant increase in growth will further adversely affect these major routes of travel.

1-4

We thank you for allowing our comments regarding the Draft Environmental Impact Report for the Riolo Vineyard Specific Plan. Through cooperative partnerships with local, county and State entities the CHP will continue to monitor the growth within western Placer County and the surrounding cities for its impact on the CHP's mission.

Sincerely,



RICK WARD, Captain
Commander
Auburn Area

cc: Assistant Chief Sal Segura, Valley Division
Captain Joe Whiteford, Special Projects Section

RESPONSE TO COMMENT LETTER 1

Response 1-1: The County recognizes and supports the critical law enforcement and public safety services provided by the California Highway Patrol (CHP). However, the County is not in a position to increase CHP staffing or to provide funding for this purpose.

According to the Legislative Analyst's Office (LAO) Analysis of the 2008-2009 Budget Bill (February 20, 2008), the Governor's proposed state budget includes \$1.9 billion in support for the CHP in 2008-09, about \$49 million (2.6 percent) above estimated current-year expenditures. The increase reflects proposed increases for employee compensation, patrol officer staffing, and continued implementation of the enhanced radio communication system, partly offset by decreases, most notably for anticipated savings from officer vacancies.

According to the LAO, most of CHP's budget is funded from the Motor Vehicle Account (MVA), which derives its revenues primarily from vehicle registration and driver license fees. For 2008-09, MVA funds would comprise nearly 90 percent of CHP's support costs. The CHP does not currently receive funding from local agencies through impact fee programs to provide for staffing of sworn CHP officers.

The Analysis of the 2008-2009 Budget Bill indicates that the Governor's proposed budget includes the requested funding of 120 additional sworn CHP officers. In recommending the rejection of this budget request by the State Legislature, the Analysis of the 2008-2009 Budget Bill indicates the following:

"[o]ver the past two years, the Legislature has added 360 patrol officers and 80 staff to support those officers. Information provided by CHP shows that the department has not been able to fill its new officer positions. At the time this analysis was prepared, the department had approximately 450 vacant officer positions out of a total of 6,423 authorized officer positions. According to CHP, the high number of officer vacancies reflects a combination of factors, most notably the challenge of recruiting and retaining qualified candidates.

Absent the requested positions, the department will begin 2008/09 with approximately 400 vacant officer positions. At CHP's current officer attrition rate (26 per month), an estimated 312 additional officer positions will become vacant during the fiscal year, bringing the total vacant officer positions to 712. According to CHP, it expects to graduate 399 cadets from the academy; thus, ending the fiscal year with 313 vacant officer positions. As such, the department will not be able to fill the requested positions in the budget year. In fact, CHP likely would not fill its current vacancies - and begin to fill the requested positions - until 2010-11. Although the department acknowledges that it will not be able to fill the new positions in the budget year, it nonetheless indicates that the additional position authority is a priority. We find no justification for providing the additional officer positions in 2008-09. We therefore recommend the Legislature reject the request for 120 new officer positions."

The County is supportive of the CHP's efforts to recruit and retain qualified candidates to fill vacant officer positions, particularly those vacant positions that are funded under the current State budget. The County is not aware of any legal mechanism either to provide funding for additional state peace officers beyond the staffing levels authorized by the Legislature, or to ensure that such additional officers would be deployed in Placer County.

Response 1-2: The commenter suggests that the same service levels used for the Sheriff's Department should be used to determine appropriate CHP staff levels. However, the commenter has not shown with any hard data any clear nexus between possible approval of the proposed project and the personnel positions identified in the letter or that, in any event, the number of positions requested is proportional to any nexus that might be demonstrated. In fact, the County population is over 300,000, so the current staff level for the CHP, assuming the 30 patrol

officers in the Auburn office, is about 1:10,000, assuming all of these staff are assigned to roads serving only the County population. State highways and some county roads are used by individuals from throughout the region.

As a state law enforcement agency, CHP staffing levels are determined by the state Legislature through the budget process, and are not directly influenced by officer-to-population service-level ratios as is the case with local law enforcement agencies such as the Placer County Sheriff's Department.

Response 1-3: See Responses to Comments 1-1 and 1-2.

Response 1-4: The commenter correctly states that Interstate 80 (I-80) currently operates beyond capacity and that any significant increase in growth will adversely affect I-80 and State Route (SR) 65. Existing over-capacity conditions are acknowledged. As noted in Table 9-13, all study segments on I-80 and SR 65 currently operate at Level of Service F (congested), with the exceptions of I-80 west of Watt Avenue and West of Riverside Avenue and SR 65 north of Blue Oaks Boulevard. Existing Plus Project Impacts 9-8 and 9-16 and Cumulative Plus Project Impacts 9-25 and 9-33 disclose the significant and unavoidable significant impacts that the increase in traffic caused by the project will have on I-80 and SR 65.

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
P. O. BOX 911
MARYSVILLE, CA 95901-0911
PHONE (530) 741-5151
FAX (530) 741-5346
TTY (530) 741-4509



Flex your power!
Be energy efficient!

March 7, 2008

08PLA0004
Riolo Vineyards Specific Plan
Draft Environmental Impact Report

Ms. Maywan Krach
Placer County Planning Dept.
3091 County Center Drive Suite 190
Auburn, CA 95603

Dear Ms. Krach:

Thank you for allowing us to comment on the Draft Environmental Impact Report (DEIR) for the Riolo Vineyards Specific Plan. This project, located at PFE Road, Watt Avenue and Walerga Road in Placer County, proposes to develop a residential community with 933 dwelling units on 528 acres. Our comments are as follows:

Travel Forecasting

- The proposed project will create over 11,000 daily trips. However, only a small percentage of these trips are reaching the State Highway System (SHS) with the current traffic forecasts. Please provide an explanation why the project ADT volumes are minimal for State Route 99 (SR 99), SR 65 and Interstate 80 (I-80). We would like to see the daily percentage of trips that are both internal and external to the Specific Plan area.

Traffic Operations

- Due to the amount of traffic generated by this project, that project proponents contribute fair share funds toward the planned Riego Road/SR99 interchange project, as stated in the document. Also, contribute fair share funds toward the I-80 HOV Lane project; as well as contribute fair share funds toward any SR65 improvement projects within project vicinity. The eastbound Watt Ave./I-80 off-ramp was not included in the study for this traffic analysis. Please include in the next round of comments. Storage is limited for the left turn pocket for the E/B to N/B movement. Studies may show that future improvements are needed for this off-ramp.

Ms. Maywan Krach
March 7, 2008
Page 2 of 2

Right-of-Way-Encroachment

- All work proposed and performed that within the State's highway right-of-way must be in accordance with Caltrans' standards, and will require a Caltrans' Encroachment Permit prior to commencing construction.
- Information regarding encroachment permits may be obtained from Bruce Capaul at (530) 741-4403.

2-5

If you have any questions regarding these comments, please contact Will Schilling, Placer County Planning Liaison at (530) 740-4843.

Sincerely,



NICHOLAS DEAL
Chief
Office of Transportation Planning – East

RESPONSE TO COMMENT LETTER 2

Response 2-1: The commenter writes that only a small percentage of the total daily trips reach the state highway system. The trip distribution and assignment was calculated by the Placer County travel demand model. The model assigned a very small percentage of the project trips to the state freeway system for several reasons. The proposed project is 4 miles from the nearest freeway interchange (i.e., I-80 at Elkhorn Boulevard). The McClellan Airpark and the City of Roseville are major employment centers close to the project site and are located between the project site and regional freeways. Many commuters from the proposed project will use local roads to access these job centers and will not need to use the state freeway system. In the future, with the construction of developments like Placer Vineyards, there will be more employment and retail opportunities next to the project site, further reducing the percentage of longer distance freeway trips.

Response 2-2: The commenter requests information regarding the daily percentage of trips that are internal and external to the Specific Plan area. The percent of total project trips that are internal or external to the specific plan area were calculated and are presented in Table 3-1. Under Existing Plus Project conditions, 8 percent of the project trips are internal. Under Cumulative Plus Project conditions, 3 percent of the project trips are internal. The decline in the percentage of internal trips in the future can probably be attributed to an increase in retail destinations near the project site, which provides more destination options.

Table 3-1 Project Trip Distribution		
Specific Plan Area	Existing Plus Project	Cumulative Plus Project
Internal	8%	3%
External	92%	97%

Response 2-3: The commenter requests that the eastbound I-80 to Watt Avenue off-ramp be included in the traffic analyses and writes that the left-turn pocket for the eastbound to northbound movement at this intersection has limited storage.

Additional analyses were conducted for the intersection of Watt Avenue with an eastbound I-80 ramp. The results are presented below as added intersection number 24 in report Tables 9-27, 9-28, 9-38, 9-39, 9-49, 9-50, 9-61, and 9-62. The overall intersection average delay is minimal. Under Existing Plus Project with PFE Road Open conditions and Existing Plus Project with PFE Road Closed conditions, there are no new impacts identified in the a.m. or p.m. analyses.

**Revised Table 9-27
A.M. Peak Hour Levels of Service at Study Intersections – State Highway
Existing Plus Project Conditions – PFE Road Open**

Intersection		Existing Conditions		Existing Plus Project Conditions	
Freeway	Roadway	Level of Service	Signalized Intersection LOS (Delay)	Level of Service	Signalized Intersection LOS (Delay)
18. SR 70/99	Riego Road	F	80.3	F	83.0
19. SR 70/99	Elverta Road	E	55.0	E	62.6
20. SB SR 65	Pleasant Grove Road	C	23.6	C	23.6
21. NB SR 65	Pleasant Grove Road	B	18.4	B	18.9
22. Riverside Avenue	I-80 WB	B	15.0	B	15.0
23. Watt Avenue	I-80 WB	B	16.0	B	16.0
24. Watt Avenue	I-80 EB	C	22.4	C	22.5

**Revised Table 9-28
P.M. Peak Hour Levels of Service at Study Intersections – State Highway
Existing Plus Project Conditions – PFE Road Open**

Intersection		Existing Conditions		Existing Plus Project Conditions	
Freeway	Roadway	Level of Service	Signalized Intersection LOS (Delay)	Level of Service	Signalized Intersection LOS (Delay)
18. SR 70/99	Riego Road	B	15.4	B	14.6
19. SR 70/99	Elverta Road	A	7.3	B	6.8
20. SB SR 65	Pleasant Grove Road	C	20.9	C	20.9
21. NB SR 65	Pleasant Grove Road	C	30.3	C	30.6
22. Riverside Avenue	I-80 WB	C	21.7	C	22.2
23. Watt Avenue	I-80 WB	B	13.6	B	13.6
24. Watt Avenue	I-80 EB	C	25.7	C	25.8

**Revised Table 9-38
A.M. Peak Hour Levels of Service at Study Intersections – State Highway
Existing Plus Project Conditions – With PFE Road Closed**

Intersection		Existing Conditions		Existing Plus Project Conditions	
Freeway	Roadway	Level of Service	Signalized Intersection LOS (Delay)	Level of Service	Signalized Intersection LOS (Delay)
18. SR 70/99	Riego Road	E	79.6	F	84.7
19. SR 70/99	Elverta Road	D	54.0	E	61.8
20. SB SR 65	Pleasant Grove Road	C	23.5	C	23.4
21. NB SR 65	Pleasant Grove Road	B	18.4	B	18.9
22. Riverside Avenue	I-80 WB	B	15.9	B	15.3
23. Watt Avenue	I-80 WB	B	16.1	B	16.1
24. Watt Avenue	I-80 EB	C	22.4	C	22.5

**Revised Table 9-39
P.M. Peak Hour Levels of Service at Study Intersections – State Highway
Existing Plus Project Conditions – With PFE Road Closed**

Intersection		Existing Conditions		Existing Plus Project Conditions	
Freeway	Roadway	Level of Service	Signalized Intersection LOS (Delay)	Level of Service	Signalized Intersection LOS (Delay)
18. SR 70/99	Riego Road	B	15.6	B	15.6
19. SR 70/99	Elverta Road	A	7.3	B	5.8
20. SB SR 65	Pleasant Grove Road	C	21.0	C	20.9
21. NB SR 65	Pleasant Grove Road	C	30.3	C	30.6
22. Riverside Avenue	I-80 WB	C	21.6	C	22.0
23. Watt Avenue	I-80 WB	B	13.6	B	13.6
24. Watt Avenue	I-80 EB	C	25.7	C	25.9

The overall intersection average delay is below the impact threshold. Under Cumulative Plus Project with PFE Road Open conditions and Cumulative Plus Project with PFE Road Closed conditions, there are no new impacts identified in the a.m. and p.m. analysis.

**Revised Table 9-49
A.M. Peak Hour Levels of Service at Study Intersections – State Highway
Cumulative Plus Project Conditions – PFE Road Open**

Intersection		Cumulative No Project Conditions		Cumulative Plus Project Conditions	
Freeway	Roadway	Level of Service	Signalized Intersection LOS (Delay)	Level of Service	Signalized Intersection LOS (Delay)
18a. SR 70/99 – SB	Riego Road	B	11.4	B	12.6
18b. SR 70/99 – NB	Riego Road	A	6.2	A	6.2
19a. SR 70/99 – SB	Elverta Road	C	22.3	C	25.9
19b. SR 70/99 – NB	Elverta Road	A	1.3	A	1.7
20. SB SR 65	Pleasant Grove Road	B	16.1	B	16.4
21. NB SR 65	Pleasant Grove Road	C	21.9	C	22.0
22. WB I-80	Riverside Ave	C	22.7	B	17.6
23. Watt Avenue	I-80 WB	B	18.6	B	18.6
24. Watt Avenue	I-80 EB	C	33.4	C	33.6

**Revised Table 9-50
P.M. Peak Hour Levels of Service at Study Intersections – State Highway
Cumulative Plus Project Conditions – PFE Road Open**

Intersection		Cumulative No Project Conditions		Cumulative Plus Project Conditions	
Freeway	Roadway	Level of Service	Signalized Intersection LOS (Delay)	Level of Service	Signalized Intersection LOS (Delay)
18a. SR 70/99 – SB	Riego Road	A	2.7	A	2.6
18b. SR 70/99 – NB	Riego Road	A	0.8	A	0.7
19a. SR 70/99 – SB	Elverta Road	C	22.7	C	27.2
19b. SR 70/99 – NB	Elverta Road	B	10.2	B	10.9
20. SB SR 65	Pleasant Grove Road	C	20.3	C	20.1
21. NB SR 65	Pleasant Grove Road	C	25.8	C	25.9
22. WB I-80	Riverside Ave	C	23.0	B	13.1
23. Watt Avenue	I-80 WB	B	18.3	B	18.3
24. Watt Avenue	I-80 EB	D	49.9	D	50.0

**Revised Table 9-61
A.M. Peak Hour Levels of Service at Study Intersections – State Highway
Cumulative Plus Project Conditions – PFE Road Closed**

Intersection		Cumulative No Project Conditions		Cumulative Plus Project Conditions	
Freeway	Roadway	Level of Service	Signalized Intersection LOS (Delay)	Level of Service	Signalized Intersection LOS (Delay)
18a. SR 70/99 – SB	Riego Road	B	11.7	B	12.6
18b. SR 70/99 – NB	Riego Road	A	6.1	A	6.2
19a. SR 70/99 – SB	Elverta Road	C	22.6	C	26.0
19b. SR 70/99 – NB	Elverta Road	A	1.3	A	1.7
20. SB SR 65	Pleasant Grove Road	B	16.0	B	16.4
21. NB SR 65	Pleasant Grove Road	C	21.8	C	22.2
22. Riverside Avenue	I-80 WB	C	23.0	C	23.2
23. Watt Avenue	I-80 WB	B	18.6	B	18.5
24. Watt Avenue	I-80 EB	C	33.3	C	33.5

**Revised Table 9-62
P.M. Peak Hour Levels of Service at Study Intersections – State Highway
Cumulative Plus Project Conditions – PFE Road Closed**

Intersection		Cumulative No Project Conditions		Cumulative Plus Project Conditions	
Freeway	Roadway	Level of Service	Signalized Intersection LOS (Delay)	Level of Service	Signalized Intersection LOS (Delay)
18a. SR 70/99 – SB	Riego Road	A	2.7	A	2.6
18b. SR 70/99 – NB	Riego Road	A	0.8	A	0.8
19a. SR 70/99 – SB	Elverta Road	C	22.9	C	27.3
19b. SR 70/99 – NB	Elverta Road	B	10.3	B	11.0
20. SB SR 65	Pleasant Grove Road	B	20.0	C	20.1
21. NB SR 65	Pleasant Grove Road	C	25.7	C	26.0
22. Riverside Avenue	I-80 WB	B	19.7	C	20.1
23. Watt Avenue	I-80 WB	B	18.8	B	19.2
24. Watt Avenue	I-80 EB	D	50.1	D	50.2

Response 2-4: The commenter writes that storage is limited for the eastbound off-ramp left turn onto northbound Watt Avenue. The project would add an insignificantly low volume to the eastbound I-80 off-ramp and Watt Avenue intersection, with fewer than 50 vehicles added in either peak hour. Fewer than 20 vehicles would be added to the eastbound I-80 off-ramp in either peak hour.

See Tables 9-27, 9-28, 9-38, 9-39, 9-49, 9-50, 9-61, and 9-62 provided in the Response to Comment 2-3. These tables show that the small increase in volumes does not significantly increase delays. Therefore, the proposed project would not significantly affect queuing on the eastbound I-80 off ramp at Watt Avenue, and would not contribute to the need for future mitigation.

Response 2-5: The comment describes right-of-way-encroachment requirements and does not address the adequacy of the DEIR. No response is required.

DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836
 SACRAMENTO, CA 942360001
 (916) 653-5791



January 31, 2008

RECEIVED

FEB 07 2008

Maywan Krach
 Placer County Planning Department
 3091 County Center Drive
 Auburn, California 95603

ENVIRONMENTAL COORDINATION SERVICES

Riolo Vineyards Specific Plan EIR (PEIR T20050185)
 State Clearinghouse (SCH) Number: 2005092041

The project corresponding to the subject SCH identification number has come to our attention. The limited project description suggests your project may be an encroachment on the State Adopted Plan of Flood Control. You may refer to the California Code of Regulations, Title 23 and Designated Floodway maps at <http://recbd.ca.gov>. Please be advised that your county office also has copies of the Board's designated floodways for your review. If indeed your project encroaches on an adopted food control plan, you will need to obtain an encroachment permit from the Central Valley Flood Protection Board prior to initiating any activities. The attached Fact Sheet explains the permitting process. Please note that the permitting process may take as much as 45 to 60 days to process. Also note that a condition of the permit requires the securing all of the appropriate additional permits before initiating work. This information is provided so that you may plan accordingly.

3-1

3-2

3-3

If after careful evaluation, it is your assessment that your project is not within the authority of the Central Valley Flood Protection Board, you may disregard this notice. For further information, please contact me at (916) 574-1249.

Sincerely,

Christopher Huitt
 Staff Environmental Scientist
 Floodway Protection Section

Enclosure

cc: Governor's Office of Planning and Research
 State Clearinghouse
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Encroachment Permits Fact Sheet

Basis for Authority

State law (Water Code Sections 8534, 8608, 8609, and 8710 – 8723) tasks The Central Valley Flood Protection Board (“The Board”) with enforcing appropriate standards for the construction, maintenance, and protection of adopted flood control plans. Regulations implementing these directives are found in California Code of Regulations (CCR) Title 23, Division 1.

Area of The Central Valley Flood Protection Board Jurisdiction

The adopted plan of flood control under the jurisdiction and authority of The Board includes the Sacramento and San Joaquin Rivers and their tributaries and distributaries and the designated floodways.

Streams regulated by The Board can be found in Title 23 Section 112.

Information on designated floodways can be found on The Board’s website at <http://www.recbd.ca.gov/maps/index.cfm> and CCR Title 23 Sections 101 - 107.

Regulatory Process

The Central Valley Flood Protection Board ensures the integrity of the flood control system through a permit process (Water Code Section 8710). A permit must be obtained prior to initiating any activity, including excavation and construction, removal or planting of landscaping within floodways, levees, and 10 feet landward of the landside levee toes. Additionally, activities located outside of the adopted plan of flood control but which may foreseeable interfere with the functioning or operation of the plan of flood control is also subject to a permit of The Board.

Details regarding the permitting process and the regulations can be found on The Board’s website at <http://recbd.ca.gov/> under “Frequently Asked Questions” and “Regulations,” respectively. The application form and the accompanying environmental questionnaire can be found on The Board’s website at <http://www.recbd.ca.gov/forms/index.cfm>.

Application Review Process

Applications when deemed complete will undergo technical and environmental review by The Board and/or Department of Water Resources staff.

Technical Review

A technical review is conducted of the application to ensure consistency with the regulatory standards designed to ensure the function and structural integrity of the adopted plan of flood control for the protection of public welfare and safety. Standards and permitted uses of designated floodways are found in CCR Title 23 Sections 107 and Article 8 (Sections 111 to 137). The permit contains 12 standard conditions and additional special conditions may be placed on the permit as the situation warrants. Special conditions, for example, may include mitigation for the hydraulic impacts of the project by reducing or eliminating the additional flood risk to third parties that may be caused by the project.

Additional information may be requested in support of the technical review of your application pursuant to CCR Title 23 Section 8(b)(4). This information may include but not be limited to geotechnical exploration, soil testing, hydraulic or sediment transport studies, and other analyses may be required at any time prior to a determination on the application.

Environmental Review

A determination on an encroachment application is a discretionary action by The Board and its staff and subject to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.). Additional environmental considerations are placed on the issuance of the encroachment permit by Water Code Section 8608 and the corresponding implementing regulations (California Code of Regulations – CCR Title 23 Sections 10 and 16).

In most cases, The Board will be assuming the role of a “responsible agency” within the meaning of CEQA. In these situations, the application must include a certified CEQA document by the “lead agency” [CCR Title 23 Section 8(b)(2)]. We emphasize that such a document must include within its project description and environmental assessment of the activities for which are being considered under the permit.

Encroachment applications will also undergo a review by an interagency Environmental Review Committee (ERC) pursuant to CCR Title 23 Section 10. Review of your application will be facilitated by providing as much additional environmental information as pertinent and available to the applicant at the time of submission of the encroachment application.

These additional documentations may include the following documentation:

- California Department of Fish and Game Streambed Alteration Notification (<http://www.dfg.ca.gov/1600/>),
- Clean Water Act Section 404 applications, and Rivers and Harbors Section 10 application (US Army Corp of Engineers),
- Clean Water Act Section 401 Water Quality Certification, and
- Corresponding determinations by the respective regulatory agencies to the aforementioned applications, including Biological Opinions, if available at the time of submission of your application.

The submission of this information, if pertinent to your application, will expedite review and prevent overlapping requirements. This information should be made available as a supplement to your application as it becomes available.

Transmittal information should reference the application number provided by The Board.

In some limited situations, such as for minor projects, there may be no other agency with approval authority over the project, other than the encroachment permit by The Board. In these limited instances, The Board may choose to serve as the "lead agency" within the meaning of CEQA and in most cases the projects are of such a nature that a categorical or statutory exemption will apply. The Board cannot invest staff resources to prepare complex environmental documentation.

Additional information may be requested in support of the environmental review of your application pursuant to CCR Title 23 Section 8(b)(4). This information may include biological surveys or other environmental surveys and may be required at anytime prior to a determination on the application.

RESPONSE TO COMMENT LETTER 3

Response 3-1: A portion of the Specific Plan lies within the State Adopted Plan of Flood Control, roughly coinciding with the Dry Creek riparian corridor.

Response 3-2: Page 3-74, Section 3.7, Required Permits and Approvals, bullet points 11 and 12, are revised to read as follows:

11. Issuance of an Encroachment Permit from Placer County for encroachment into the public right-of-way
12. Issuance of an Encroachment Permit from the Central Valley Flood Protection Board for encroachment into an adopted flood control area
13. Annexation of the portion of the Specific Plan area in question into County Service Area 28, Zone 173, for sewer operations and maintenance would be required prior to approval of improvement plans for each phase of development.

Response 3-3: Comment noted.



Linda S. Adams
Secretary for
Environmental
Protection

California Regional Water Quality Control Board
Central Valley Region
Robert Schneider, Chair



Arnold
Schwarzenegger
Governor

Sacramento Main Office

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

29 February 2008

RECEIVED

MAR 03 2008

Maywan Krach
Placer County Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603

ENVIRONMENTAL COORDINATION SERVICES

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE RIOLO VINEYARD SPECIFIC PLAN (PEIR T20050185, SCH# 2005092041)

As a Responsible Agency, as defined by CEQA, we have reviewed the Notice of Availability of a Draft EIR for the Riolo Vineyard Specific Plan (Proposed Project). The proposed project is within the regulated area covered by the *County Placer's Storm Water Discharges from Small Municipal Separate Storm Sewer System (MS4), NPDES Order No. CAS000004 (MS4 Permit), State Water Resources Control Board Water Quality (SWRCB) Order No. 2003-0005-DWQ.*

The project site is located in the County of Placer. The proposed project would be developed on a 525.8-acre site, located approximately 24 miles southwest of the City of Auburn and 2½ miles southwest of the City of Roseville. The proposed project would include up to 933 residential units, primarily single-family dwelling units, on 265.6 acres. A total of 597 residential units are proposed by the applicant, with the remaining 330 anticipated to be developed by other landowners in the future. The site's remaining 260.2 acres would consist of agricultural, open space, commercial, and public/quasi-public uses as well as residential developments when the other landowners seek entitlements for their properties.

The Regional Board considers storm water discharges from the County of Placer to be significant sources of pollutants. The Plan Area is located in Placer County within the Dry Creek watershed, which drains approximately 101 square miles. The watershed begins west of Auburn and drains into Steelhead Creek (also known as the Natomas East Main Drainage Canal [NEMDC]). Flows from Steelhead Creek discharge to the American River and ultimately discharge into the Sacramento River. The total area that contributes runoff to Steelhead Creek is approximately 180 square miles, of which approximately 56 percent is drained by Dry Creek.

Surface Water Quality

The water quality in nearby streams is of concern for wildlife and fisheries as well as for other downstream uses. Stormwater runoff from rural and urban areas may contain excessive levels of pollutants (e.g., pesticides, herbicides, or hydrocarbons) that are toxic to fisheries and other aquatic life in the streams. In addition, runoff from the Plan Area eventually reaches the Sacramento River, a primary source of water for the City of Sacramento as well as for the

California Environmental Protection Agency

Sacramento-San Joaquin Delta, which has numerous water uses such as water supply, recreation, fisheries, and wildlife habitats. Stormwater runoff originating at the site drains to Dry Creek, which is tributary to the American River and Sacramento River. Key beneficial uses of the receiving waters are designated as municipal, domestic, and agricultural supply; recreation; and freshwater habitat. Surface water quality can generally be characterized by surrounding land uses. The historical land use along Dry Creek has been primarily agricultural. Typical constituents that would be expected in runoff from agricultural lands would include nitrogen, phosphorus, and coliform bacteria. With recent urbanization within the watershed, additional constituents that would be expected include oil, grease, metals, pesticides, and herbicides.

The following comments are provided to help outline the potential permitting required by the Regional Water Board as a responsible agency, policy issues concerning the project, and suggestions for mitigation measures.

STORM WATER QUALITY

The Proposed Project presents a variety of potential threats to the quality of waters found in and around the site. Therefore, pursuant to the Small MS4 Permit, the following aspects of storm water quality must be addressed as follows:

Small MS4 Permit Requirements

This project is subject to the following Small MS4 Permit requirements. This is not a complete list; therefore, the County of Placer should consult not only the permit, but also all applicable documents relative to the Small MS4 Permit including the County's Storm Water Management Plan (SWMP). The SWMP is an enforceable element of the Small MS4 Permit. The permit, as well as Attachment 4, may be found at:

http://www.waterboards.ca.gov/stormwtr/phase_ii_municipal.html

4-1

Supplemental Provisions for Larger and Fast Growing Regulated Small MS4s

Cities that are subject to high growth, must require specific design standards as part of their post-construction program (as outlined in Attachment 4 of the General Permit, or a functionally equivalent program that is acceptable to the appropriate Regional Water Board), and they must comply with water quality standards through implementing better tailored BMPs in an iterative process. These more stringent requirements are applied to communities that are larger and, therefore, capable of a more extensive storm water program, and to communities that are fast growing, and therefore may have greater impacts on storm water runoff associated with construction and the loss of pervious lands. Studies have found the amount of impervious surface in a community is strongly correlated with the community's water quality. New development and redevelopment result in increased impervious surfaces in a community. The design standards in Attachment 4 of the Small MS4 Permit focus on mitigating the impacts caused by increased impervious surfaces through establishing minimum BMP requirements that stress (i) low impact design/development (LID); (ii) source controls; and (iii)

4-2

treatment controls. The design standards include minimum sizing criteria for treatment controls and establish maintenance requirements. BMPs that may be used to comply with the design standards can be found in U.S. EPA's Toolbox of BMPs at http://cfpub1.epa.gov/npdes/stormwater/swphase2.cfm?program_id=6.

4-2

Low Impact Development (LID) also referred to, as Low Impact Design is a sustainable practice that benefits water supply and contributes to water quality protection. Unlike traditional stormwater management, which collects and conveys storm water runoff through storm drains, pipes, or other conveyances to a centralized storm water facility, LID takes a different approach by using site design and storm water management to maintain the site's pre-development runoff rates and volumes. The goal of LID is to mimic a site's predevelopment hydrology by using de-centralized design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall. LID has been a proven approach in other parts of the country and is seen in California as an alternative to conventional storm water management. The Regional Water Boards are advancing LID in California in various ways, specifically through regulation of site-specific and general permits.

4-3

LID substantially preserves pre-development hydrologic conditions and prevents most or all pollutant transport to receiving waters from urbanization.¹ LID reduces storm water run-off and contaminants by decreasing their generation at sources, infiltrating into the soil or evaporating storm flows before they can enter surface receiving waters, treating flow remaining on surface through contact with vegetation and soil, or a combination of these strategies.² LID practices maintain and restore the natural hydrologic functions of a site to achieve natural resource protection objectives.

Findings of the Small MS4 Permit state:

18. This General Permit includes Supplemental Provisions that apply to traditional and nontraditional Small MS4s serving a population of 50,000 people or more, or that are subject to high growth. These requirements address post-construction requirements and compliance with water quality standards. These Supplemental Provisions are similar to requirements for Medium and Large MS4s (Phase I), and are appropriate because larger Small MS4s are able to have more robust storm water programs and fast-growing Small MS4s may cause greater impacts to water quality.

4-4

19. The Receiving Water Limitations language contained in Attachment 4 is identical to the language established in SWRCB Water Quality Order WQ-99-05 adopted by the SWRCB on June 17, 1999. As interpreted in SWRCB Water Quality Order WQ-2001-15, adopted by the SWRCB on November 15, 2001, the receiving water limitations in this General Permit do not require strict compliance with water quality standards, but

¹ "Investigation of the feasibility and benefits of Low Impact Design (LID) practices for the San Diego Region," Horner, University of Washington.

² Ibid.

instead require compliance with water quality standards over time, through an iterative approach requiring improved BMPs.

D. Storm Water Management Program Requirements states:

e. Post-Construction Storm Water Management in New Development and Redevelopment The Permittee must: 1) Develop, implement, and enforce a program to address storm water runoff from new development and redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale, that discharge into the Small MS4 by ensuring that controls are in place that would prevent or minimize water quality impacts; 2) Develop and implement strategies, which include a combination of structural and/or non-structural BMPs appropriate for your community; 3) Use an ordinance or other regulatory mechanism to address postconstruction runoff from new development and redevelopment projects to the extent allowable under State or local law. For those Small MS4s described in Supplemental Provision E below, the requirements must at least include the design standards contained in Attachment 4 of this General Permit or a functionally equivalent program that is acceptable to the appropriate RWQCB; and 4) Ensure adequate long-term operation and maintenance of BMPs.

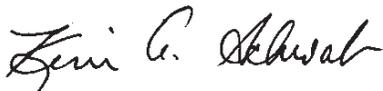
4-4

E. SUPPLEMENTAL PROVISIONS states:

Those regulated traditional and non-traditional Small MS4s serving a population over 50,000 or that are subject to high growth (at least 25 percent over ten years) must comply with the requirements in Attachment 4 of this General Permit. Compliance is required upon full implementation of the Small MS4s' storm water management plan.

We request that specific language be included in the Draft EIR that addresses the requirements of the Small MS4 Permit.

If you have any questions regarding these comments or any other issues regarding storm water for the County of Placer, please contact me at 916.464.4606 or by email at kschwab@waterboards.ca.gov.



KIM A. SCHWAB, P.G.
Engineering Geologist
Storm Water Unit

cc: State Clearinghouse, Sacramento

RESPONSE TO COMMENT LETTER 4

Response 4-1: It is recognized in the DEIR that Placer County is required to operate under the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Phase II Permit (Phase II General Permit) requirements set forth in the County of Placer Stormwater Management Plan (SWMP) 2003-2008. Discharges of urban runoff are regulated under the SWMP through the promulgation of recently adopted regulations applicable to smaller dischargers and administered by the State Water Resources Control Board in Water Quality Order (WQO) No. 2003-0005-DWQ, General Permit No. CAS0000054, Waste Discharge Requirements for Stormwater Discharges from Small Municipal Separate Stormwater Sewer Systems, and all attachments thereto.

Under the Phase II General Permit, the County is required to develop, implement, and enforce a stormwater management program. The details of the development, implementation, and enforcement of the Phase II General Permit requirements are provided in the SWMP that was approved in 2004.

The SWMP identifies activities required to implement the following six minimum control measures required under the Phase II General Permit: public outreach, public involvement, illicit discharge detection and elimination, construction site runoff, new development and redevelopment, and municipal operations. Post-construction measures under the Phase II General Permit require the County to implement structural and non-structural best management practices (BMPs) that would mimic pre-development quantity and quality runoff conditions from new development and redevelopment areas. This would include use of structural BMPs at all the proposed drainage discharge locations. Onsite drainage would be constructed to treat runoff from paved and other developed areas prior to release into swales and streams. This treatment would include elements such as introducing source control to reduce the quantity of runoff; directing some flow to discharge onto grassy areas or open space; installing fossil filters or another type of petroleum-absorbing insert in the project drop inlets; installing trash screen vaults; and using water quality interceptor devices, rock-lined ditches below pipe outlets, and grassy treatment swales. To comply with the local Placer Mosquito Abatement District's requirements, BMPs would also discharge all waters within 72 hours of the completion of runoff from a storm event. Non-structural BMPs are typically non-engineered management measures such as administrative and education programs focused on pollution prevention and source control.

Under the Phase II General Permit, and specifically in Attachment 4 to WQO No. 2003-0005-DWQ, the Riolo Vineyard Specific Plan proposes to incorporate a treatment train (a term that describes the sequence of treatment and conveyance features from source to discharge), including volume of runoff reduction measures (Low Impact Development [LID]), source control measures, structural BMPs, and downstream of outfall measures appropriate to the type of development and land uses in the project site, taking into account local and regional drainage and water quality considerations. Additionally, Mitigation Measure 13-4(b) provides specific details of the types of BMPs that the County will be looking for when future improvement plans are submitted.

Response 4-2: See Response to Comment 4-1.

Response 4-3: As explained in the Preliminary Drainage Master Plan (Civil Solutions, 2007), LID is a stormwater quality management approach to manage rainfall at the source using decentralized minor improvements. The goal of LID is to reduce development impacts to stormwater runoff by increasing retention and infiltration at the source of the runoff production. LID measures are an alternative to centralized stormwater management practices at the lower end of the drainage system, such as sediment basins. LID treats stormwater in small onsite landscape or other features located at each source parcel. Areas of a development where LID can generally be incorporated include open space, landscape corridors, front yards, streetscapes, parking lots, sidewalks, and medians. LID improvements reduce pollution from development by targeting pollution removal and infiltration of runoff in smaller, more frequent storm events.

For the Riolo Vineyards development, LID measures are proposed in the treatment train. These types of measures can substantially reduce the amount of treatment runoff, or treat runoff prior to entering the storm drainage system. Ultimately, LID measures can reduce the sizing requirements of system treatment facilities by reducing the volume of runoff that is discharged. A list of the proposed LID measures to be used, along with computations for their effectiveness, will be provided with the improvement plan submittal for each small-lot tentative map within the Specific Plan to support the sizing of the system and discharge components. Please see, for example, Mitigation Measure 13-4(e), which provides for the implementation of bioswales within the drainage plan, and sets forth design standards for these features.

Response 4-4: See Response to Comment 4-1.

Community Development

311 Vernon Street
Roseville, California 95678-2649

March 10, 2008

Maywan Krach
Placer County Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

Via: *Email and Regular Mail*

cdraecs@placer.ca.gov
Page 1 of 7

Subject: Riolo Vineyard Specific Plan – DEIR Comments

Dear Ms. Krach:

Thank you for the opportunity to provide comment in response to the DEIR for the Riolo Vineyard Specific Plan. The City offers the following comments for your consideration based on the information provided.

Environmental Utilities

1. Table 2-2 - Page 2-34: Public Services and Utilities: In Row 4, Column 3, please add the following to the proposed mitigation measures for Impact 14-1: Increased demand for treated surface water: ...*and address sufficient wheeling capacity of PCWA water through Roseville until alternative route of delivery is identified.* 5-1
2. Table 2-2 – Page 2-36: Public Services and Utilities: In Row 2, Column 3, Mitigation Measure 14-4a does not appear to have any connection to recycled water (Impact 14-6: Increased demand for recycled water for non portable use). Please revise. 5-2
3. Section 3.3.9: Public Facilities ad Services Element (Page 3-60): Paragraph 2 (Potable Water): Please revise this paragraph to reflect that water to the project through Roseville owned system shall not exceed 10 mgd wheeling capacity. 5-3
4. Section 3.3.9: Public Facilities and Services Element (Page 3-60): Paragraph 4 under Wastewater: *Please revise the 1st Sentence to read as follows: The City of Roseville would provide wastewater treatment service to the proposed Plan Area, as the site lies within the 2005 South Placer Service Area Boundary.* 5-4
5. Page 3-65: Paragraph 4 under Recycled Water: The approach in the last sentence of this paragraph is not adequate, considering the Placer Vineyard Project. Please see the Systems Evaluation Report of June 2007 for the appropriate Regional Recycled Water approach. 5-5

6. Page 14-1: Section 14.1.1 – Water: In Paragraph 3, Line 4, change 35,500 acre-feet per day to 30,000 acre-feet per day. | 5-6
7. Page 14-4 – Paragraph 5, Line 4: The construction of the Tinker Road pump station is completed. Please revise this paragraph to reflect it. | 5-7
8. Page 14-4 – Paragraph 6: This paragraph assumes there are no other users of this capacity. We need the same assurance as the Placer Vineyards Specific Plan. Before connections are committed, a study needs to be prepared for review and approval by the City of Roseville. | 5-8
9. Page 14-8, Paragraph 3: Given the fact that several Placer County projects are relying on the 10 mgd wheeling capacity, these projects will have an aggregate water demand that is greater than the 10 mgd. The City requests that the Riolo Vineyards project provide appropriate mitigation and confirm actual capacity with the City prior to project approval. | 5-9
10. Page 14-15, Section 14.1.3-Recycled Water: Please re-write Paragraph 1 and include the following: *The 24" recycled water line is owned and operated by the City of Roseville. The City of Roseville will wholesale water to Placer County. The County will need to set up retail requirements with its own recycled water permit.* | 5-10
11. Page 14-46, Paragraph 3: In addition to the water supply need and mitigation measures discussed in this paragraph, it is equally important to discuss the wheeling capacity as well. | 5-11
12. Page 14-57- Impact 14-5: Paragraph 1 states that the treatment facilities are in compliance with the requirements of the RWQCB and should not require expansion as a result of the proposed project. Please provide basis for this statement. | 5-12
13. Page 14-57- Impact 14-5: Paragraph 5: The inference made in this paragraph is that the sufficient capacity in the Dry Creek WWTP is a result of the permit. This is not the case. The sufficient capacity is the result of the density and flow from the Plan Area being consistent with the RMC Technical Memorandums. This needs to be clarified. | 5-13
14. Page 14-57- Impact 14-5: Last Paragraph, Line 1: Please change the words "service provider" to "the City of Roseville". | 5-14

Fire Services

Background

Currently, the project area land use is primarily rural in nature. The Roseville Fire Department has an automatic aid agreement with Placer County, in which we will provide a fire engine and/or grass unit on an initial fire response for much of the project area. We will also respond to mutual aid requests. Placer County Fire provides a similar automatic response to a portion of west Roseville. The current demand for service from the City of Roseville is insignificant given the area served is rural. As the Riolo Vineyards project begins to build-out it is likely that we will experience an increase in requests for Roseville resources, especially during the initial phase of construction.

15. The plan relies fully on the existing Placer County fire station located on Cook Riolo Road. It further states that “if needed, a second fire engine would be dispatched from the City of Roseville, and its response time would be approximately 5 to 6 minutes”. It should be recognized that the City’s closest fire station is located on Pleasant Grove Boulevard. Our response time would be approximately 10 to 15 minutes. Also, the County would need a second engine response for many incident types. That means the City would be providing fire protection services on a very regular basis. Building a fire protection plan that relies that much on an outside agency is inappropriate. Placer County will need to enhance their fire protection services for this project. 5-15
16. It is reasonable to expect that there will be some indirect impacts to the City of Roseville by the mere fact that many of the Riolo Vineyards residents will travel into Roseville to conduct business, shop, recreate, etc. This activity has the potential to increase medical aid calls and vehicle accident responses. 5-16
17. Level of Service/Response Times: The Placer County Fire Department/CDF has stated in their Fire Protection Service Plan that the population served by this project would call for an urban level of service. The City agrees with this assessment. The Placer County General Plan “encourages” local fire protection agencies to maintain a 4-minute response time in urban areas. It is unclear whether their measure of response time only includes travel time or if it includes dispatch, turnout time and travel time. 5-17
- Again the plan relies on one existing fire station to provide their fire protection services. The national standard (NFPA 1710) for organization and deployment of fire suppression operations, as well as OSHA regulations call for an initial full alarm assignment that includes 13 to 15 qualified fire personnel. With this in mind a typical first alarm “working” structure fire response would require three three-person engine companies, one four-person truck company and a chief officer. This describes a typical first alarm assignment for the Roseville Fire Department. It would appear that an initial alarm assignment within the Placer Vineyards project area might require an automatic aid response from a neighboring fire agency. It is unclear how the existing fire station located on Cook Riolo Road will impact their overall first alarm assignment response time. It would be prudent to plan fire protection service within the plan area to be self sufficient for at least the first alarm assignment without tapping resources from outside agencies. 5-18
18. The Roseville Fire Department would request that Placer County/CDF strive for a standard of coverage at least equivalent to that of our own. Here is a breakdown of our standard of coverage: 5-19
- o Maintain, at build-out, a first due unit on scene travel time of 4 minutes, 90% of the time.
 - o Maintain a first due unit on scene overall response time (dispatch, turnout and travel) time of 6.5 minutes, 80% of the time to emergency incidents within all districts with a staffed fire station.
 - o Maintain a first due unit on scene overall response time (dispatch, turnout and travel) time of 8.5 minutes, 80% of the time to emergency incidents within all districts without a staffed fire station.
 - o Locate and staff units such that an effective response force of at least three units with eleven personnel shall be available to all areas within a maximum of 8 minutes travel time, for 80% of all structure fires.
- 5-20

19. Emergency Medical Services: The Roseville Fire Department provides ALS paramedic engine and truck companies. Placer County Fire Department/CDF does not currently provide that same level of emergency medical response. The EIR states that Placer County is planning to provide paramedic response from their Dry Creek fire station. 5-21
20. Fire Prevention/Inspections: The EIR minimally addresses the fire and life safety regulatory environment. General Plan policies relative to fire hazards are listed, however, they deal primarily with vegetation management and public education programs. The Roseville Fire Department maintains an aggressive fire code enforcement program that covers all new development, as well as existing structures. Annual fire inspections are conducted so that target hazard structures maintain a good degree of fire safety. What is the level of maintenance inspection service being proposed? This has a direct impact on the long-term condition of structures, which can cause some concern about firefighter and public safety. If Roseville firefighters are responding into this area, we would hope that the fire safe condition of the structures they would be protecting would be similar to that of the structures in their own jurisdiction. 5-22
21. Insurance (ISO) Rating: 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 Vineyards project area. The Roseville Fire Department has an ISO rating of 3. Again, we would request Placer County would strive to achieve the same level of fire protection for this urban development as compared to similar neighboring development projects. 5-23

Summary

As urban development activity increases in western Placer County, urban standards for fire protection will be expected. As you can see from the City’s comments, the theme is consistency and standardization. The Roseville Fire Department has worked hard at raising its level of fire protection standards to meet the demands of a suburban and, increasingly urban, community. We would request that the level of fire protection services for the Riolo Vineyards project be at least equivalent to Roseville. 5-24

Parks

22. Page 2-2 of the Executive Summary and Table 3-2 in the Project Description, Chapter 3, indicates that the Riolo Vineyards Specific Plan will provide 10.1ac of active parkland. The acreage for each park in the SP is shown on page 3-32 and totals 10.1ac, but the text on that page states the total as 10.0ac, which should be corrected to 10.1ac, if this is the correct total acreage that will be provided in the SP. See comment #23. 5-25
23. The statements in the DEIR, referenced in comment 22 above, that the specific plan will provide a total of 10.1ac active parkland appear to conflict with the larger total of required active parkland acreage for the specific plan stated in Chapter 14 of the DEIR. 5-26

24. Page 5-12 states that the project-level and program-level calculation of combined populations would total 2,477 residents. In Chapter 14, this population number is reflected in the total of the two populations shown in Table 14-9 Project-Level Parks Requirements (1,586 residents) and Table 14-17 Program-Level Parks Requirements (891 estimated residents). Based on these population estimates, the project-level parkland requirement shown in Table 14-9 is 7.9ac (with greater acreage proposed: 8.45ac), and the program-level requirement for the remainder of the specific plan is shown in Table 14-17 as 4.4ac. Combining these two acreage requirements totals to 12.3ac required for the specific plan. A total of 12.3ac of active parkland for a population of 2,477 residents, meets the minimum General Plan requirement of 5 acres per 1,000 residents. | 5-27
25. The total active parkland acreage of 10.1ac stated “to be provided for the specific plan”, in Chapters 2 and 3, seems to conflict with the 12.3ac of parkland shown “as required for the specific plan” in Chapter 14, and the difference in acreage should be explained or the numbers corrected. | 5-28
26. Page 14-17: the number of City of Roseville parks should be updated to 56. | 5-29
27. Page 14-60: the number of City of Roseville parks should be updated to 56, the acres of parkland updated to 1,342ac, and the open space acreage updated to 4,000ac. | 5-30
28. Recreation program funding: The DEIR does not discuss the availability and funding of programs to take place in the recreation facilities in the specific plan area. Although development and funding for recreation areas and facilities are addressed in Chapter 14 and in Appendix D2 (e.g., Policy 1.G.2, and 1.G.3, Public Facilities, p. 4 and 5; and Policy 5.A.5, Recreational and Cultural Resources, p.30), there is no discussion in Chapter 14 or Appendix D2 of funding for the programs at the facilities. | 5-31
29. A lack of funding for recreation programs in the specific plan area would impact the City of Roseville recreation programs, which would be the closest recreation facilities to Riolo Vineyards Specific Plan that have ongoing programs. Sources and availability of funding for recreation programs should be described, consistent with the public service provision requirements for new developments stated in Policy 4.B.3, p.19 of Appendix D2. | 5-32

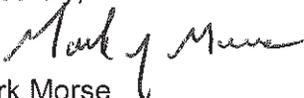
Libraries

30. Page 14-22: The City of Roseville requests clarification be added to the second paragraph that City of Roseville Libraries are not County facilities. | 5-33
31. The City of Roseville requests that the information regarding the number and locations of the Roseville Libraries be updated to include the location and address of the Martha Riley Community Library (1501 Pleasant Grove Blvd., Roseville, CA 95747). | 5-34
32. The City of Roseville Libraries are the closest libraries to the proposed project in comparison to the locations of the Libraries that currently exist in Placer County (5460 Fifth Street, Rocklin) and residents are likely to use the closest libraries (Roseville’s Riley and Downtown Libraries). | 5-35

33. The impact to the City of Roseville Libraries is not less- than-significant given that the Riolo Vineyards project could be built prior to any library being constructed in the Placer Vineyards Specific Plan. The City of Roseville requests that the timeline for building of the 25,500 square foot Placer County library in Placer Vineyards be added to the DEIR. The impact to the City of Roseville Libraries is not less-than-significant given the Library's staffing and budget situations. The impact on the City of Roseville Libraries would be significant and mitigation measures should be described that reduce the impact to the City of Roseville to a less-than-significant level. 5-36
34. Impact 14-16, Page 14-75: The City of Roseville requests correction to the statement that the Roseville Libraries are County libraries. 5-37
35. In the West Roseville Specific Plan discussion, the City of Roseville requests clarification that the planned library is a City of Roseville Library, not a County library. 5-38
36. Table 2-2 Impact Summary Table - Proposed Project, Page 2-37 and Table 16-6 Summary of Alternatives, Page 16-38: The City of Roseville requests changes to the summary impact table-proposed project and table of summary of alternatives showing a significant impact to City of Roseville Libraries and describing mitigation measures to reduce impacts to a less-than-significant level. 5-39
37. Page 16-74: The cumulative impacts discussion on increased demand for libraries indicates that taxes paid to Placer County would reduce the impacts to libraries to a less-than-significant level. However, there will be significant cumulative impacts to the City of Roseville Libraries, which are not County Libraries and would not receive tax payments from Placer County. It is not likely that a new County Library will be built in Placer County for many years. Consequently, the impacts of increasing numbers of Placer County residents using City of Roseville Libraries (which are located closer to the new developments than Placer County Libraries) should be discussed and mitigation measures described. 5-40
38. 2.0 Executive Summary, Page 6: The City of Roseville requests changes to the cumulative impacts section, given the fact that the likelihood of any library being built by Placer County in Placer Vineyards is several years away, cumulative impacts to the Roseville Libraries would be significant and mitigation measures should be addressed. 5-41

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

Cc: Kelye McKinney

Mwah Polson
Art O'Brien
Kelly Casanova
Dennis Mathisen
Rachel Delgadillo

RESPONSE TO COMMENT LETTER 5

Response 5-1: Under the wheeling agreement between Placer County Water Agency (PCWA) and the City of Roseville, 10 million gallons per day (MGD) of potable water may be delivered by PCWA through the City of Roseville water system. As indicated on Figure 14-2 of the DEIR, the Riolo Vineyard Specific Plan lies within the wheeling agreement service area. The Riolo Vineyard Specific Plan is estimated to require approximately 1,506,500 gallons per day, which is within the 10 MGD wheeling capacity of the City, 8.15 MGD of which is not currently allocated to existing development. As indicated on Page 14-46 of the DEIR, PCWA water service is allocated on a first-come, first served basis. Figure 14-3 of the DEIR identifies estimated water demand from buildout in the wheeling agreement service area over time, and indicates that development within the Riolo Vineyard Specific Plan area would be complete well before the 10-MGD wheeling capacity of the City's system is exhausted. Development of the project would not require the City of Roseville to wheel more than 10 MGD of water through its system.

In comments submitted to the County on the DEIR for the Placer Vineyards Specific Plan project, PCWA indicated that the amount of water available from PCWA's supply delivered through City of Roseville infrastructure should be reduced from an assumed 8.15 MGD to 6.41 MGD, because under the terms of the wheeling agreement between PCWA and the City of Roseville, there is a 10-MGD "instantaneous" flow limitation on PCWA water deliveries from the pipeline rather than a limitation based on peak day demand.

Based on a July 2006 peak day flow rate of 1.85 MGD (equivalent to an instantaneous flow of 1,280± gallons per minute [GPM]), the available capacity from the 10-MGD supply (equivalent to an instantaneous flow of 6,940± GPM) was calculated to be 8.15 MGD. However, additional review of the July 2006 flow data conducted for Placer Vineyards indicates that maximum instantaneous flow rates of 2,490± GPM occurred during the month. Using the "instantaneous" flow limitation, there is approximately 4,450± GPM (6,940 GPM less 2,490 GPM) of remaining capacity available from the pipeline. The instantaneous flow rate of 4,450± GPM converts to a daily flow rate of 6.41± MGD.

As indicated in the DEIR, PCWA currently wholesales the majority of its water supply taken from the 10-MGD source to the California American Water Company (Cal-Am). The agreement between PCWA and Cal-Am requires Cal-Am to provide and operate storage facilities as necessary to meet peak customer demands not provided for by the maximum instantaneous flow rate. To date, Cal-Am has not constructed the required water storage facilities and is instead using pipeline capacity to meet peak flow demands, resulting in higher "instantaneous" flows from the 10-MGD supply.

Cal-Am is currently designing storage facilities that are intended to be constructed in 2008 with completion and operation in 2009. When the facilities are operational, the instantaneous flows in the 10-MGD supply pipeline should be reduced and capacity available from the supply restored. Commencement of infrastructure construction and initial water demands within the Riolo Vineyard Specific Plan Area are projected to begin in 2009, after the storage facilities are operational. See Response to Comment 7-3.

Development within the Specific Plan will be subject to Mitigation Measure 14-1b, which provides:

Prior to approval of any small lot tentative subdivision map, the County shall comply with Government Code Section 66473.7 or make a factual showing or impose conditions similar to those required by Section 66473.7, as appropriate to the size of the subdivision. Prior to the recordation of any final subdivision map or prior to County approval or any similar approval or entitlement required for nonresidential uses, the Applicant shall obtain a written certification from the water service provider that either existing services are available or that needed improvements will be in place prior to occupancy.

Response 5-2: Impact 14-6 relates to the increased demand for recycled water for non-potable water use. The Specific Plan would provide a corridor for the construction of recycled water lines in/adjacent to the trail system south of Dry Creek, which would convey recycled water through the Plan Area from the Dry Creek Wastewater Treatment Plant (WWTP). This would be a new use of recycled water in the Plan Area. Because the proposed recycled water line lies near Dry Creek, the mitigation measure requires that this pipeline be constructed with watertight joints in accordance with Placer County Standards, so that this conveyance pipe does not leak recycled water into Dry Creek. This mitigation measure is appropriate, and should not be removed.

Response 5-3: See Response to Comment 5-1.

Response 5-4: Page 3-60, Section 3.6.9, Public Facilities and Services Element: Wastewater, fourth paragraph, first sentence, is revised to read as follows:

The City of Roseville would provide wastewater treatment service to the proposed Plan Area, as the site lies within the 2005 South Placer Service Area.

Response 5-5: The *Placer Regional Wastewater and Recycled Water Systems Evaluation* (RMC, 2007) at Figure 5 (Map of Alternative 5 – Looped System) identifies a recycled water pipeline across the Riolo Vineyards Specific Plan area connecting the existing recycled water line east of Walerga Road to the Placer Vineyards Specific Plan area. In the event that recycled water generated by Riolo Vineyard is diverted to Placer Vineyard (as described in Section 4.2.2 of the Riolo Vineyard Recycled Water Master Plan Final Report [May 2007]), Placer Vineyard would be responsible for constructing this recycled water line.

Response 5-6: Page 14-1, Section 14.1.1, Water, third paragraph, line 4, the following replaces the third sentence in this paragraph:

PCWA also wholesales the following quantities of untreated water: 30,000 acre-feet per year (AF/yr) (QuadKnopf, 2006) to the City of Roseville, 25,000 AF/yr to the San Juan Water District, and a contract to deliver up to 29,000 AF/yr to the Sacramento Suburban Water District (SSWD) (formerly Northridge Water District) (PCWA, 2006b).

Response 5-7: Page 14-4, Section 14.1.1.3, Treatment, Transmission, and Storage, fifth paragraph, line 4, the following replaces the fourth sentence in this paragraph:

PCWA constructed a pump station and 10-MG tank on Tinker Road in 2007.

Response 5-8: See Response to Comment 5-3. Figure 14-3 of the DEIR identifies the projects within the wheeling agreement service area that would be served by the 10 MGD of PCWA water wheeled through the City of Roseville water system.

Response 5-9: See Responses to Comments 5-3 and 5 -8.

Response 5-10: Page 14-4, Section 14.1.3, Recycled Water, replace first paragraph with the following text:

There is currently a 24-inch recycled water stub east of Walerga Road adjacent to the Plan Area that is owned and operated by the City of Roseville. The City of Roseville will wholesale recycled water to Placer County. If required, it is anticipated that recycled water will be available for the Specific Plan area from the Dry Creek WWTP in the future, and Placer County would set up retail requirements with its own recycled water permit.

Response 5-11: The DEIR notes that the wheeling capacity of the City of Roseville water system is 10 MGD. See Response to Comment 5-3.

Response 5-12: As described in the DEIR (under Impact 14-5), the Roseville Regional Wastewater System Master Plan (Master Plan) (City of Roseville, 1996) indicates that the average dry weather flow (DWF) permitted capacity of the Dry Creek WWTP is 18.0 MGD. The City of Roseville recently completed technical studies to update the 1996 Master Plan titled *The South Placer Regional Wastewater and Recycled Water Systems Evaluation* (RMC, 2007). This evaluation examined estimates of flows generated by each land use type and projected development buildout flows. The South Placer Wastewater Authority (SPWA) Technical Memoranda by RMC Water and Environment (RMC) provides the calculated wastewater flows for the service area used in the 1996 Master Plan as well as the calculated wastewater flows for the 2005 Regional Service Area. The SPWA Technical Memoranda by RMC (RMC, 2005a) evaluated current sewage flow factors and determined that they are currently lower than previously used. As a result, the ultimate build-out DWF projections for Dry Creek WWTP from the current service area are 14.8 MGD (RMC, 2005b). Since the Riolo Vineyard Specific Plan area is included within the 2005 service area boundary (see Figure 14-4 of the DEIR) and the service area boundary will only direct 14.8 MGD to the Dry Creek WWTP (RMC, 2005b), which is below the Dry Creek WWTP permitted maximum discharge limit of 18 MGD, the DEIR concludes there is sufficient hydraulic and treatment capacity at the Dry Creek WWTP to serve the Plan Area. The *South Placer Regional Wastewater and Recycled Water Systems Evaluation* (RMC, 2007) did identify that organic loading in the Dry Creek WWTP is approaching the plants' design capacity. Thus, plant improvements likely will be needed in the near term as recommended in the Systems Evaluation. Additional improvements will be needed in the longer term to address increases in projected future flows and loadings as the Ultimate Services Area builds out. The City of Roseville, owner of the WWTP, is responsible for planning for any necessary upgrades to the WWTP.

Response 5-13: See Response to Comment 5-12. The DEIR concludes that sufficient capacity exists in the Dry Creek WWTP because (1) the Specific Plan area is within the service area boundary of the Dry Creek WWTP, and (2) development within the service area boundary, including the Specific Plan, will direct an estimated 14.8 MGD to the Dry Creek WWTP (as indicated by the RMC Technical Memoranda), which is below the current discharge limit of 18 MGD.

Response 5-14: Page 14-57, Impact 14-5, replace last paragraph with the following text:

Since service is "first come, first served," Placer County shall secure written certification from the City of Roseville that existing services are available or needed improvements will be made prior to occupancy, prior to approval of future tentative maps.

Response 5-15: The Riolo Vineyard project is immediately adjacent to the Placer Vineyards project. The Riolo Vineyard project will pay a portion of the overall fire protection needs for the area. As detailed in the Riolo Vineyard Specific Plan *Public Facilities Finance Plan* (Economic & Planning Services, Inc., 2008), development within the unincorporated southwest Placer County region will include the additional fire protection facilities adequate to provide an "urban" level of service. Development within the Specific Plan will contribute to the construction of additional fire protection facilities by payment of impact fees through several fee programs, including the existing County Capital Facilities Impact Fee program and the proposed Riolo Vineyard Specific Plan and Southwest Placer fee programs. Development within the Riolo Vineyards Specific Plan will further be required to contribute annually to staffing and maintenance of fire protection facilities by annual assessments collected through an Assessment District.

Response 5-16: Comment noted. See Response to Comment 5-15.

Response 5-17: Comment noted. See Response to Comment 5-15.

Response 5-18: The Placer County Fire Department throughout its service area provides the highest level of service of any fire service provider in Placer County for the funding available. The Dry Creek Community currently consists primarily of rural and agricultural land with minimal residential development and a history that the majority of any new development is annexed by other service providers. As noted in Response to Comment 5-15, the Riolo Vineyard project will contribute impact fees and annual assessments toward additional fire protection facilities and staffing necessary to provide an “urban” level of service to the new growth areas in southwest Placer County.

Response 5-19: Comment noted. See Response to Comments 5-15 and 5-18.

Response 5-20: Comment noted. See Responses to Comments 5-15 and 5-18.

Response 5-21: The Placer County Fire Department provides advanced life support (ALS) and paramedic engine company service in areas that can develop sufficient funding for the costs of the increased level of service. The Dry Creek community, outside the limits of the City of Roseville, is predominately a rural to suburban level area that will soon be able to fund ALS paramedic engine service with the continued build-out of projects. If Placer County Fire Department service areas are annexed to other service providers, service levels will be based on the remaining funding available.

Response 5-22: Placer County Fire Department’s fire protection planning staff oversees all aspects of new and existing construction for fire and life safety. This includes commercial and residential projects. Placer County Fire Department conducts ongoing fire and life safety inspections in all existing building, excluding R-3 dwellings. The ratio of Placer County Fire Department prevention, peace officer, and engine company inspection staff exceeds the level provided by the City of Roseville. Roseville Fire Department staff can be assured that the public safety and firefighter safety (both Placer County and Roseville staff) on any incident is the primary mission of the Placer County Fire Department.

Response 5-23: The City comments on differing Insurance Services Office, Inc. (ISO) ratings. The Specific Plan is currently considered a rural area and must therefore maintain an ISO rating of 8 according to County General Plan policy. As areas within the Specific Plan area are urbanized, they will be required to maintain an ISO rating of 4. Compliance with County General Plan policy and other standards related to fire service will ensure that adequate fire protection services are provided within the Specific Plan area and that the City of Roseville Fire Department will not be adversely affected. See Response to Comment 5-15 for a summary of the funding programs that will be implemented concurrently with the Riolo Vineyard Specific Plan to ensure adequate levels of fire protection. No changes to the DEIR are warranted.

Response 5-24: Comment noted. See Responses to Comments 5-15 through 5-23.

Response 5-25: Page 3-32, Section 3.6.6, Open-Space and Recreational Land Use: Parks and Recreation, first paragraph, replace the first sentence with the following text:

The four public parks proposed within the Specific Plan would provide a minimum of 10.1 acres of active recreational uses within the site, not including proposed rights-of-way and landscape corridors.

Page 3-13, Table 3-2, change the number of acres for Parks and Recreation to 10.1.

Page 14-45, Table 14-5, change the number of acres for Parks to 10.1.

Response 5-26: Based on the County’s standard of 5 acres of improved parkland per 1,000 population, development within the Specific Plan would be required to provide a total of 12.38 acres of parkland. However, County ordinance and the Quimby Act allow for the contribution of park fees in lieu of land dedication as a

means of satisfying this requirement. The Specific Plan provides for a minimum of 10.1 acres of park facilities, which would satisfy the park facilities obligations for the Project Applicant, as well as the Elliott parcel. Development plans for the remaining program-level parcels (Frisvold and Lund) have not been submitted. Both the DEIR and Specific Plan envision that park facilities requirements of these parcels would be satisfied either through park land dedication and improvements on these parcels, in lieu fees, or a combination of both. In any event, development within the Specific Plan would satisfy County park facilities requirements.

Response 5-27: Comment noted. Please see Response to Comment 5-26 above. Each developer within the Specific Plan would be required to satisfy its own park obligation, as defined by County requirements.

Response 5-28: Comment noted. See Response to Comment 5-26.

Response 5-29: Page 14-16, Section 14.1.5, Parks and Recreation, last paragraph, replace the first sentence with the following text:

The City of Roseville's Parks and Recreation Department owns and maintains 56 parks in the city.

Response 5-30: Page 14-60, Section 14.3.2, Project-Level Impacts, Parks and Recreation, last paragraph, replace the second sentence with the following text:

Roseville currently has 1,342 acres of parkland, which consists of 56 parks and recreation facilities and 4,000 acres of open space (City of Roseville, 2006a).

Response 5-31: There are no active recreation facilities proposed within the Specific Plan area. However, the plan area will support programs as they are provided within the region (e.g., facilities at Placer Vineyard that will require parks programs).

Response 5-32: Recreation programs offered by the City of Roseville are funded in significant part by user fees paid by those persons participating in the programs. The City of Roseville charges a higher fee to non-City residents for access to City recreational programs, on account of the fact that taxes paid by City residents offset a portion of the program cost. It is assumed that the City has established a non-resident participation fee in an amount adequate to cover the cost of the program in question being made available to non-City residents. Accordingly, no adverse impact on these programs is anticipated from the potential participation by residents within the Riolo Vineyard Specific Plan in City-sponsored recreational programs. See also Response to Comment 5-31. The Specific Plan area will support parks programs within the area as they are provided, possibly through annexation to a Community Service Area (CSA).

Response 5-33: This paragraph on Page 14-22 does not assert that the City of Roseville's libraries are County facilities. This paragraph states that there are currently no library facilities provided by the County in close proximity that would serve the residents of the Specific Plan area. Until these facilities are constructed, residents would potentially use the City of Roseville's libraries.

Response 5-34: Page 14-22, Section 14.1.6.5, Libraries, last paragraph, replace the last sentence with the following text:

Until this facility is built, residents of the proposed project would potentially use the City of Roseville's downtown library located at 225 Taylor Street, approximately 7 miles from the Plan Area; the Maidu Library located at 1530 Maidu Drive, approximately 9 miles from the Plan Area; or the Martha Riley Community Library at 1501 Pleasant Grove Boulevard, approximately 2.5 miles from the Plan Area.

Response 5-35: The DEIR (Impact 14-16) recognizes that project residents would potentially use library facilities throughout Placer County, including library facilities within the City of Roseville. It would be speculative, however, to assume that all project residents would use City of Roseville library facilities exclusively.

Response 5-36: The comment indicates that impacts on City of Roseville library facilities would be “significant” for CEQA purposes, without defining a threshold against which project impacts can be assessed. Under CEQA, project impacts on library facilities would be regarded as “significant” if the project would result in the need for new library facilities, the construction of which would result in significant physical impacts on the environment. See CEQA Guidelines §15358(b). Incremental increases in the use of existing facilities do not automatically equate to a “significant” physical impact on the environment. As indicated in the DEIR, Placer County has identified a library facility standard of 0.4 square foot of library space per capita. Under this measure, the Riolo Vineyard Specific Plan would create the need for an additional 990 square feet of library facility space, based upon a projected population of 2,477 persons. Under CEQA, construction of a facility of this size would be subject to a categorical exemption, and would not under normal circumstances have a significant impact on the environment. See CEQA Guidelines §§15301, 15303.

As identified in the Placer Vineyards Public Facilities Finance Plan, the first phase of the regional library facility would be constructed in Year 7 of the buildout of the Placer Vineyards Specific Plan. The second phase of the regional library would be constructed in buildout Year 21. This facility will receive funding from development impact fees collected from development in west Placer County. The Riolo Vineyard Specific Plan will contribute funding for county library facilities through payment of the County’s Capital Facilities Impact Fee and through regional impact fee programs.

Response 5-37: Page 14-75, Section 14.3.2, Project-Level Impacts, Library, Impact 14-16, replace this sentence, “Other County library facilities available to residents are located in Roseville, Rocklin, Loomis, and Granite Bay” with the following text:

Other library facilities available to residents are located in Roseville, Rocklin, Loomis, and Granite Bay.

Response 5-38: Page 14-75, Section 14.3.2, Project-Level Impacts, Library, Impact 14-16, replace the sixth sentence with the following text:

The West Roseville Specific Plan, which has been recently approved, will construct or expand library branches to serve a population increase of approximately 20,810 residents in its plan area (which is bounded by Fiddymont Road to the east, Baseline Road to the south, and vacant farmland to the north and west).

Response 5-39: The County does not consider that potential library users in the Riolo Vineyards Specific Plan area would constitute a significant and unavoidable impact on libraries in the City of Roseville. See Response to Comment 5-36.

Response 5-40: Comment noted. See Response to Comment 5-36.

Response 5-41: Comment noted. See Response to Comment 5-39.

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

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OUR FILE NUMBER:

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February 29, 2008

VIA EMAIL (cdraecs@placer.ca.gov) and U.S. MAIL

Maywan Krach
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

**Re: Center Unified School District Comments on Riolo Vineyard Specific Plan
(PEIR T20050185, State Clearinghouse # 2005092041)**

Dear Ms. Krach:

On behalf of the Center Unified School District, I am submitting the following comments regarding the draft Environmental Impact Report (EIR) for the Riolo Vineyard Specific Plan.

I. Schools

The Enrollment Figures for Center Unified School District are included in Table 14-3 found in Chapter 14.1.6. In that table, it is noted that the capacity for Wilson Riles Middle School is 1700 students. The student capacity at Wilson Riles Middle School will decrease by more than 400 students if the Center Unified School District must provide property at the Wilson Riles Middle School to the Sacramento Municipal Utility District (“SMUD”) for an electrical substation pursuant to the Center Unified School District’s September 22, 2006 Agreement with SMUD. The reason for the decrease in student capacity is that some of the buildings and playfields would be within the electro-magnetic fields (EMFs) created by an electrical substation and could not be used. Therefore, the Center Unified School District is requesting that Riolo Vineyard provide a lot within the Riolo Vineyard boundaries as an alternative location for the substation..

6-1

II. Traffic and Signalization

The Center Unified School District is counting on the installation of a traffic signal at the entrance to Wilson Riles School as described in Chapter 3.0 Signalization (p. 3-39) and referenced again in Chapter 9.0 Transportation and Circulation (p. 9-97). If the location of the signal is changed, a new proposed location must be discussed with the school district so that

6-2

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

Maywan Krach
May 28, 2008
Page 2

appropriate mitigation measures can be taken, such as sidewalks and other measures, to ensure the safety of the children traveling safely to and from school. ↑ 6-2

III. Utilities

Due to the fact that the District anticipates that students residing within the proposed residential community will attend Rex Fortune Elementary School, the Riolo Vineyard Specific Plan must consider the adequacy of utilities at the Rex Fortune School site. Presently there are no utilities at the Rex Fortune Elementary School Site. All utilities including, but not limited to sewer and water, electric, and cable, need to be financed and installed underground on PFE Road in front of the Rex Fortune School Site before the residential community construction begins. | 6-3

Very truly yours,

ATKINSON, ANDELSON, LOYA,
RUUD & ROMO

By
Elizabeth B. Hearey

EBH/rb

cc: Craig Deason (via email cdeason@centerusd.k12.ca.us)
Michael Winters (via email cfw@cfwcardiff.com)

RESPONSE TO COMMENT LETTER 6

Response 6-1: The existence of an agreement between Sacramento Municipal Utility District (SMUD) and the Center Unified School District regarding the disposition of SMUD’s substation parcel south of PFE Road is noted. The Applicant is not a party to that agreement. At the request of SMUD, the Riolo Vineyard Specific Plan will accommodate a future substation on a 0.5-acre site within the eastern portion of the Specific Plan, as identified on Figure 3-6 in the EIR. If SMUD elects to construct a substation at this location, SMUD would be required to acquire this site from the landowner.

Response 6-2: The DEIR describes that safety improvements, including a signalized crosswalk, would be provided on PFE Road at the Rex Fortune Elementary School, which is located immediately adjacent to the Wilson Riles Middle School. If the location of this proposed signal is changed, the County will discuss such a change with the school district to ensure the safety of children traveling safely to and from school.

Response 6-3: The Specific Plan will provide wet utility infrastructure (water and sewer) that is sized to accommodate flow demand of parcels south of PFE Road, including the Rex Fortune Elementary School site.



1 530 823 4884 P.02
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 BOARD OF DIRECTORS BUSINESS CENTER
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 Alex Ferreira, District 2 MAIL
 Lowell Jarvis, District 3 P.O. Box 6570
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March 3, 2008
 File No. CEQA/Dry Creek West Placer

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

SUBJECT: Draft Environmental Impact Report for Riolo Vineyard Specific Plan

Dear Ms. Baker,

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report prepared for the Riolo Vineyard Specific Plan.

Page 3-74 should include the following, "Annexation of the Specific Plan area into PCWA's Zone 1 service area in order for Cal-American Water Company to provide treated water service will be required prior to approval of improvement plans for the development."

7-1

California American Water Company's contract dated September 5, 2002, with PCWA states that California American Water Company shall provide and operate such storage facilities as are necessary to enable it to meet customer peak demands not provided for by the maximum instantaneous flow rate. To date, California American Water Company has continued to peak off of PCWA and the City of Roseville water systems. PCWA will require an amendment of the existing wholesale water supply contract between PCWA and California American Water as a condition of providing increased supplies to California American Water for this project.

7-2

As discussed in PCWA's SB 610 analysis dated January 20, 2006, the Riolo Vineyards Specific Plan Area will need to extend California American Water's existing transmission infrastructure to the project site and construct the needed onsite infrastructure, including potable water distribution system. Prior to serving any future development, California American Water Company will be required to provide sufficient water storage capacity in its facilities to address current storage deficiencies and additional storage needs of this project.

7-3

PCWA recently completed consultation with the US Army Corps of Engineers to obtain a Nationwide Permit to construct the Ophir Water Treatment Plant, which would serve treated water to future new development discussed in the Riolo Vineyard Specific Plan. The Corps permit required Section 7 consultation with the US Fish and Wildlife Service. The Service requested that PCWA provide "an analysis of cumulative effects of the project that considers the effects of increased water treatment capacity on the potential to develop areas" within PCWA's Service Area.

7-4

In order to meet this request, PCWA and the Service have entered into a Memorandum of Agreement (MOA) which prescribes a process and procedure that would ensure that all future development within PCWA's Service Area must address their Endangered Species Act (ESA) issues to the satisfaction of the Service as a condition of receiving water from PCWA. This MOA is sufficient to mitigate potential indirect terrestrial impacts of both the Ophir Water Treatment Plant (WTP) Project and the proposed SRWRS (Sacramento River diversion) project.

Although this new process and procedure will not be implemented until the Ophir Water Treatment Plant is in service, the remaining unallocated capacity in the Foothill WTP is currently only 3 MGD and PCWA wants to provide the County with ample notice of this soon to be implemented requirement for increased water delivery. Specifically, prior to providing increased supplies of wholesale water to California American Water from the proposed Ophir WTP or Sacramento River Diversion facility to Riolo Vineyards Specific Plan, PCWA will require that the Developer identify the specific lands proposed to be served and to provide proof of that land's satisfactory compliance with the Endangered Species Act.

If you have any questions, please call me at (530) 823-4886.

Sincerely,



Brian C. Martin, P.E.
Director of Technical Services

BCM:HT:ly

pc: Einar Maisch, PCWA
Kenneth Sanchez, USFWS

RESPONSE TO COMMENT LETTER 7

Response 7-1: Page 3-74, Section 3.7, Required Permits and Approvals, add the following text after the new approval No. 13, which has been added per Response to Comment 3-2:

14. Annexation of the Specific Plan area into PCWA's Zone 1 service in order for Cal-American Water Company to provide treated water service will be required prior to approval of improvements plans for the proposed development.

Response 7-2: Comment noted.

Response 7-3: As indicated in the DEIR, Cal-Am will construct a storage tank to serve the Specific Plan area and the surrounding region. See Page 14-46 of the DEIR. This is a separate project from Riolo Vineyards. This tank will be located east of Walerga Road from the Specific Plan Area, and is currently under environmental and design review. According to Cal-Am (Kilpatrick, 2008), environmental review for the storage tank project is currently being undertaken. Estimated completion of design is June 2008, with construction scheduled to commence in June 2008 and completed in June 2009. Under this schedule, the storage tank would be placed into service by Cal-Am in September 2009. This schedule is consistent with the earliest projected date for housing construction within the Riolo Vineyards Specific Plan project area. See also Response to Comment 5-3.

Response 7-4: The Applicant will be required to obtain a U.S. Army Corps of Engineers (USACE) Section 404 permit for fill in wetlands and other Waters of the U.S. As part of that process, the Applicant will prepare a Biological Assessment, which will address their Endangered Species Act issues. The USACE will transmit this Biological Assessment to the U.S. Fish and Wildlife Service (USFWS) for their review. USFWS must engage in informal or formal consultation upon receiving this document, and must transmit their opinion as to satisfactory compliance with the Endangered Species Act prior to USACE's issuance of their Section 404 permit.



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.
G. C. WALLACE, INC.

Writer's Contact Information:
916.286.7600

2.100.117

March 6, 2008

Ms. Maywan Krach
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 280
Auburn, CA 95603

RECEIVED

MAR 06 2008

ENVIRONMENTAL COORDINATION SERVICES

**Re: Riolo Vineyards Specific Plan
Comments on Draft Environmental Impact Report
State Clearinghouse Number 2005092041**

Dear Ms. Krach:

G. C. Wallace of California, Inc. (GCW) has been retained by the WALKER ELLIOTT FAMILY TRUST (Elliott Property), property owner of APN 023-221-005, to provide engineering and planning peer review of the Draft Environmental Impact Report for the Riolo Vineyards Specific Plan located in the Dry Creek Community in Placer County. We understand the Draft EIR has been prepared as a two tier document that addresses impacts and proposed mitigations for a portion of the Specific Plan Area at a project-level document for participating properties and a program-level document for non participating properties. GCW has focused its review of the draft EIR document and the associated technical appendices for consistency of land use, clarity of mitigation measures, clarification of engineering applications for site development, and clarification of construction sequencing. GCW has also focused on clarification of elements on the program-level analysis that may have opportunity to be completed at a project level analysis, given the work done to date for the subject EIR. Given the afore mentioned goals, the following is a summary of the focus of our comments on this EIR:

- **Land Use Densities** – We have reviewed the acreages and unit count for the various non participating properties and request the following items for your consideration
 - Add Ag 10 residential zoning to floodplain area (consistent with plan area approach) for the Walker Elliott Family Trust property | 8-1
 - Provide consistent density application within the low density zone for non-participating properties consistent with the proposed participating properties | 8-2
- **Flood Plain Definition** – Delineate internal circulation consistent with the proposed flood plain boundary within the Walker Elliott property—Establish the East West collector road along the boundary of the flood plain to clearly identify the new flood plain limits as well as establish mitigation fill areas. | 8-3
- **Drainage Analysis** – The drainage analysis throughout the project has several areas that appear to need further analysis to address consistency with the participating and non-participating properties. Drainage shed development specifically related to PFE Road should be revised to conform to each parcel. Onsite detention, while appropriately identified as an unnecessary mitigation in this project, has several | 8-4

mitigation measures calling for further analysis of this issue at the future project level. If it has been determined as not being needed now, it seems appropriate to eliminate it as a future consideration for site development. The one exception is the southwest parcel that drains to a local creek before it discharges to Dry Creek. It appears that the drainage outfall analysis has been done at an equal level for the participating property and the Elliott Walker Family Trust property. However, while outfall locations have been identified, the needed specificity of drainage way depths, widths, connections to Dry Creek and Water Quality treatment requirements, especially as related to water quality basins and their locations with associated land dedications, are absent from this document. Given the sensitivity of Dry Creek, and the potential for multiple property use of each of the outfalls, it seems appropriate that the drain outfalls be evaluated at a project-level impact analysis, with a connection to Dry Creek identified. At least one water quality mitigation measure analysis at a quantitative level should be provided for the purpose of a project level analysis.

↑
8-4

- Plan Area Consistency—GCW has observed several items of document consistency that have been pointed out as items that the EIR consultant may wish to review for overall project approach.

8-5

GCW has prepared the following comments based on the above outlined summary with the hope of clarifying areas in the EIR for future project developments.

1. Chapter 2. Executive Summary, page 2-1 and 2-2 the **Residential Land Uses** are either project-level parcels or program-level parcels.

- Under the subcategory for Rural Residential and Agricultural-10 there is no mention of program-level parcels
- Provide two (2) Agricultural-10 units in flood plain area of the Walker Elliott Family Trust (Elliott) property for consistency with the plan approach and proposed zoning in flood plain designated areas

8-6

8-7

2. Chapter 2. Executive Summary, page 2-10, table 2-2 (continued) Impact Summary Table – Proposed Project. Impact 5-6, Recommended Mitigation Measures “(Contribute a fair share to compensation/relocation assistance on program-level parcels, if required)”

- Contribute fair share to relocation assistance
- How many residences are on Program-Level parcels?

8-8

8-9

3. Chapter 2. Executive Summary, page 2-38, table 2-2 (continued) Impact Summary Table – Proposed Project. Impact 15-2, Proposed Mitigation “...DTSC...”

- Please define “DTSC” in the abbreviations

8-10

4. Chapter 3. Project Description, page 3-9, "*The Elliott parcel (APN 023-221-005) is also reviewed in this Draft EIR at the program level, although site-specific analyses of cultural, biological, and environmental conditions have been prepared and are described in the documents.*"
- Is there enough site-specific analyses to take some elements to the Project-Level category | 8-11
 - The utilities have been analyzed at the project-level specificity for drainage, offsite sanitary sewer, flood plain delineation and compensatory flood plain storage. Provide definition of project-level analysis to confirm that these elements have had sufficient analysis to provide project level mitigations. | 8-12
5. Chapter 3. Project Descriptions, page 3-13, table 3-2 Land Use Summary. Agricultural land use.
- Elliott property does not have the Agricultural-10 designation in the flood plain | 8-13
 - For EIR consistency, identify Elliott property with two parcels designated in the AG10 category to maintain total lot count and land use consistency. | 8-14
6. Chapter 3. Project Descriptions, page 3-17, "*Although no development plans for the Lund parcel (APN 023-221-004) or Elliott parcel (APN 023-221-005) have been proposed, the Draft EIR assumes development of these parcels with up to 210 low-density residential units (up to 170 units on Elliott and 40 units on Lund)...*"
- Elliott property is allocated 170 lots;
 - The density for the non participating LDR parcels computed for the easterly development shows the PFE Investors have 251 units and Elliott's 170 units for a total of 421 units.
 - The acreage for PFE Investors LDR area is 110.4 acres from Table 3-2 Land Use Summary, less the 35.3 acres on the westerly development, for a net of 75.1 acres.
 - The acreage for the Elliott property is 78.4 acres from Table 3-1 Ownership and Acreage. It has been calculated that 21.3 acres will be designated as Agricultural 10. This results in 57.1 acres on the Elliott parcel with LDR zoning.
 - The total LDR density for this area is 421 units on 132.2 acres or 3.18 du/ac.
 - Applying this density to the Elliott property yields 181 dwelling units.
 - It is requested that the EIR provide a consistent average density for the non-participating properties. It is not recommended that the total units be increased; rather, a shift in lot counts to keep the densities equal throughout the easterly development or eliminate specific yields on individual parcels. The Lund property was excluded from these calculations due to its substantial floodplain area. | 8-15

7. Chapter 3. Project Descriptions, page 3-18, Residential Land Use
- Density Transfer is allowed
 - Land use diagrams are not consistent and do not show Elliott having any AG10. Add AG10 lots for Elliott Property
8. Chapter 3. Project Descriptions, figure 3-26 Conceptual Drainage. This figure show potential outfall locations and overall drainage facilities.
- Outfalls do not show how or where they will connect to Dry Creek
 - The conceptual drainage needs more detail such as cross-sections of conveyance channels, headwalls, alignments and any additional storm water quality requirements. There does not appear to be any assessment of the tree impacts or riparian corridor/connection to Dry Creek
9. Chapter 3. Project Descriptions, figure 3-12 Conceptual Vehicular Circulation and figure 3-13 Ultimate Cross-Section of PFE Road. These figures illustrate the proposed Right-of-Way for the plan area.
- Figure 3-12 calls for PFE Road to be a 82' Right-of-Way; however, figure 3-13 depicts the Right-of-Way at 64'
 - Please clarify which right-of-way is proposed and update the Ultimate Cross-Section of PFE Road
10. Chapter 13. Hydrology and Water Quality, page 13-29, "...Dry Creek watershed, where detention is not recommended (JMM, 1992)."
- Detention is not recommended in this project unless specific drainage studies show increase in flows will inundate local downstream drainages.
 - This analysis has been completed as part of the EIR study. No further detention studies will be required or that future studies will only be required for onsite development collection systems.
11. Chapter 13. Hydrology and Water Quality, page 13-30, "*During detailed design of each construction phase within the Plan Area, project-specific peak flow calculations and evaluation would be necessary. The evaluation would assess whether detaining peak flows would exacerbate downstream flooding by allowing downstream peak flows to combine contemporaneously and would be used to ensure that facilities are sized to achieve the required reduction in flows in accordance with the County's Storm water Management Manual. To support the design of each construction phase, a project-specific drainage report, including drainage calculations, shall be prepared for review and approval by Placer County ESD.*"

- Conflict with page 13-29 paragraph 1, detention not required. Recommend revising to state no onsite detention is necessary and future project specific drainage studies will address onsite systems only | 8-22

12. Chapter 13. Hydrology and Water Quality, Figure 13-4 Post-Project Drainage Boundaries

- Elliott property is being drained by two separate sheds creating two outfalls | 8-23
- Revise the PFE road improvements to conform with each respective parcel and allow the Elliott frontage to drain north and eliminate the need for two outfalls. Revise drainage study as needed to include PFE Road drainage in each fronting parcel

13. Chapter 13. Hydrology and Water Quality, page 13-33 *"In addition to onsite detention to reduce peak flows, ..."*

- Conflict with page 13-29 paragraph 1, detention not required | 8-24
- Eliminate references to detention of future drainage facilities except for southwest shed at PFE Road | 8-25

14. Chapter 13. Hydrology and Water Quality, page 13-34

- Conflict with page 13-29 paragraph 1, detention not required | 8-26
- Eliminate all references to detention of future drainage facilities except for southwest shed at PFE Road | 8-27

15. Chapter 13. Hydrology and Water Quality, page 13-37 *"...the amount of fill that would be placed within the existing floodplain would be approximately 614,000 cubic yards..."*

- What are the depths of the fills and cuts of compensatory storage areas? | 8-28
- Expand exhibit 13-3 to illustrate the scale of cuts and transitions. State if the Floodway depicted is the same as the overbank area of Dry Creek | 8-29
- Provide a grading exhibit to define revised flood plain on non-participating parcels since specific mitigation is being proposed on non-participation parcels. | 8-30

16. Chapter 13. Hydrology and Water Quality, page 13-37 *"As project-specific land uses and designs are developed, the floodplain analyses would be further refined to ensure that no private development would occur within the floodplain..."*

- Stipulate an exception for AG-10 zoning | 8-31

17. Chapter 13. Hydrology and Water Quality, page 13-39 *“Applicants for program-level parcels would need to undergo the County’s Subsequent Conformity Review Process to ensure that their development proposals conform to the Riolo Vineyard Specific Plan, CEQA regulations, and program-level and project-level mitigation measures identified in this Draft EIR.”* | 8-32
18. Chapter 13. Hydrology and Water Quality, page 13-40, Mitigation Measure 13-2a: Prepare and submit project-specific drainage report.
- These water quality elements should be identified now and/or provide performance standards | 8-33
19. Chapter 13. Hydrology and Water Quality, figure 13-5 LID Bioswales and Storm Drain Outlets
- Should the Bioswales have a defined geometry and connection point to Dry Creek for all outfalls so that the impacts to trees and riparian creek corridor can be minimized? Bioswales impacts are hard to assess without better defined cross-sectional dimensions, slopes and flow depths. We request that outfalls be analyzed at a project level as part of this document. | 8-34
20. Chapter 13. Hydrology and Water Quality, page 13-44 Mitigation Measure 13-4b: Prepare site-specific BMP Plan
- Project-Level parcels should have a preliminary BMP plan for review and establishing a prototype project-level approach for future non participating parcel development. | 8-35
21. Chapter 13. Hydrology and Water Quality, page 13-45 *“No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way except as authorized by the project approvals or subsequent amendments approved by the County...”*
- There are no water quality basins identified on the exhibits | 8-36
 - The EIR should determine the extent, if any, of water quality facilities needed. This information could be incorporated into the land use summary to allow the water quality facilities within wetlands, floodplains or land use areas. Given the land uses proposed, it appears that a good location for water quality basins will be the 100 year flood plains | 8-37
22. Chapter 13. Hydrology and Water Quality, page 13-46, **Mitigation Measure 13-4e, Design and Construct LID measures.**
- Can storm water quality basins be used as an alternative? | 8-38

Thank you again for the opportunity to review and comment on this Draft EIR. Should you have any questions regarding our comments or concerns please feel free to give me a call at (916) 286-7600.

Very truly yours,

G. C. WALLACE OF CALIFORNIA, INC.



Stephen Au Clair
Senior Vice President

c: Dan Haley – Trustee for Walker Elliott Family Trust
Ann Baker – Placer County Planner

RESPONSE TO COMMENT LETTER 8

Response 8-1: A subsequent application to develop the Walker Elliott Family property may request the addition of the Agriculture-10 (AG-10) designation for the portion of their property within the floodplain.

Response 8-2: A subsequent application to develop the Walker Elliott Family may request an increase in the number of units or change the land use designation. A determination would be made at the time of application if additional environmental review, additional studies or additional entitlements (e.g., an amendment to the Specific Plan) is required through the “Subsequent Conformity Review Process” outlined in Section 8.2 of the Specific Plan text.

Response 8-3: A generalized location of the primary east-west collector road has been delineated through the Specific Plan process and the utility master plans. Prior to development on the Elliot property, the alignment of the east-west collector road would be identified on a subsequent tentative map application. A site-specific drainage analysis would provide details beyond that contained in the Master Drainage Plan submitted with the Specific Plan. The subsequent drainage analysis would include the identification of new flood plain limits and required compensatory excavation to mitigate for fill within the floodplain. Details of the required information would be outlined during the Subsequent Conformity Review Process.

Response 8-4: This comment presents a summary of specific comments addressed below. Please see Responses to Comments 8-21 through 8-38, below.

Response 8-5: Comment noted. The items noted by G.C. Wallace of California, Inc., are specified in detail in subsequent comments and responses are provided below.

Response 8-6: The Specific Plan, as proposed, does not include any Rural Residential or AG-10 land use designations within the program-level parcels.

Response 8-7: Comment noted. See the Response to Comment 8-1.

Response 8-8: Mitigation Measure 5-6(a) would only apply to program-level parcels in the event that the County determines a resident would be subject to relocation assistance pursuant to Government Code §7260 et seq. An owner/occupant of a program level parcel would not be subject to relocation assistance unless such assistance is the subject of a private agreement.

Response 8-9: Currently, there are four existing residences on the program-level parcels:

- One residence on APN 023-200-019 (Riar Singh);
- One residence on APN 023-200-057 (Frisvold);
- One residence on APN 023-221-005 (Elliott); and
- One residence on APN 023-221-004 (Lund).

Response 8-10: “DTSC” is an abbreviation for Department of Toxic Substances Control.

Response 8-11: When the owners of the program-level parcels apply to the County for entitlement permits, they must undergo Subsequent Conformity Review, as described on DEIR Page 1-2. Each development proposal will be reviewed to determine whether or not they conform to the Riolo Vineyard Specific Plan, CEQA requirements, and program-level mitigation measures identified in the EIR. This process will examine if the existing site-specific analyses in the EIR would be sufficient for the type of development being proposed. The County will then determine whether additional environmental review is required and, if so, the scope of such additional review.

Response 8-12: Comment noted. See the Response to Comment 8-11.

Response 8-13: Comment noted. See the Response to Comment 8-1.

Response 8-14: Comment noted. See the Response to Comment 8-1.

Response 8-15: The allocation of residential units among existing parcels in the Specific Plan is for planning purposes, and is based upon site constraints (such as floodplain elevation) and assumptions based on site layout. The actual number of units that could be developed on a particular parcel will be determined through the County's small-lot subdivision map process for the parcel in question. It should also be noted that the Riolo Vineyard Specific Plan provides for transfer of residential units among parcels within the Specific Plan area.

Response 8-16: Comment noted. See the Response to Comment 8-1.

Response 8-17: Figure 3-26 of the DEIR is intended to represent a conceptual plan for future drainage infrastructure. The specific design and location of outfalls to Dry Creek will be determined at the time of improvement plan preparation. Figure 13-5 of the DEIR identifies the location of bio-swale features and storm drain outlets associated with the project-level parcels within the Specific Plan area owned by the Applicant. A plan for development of the Elliott parcel has not been prepared or submitted by the commenter, who represents a non-participating property owner within the Specific Plan area. For this reason, additional analysis of potential locations of outfalls to Dry Creek associated with future development of this parcel is not possible at this stage of review.

Response 8-18: The detail on drainage features (cross-sections of conveyance channels, headwalls, and alignments) requested by the commenter are design-level details which will be determined at the improvement plan stage, and are not required to be defined at an engineering-level for the purposes of the DEIR. Mitigation Measure 13-2b requires each developer within the Specific Plan to prepare a project-specific drainage report along with improvement plans.

Response 8-19: Tree impacts associated with outfall/swale connections to Dry Creek have been assessed with respect to the project-level parcels analyzed by the EIR. Impacts associated with outfalls on project-level parcel development to the Dry Creek riparian corridor are analyzed in the DEIR. A plan for development of the Elliott parcel has not been prepared or submitted by the commenter, who represents a non-participating property owner within the Specific Plan area. For this reason, additional analysis of potential tree and riparian corridor impacts from outfalls to Dry Creek associated with future development of this parcel is not possible at this stage of review.

Response 8-20: Figure 3-12 is in error and has been revised. The revised Figure 3-12 can be found on Page 4-3. Figure 3-13 correctly depicts the right-of-way of PFE Road as 64 feet.

Response 8-21: Comment noted. The comment accurately reflects the analysis of the DEIR as it pertains to parcels analyzed in the DEIR at a project level. Until a plan for development for the Elliott parcel is prepared and submitted to the County for review, it cannot be concluded that detention would not be recommended as a means of addressing peak flows from development of the Elliott parcel.

Response 8-22: See Response to Comment 8-21. The language referenced in this comment refers to program-level parcels such as the Elliott parcel, for which a plan of development has not been prepared and submitted to the County. At the time a plan of development is submitted for the Elliott parcel, additional evaluation of the drainage characteristics and downstream flow impacts of that plan of development would be required.

Response 8-23: The drainage sheds identified in Figure 13-4 of the DEIR are based on existing topography, which does not respect legal parcel lines from a drainage perspective. Figure 13-4 assumes that the Elliott parcel would be graded and developed in a manner sensitive to the existing topography, which would require separate outlets to the Southern Tributary and Dry Creek, respectively, for drainage from the Elliott parcel. It is noted on Figure 13-4 that the information presented therein is conceptual in nature and subject to change with future tentative subdivision maps.

Response 8-24: Comment noted. See Responses to Comments 8-21 and 8-22.

Response 8-25: Comment noted. See Responses to Comments 8-21 and 8-22.

Response 8-26: Comment noted. See Responses to Comments 8-21 and 8-22.

Response 8-27: Comment noted. See Responses to Comments 8-21 and 8-22.

Response 8-28: The average cut within compensatory storage areas is approximately 4.5 feet, and the average fill within the 100-year floodplain is approximately 2.5 feet.

Response 8-29: The Specific Plan does not propose to place fill within the Federal Emergency Management Agency (FEMA)-designated floodway. See Figure 13-3 of the DEIR. The term “overbank” area of Dry Creek is not defined by the commenter. Please refer to Responses to Comments 3-1 through 3-3 regarding the area associated with Dry Creek that is subject to the requirement for an encroachment permit issued by the State Department of Water Resources, which is largely associated with the riparian corridor of Dry Creek. The “Floodway” area depicted on Exhibit 13-3 represents the area within the Specific Plan defined as a “floodway” by FEMA. Under both FEMA criteria and the County’s Floodplain Management Ordinance, a “floodway” means “the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulative increasing the water surface elevation more than one foot.” The defined “floodway” is not the same as the base flood elevation, which defines the elevation that would be subject to flooding during a 100-year flood event. The base flood elevation contour under pre-project and post-project conditions is also depicted on Figure 13-3.

Response 8-30: A plan for development of the Elliott parcel has not been prepared or submitted by the commenter, who represents a non-participating property owner within the Specific Plan area. Until a development plan is prepared for this parcel, the extent to which the existing topography would be altered (including alterations within the current 100-year floodplain) in a manner that would require mitigation is unknown.

Response 8-31: A plan for development of the Elliott parcel has not been prepared or submitted by the commenter, who represents a non-participating property owner within the Specific Plan area. For this reason, the Specific Plan does not currently identify AG-10 land use on the Elliott parcel. The DEIR recognizes that fill within the existing floodplain elevation will be required to provide building sites within the AG-10 parcels proposed by the Applicant on project-level parcels. As indicated by the Preliminary Drainage Master Plan for Riolo Vineyard, this fill would result in an increase in 100-year surface water elevation of 0.01 foot upstream of Watt Avenue, and no increase downstream of Watt. Compensatory storage would be provided within the floodplain to balance the proposed fill. The Specific Plan does not create an “exception” allowing development of structures within the 100-year floodplain elevation, but instead allows for compensated fill within the existing floodplain to provide an elevated building pad, in accordance with the County’s Floodplain Management Ordinance.

Response 8-32: Comment noted. The Subsequent Conformity Review Process is described in Section 8.2 of the Specific Plan.

Response 8-33: See Responses to Comments 4-1 through 4-4 regarding project compliance with NPDES Municipal Stormwater Phase II Permit requirements. The preliminary drainage plan contains a series of proposed BMPs that would be applied to project construction and operation.

Response 8-34: Comment noted. See Responses to Comments 8-17 through 8-19.

Response 8-35: A Preliminary Drainage Master Plan has been prepared for the project-level parcels within the Riolo Vineyard Specific Plan (Civil Solutions, 2007). This document was relied on in the preparation of the DEIR, and is available for review by the Commenter. See Section 18.0, References. It is anticipated that future drainage studies performed by current non-participating property owners will use the Civil Solutions report as a resource.

Response 8-36: As indicated in the DEIR, water quality basins are not required for detention or treatment of runoff from development proposed on project-level parcels, and thus are not proposed by the Applicant.

Response 8-37: Water quality features associated with project-level development in the Specific Plan are described and analyzed in the DEIR, including within the Project Description section. See Page 3-56 of the DEIR. Additional information is provided in the Preliminary Drainage Master Plan prepared for the project-level parcels within the Riolo Vineyard Specific Plan (Civil Solutions, 2007). The Applicant does not propose to impact existing wetland features for the purpose of water quality treatment. However, many of the proposed treatment features, including bio-swales, would be located within open space and/or floodplain areas.

Response 8-38: Comment noted. See Response to Comment 8-36.

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

March 8, 2008
 Ms. Maywan Krach
 cdraecs@placer.ca.gov
 Placer County Planning Department
 3091 County Center Dr.
 Auburn, CA 95608

Dear Ms Krach,

As a homeowner near the proposed Riolo Vineyards (SCH2005092041) project I offer the following comments regarding the Draft Environmental Impact Report (DEIR) for the Riolo Vineyards Specific Plan.

General Comment

The DEIR for the Riolo Vineyards project 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.

9-1

Specific Comments

Chapter 4.0 Land Use

General Comment

The location of particular land uses as they relate to each other has an impact with regard to circulation. Consideration should be given to redesignation of the proposed land use to place the high density and medium density housing such that it would be clustered towards the eastern side of the project. This would place the denser housing development adjacent to the commercial development at the corner of PFE Road and Walerga Road, and the elementary and middle schools. This would have the potential to reduce overall trip making and trip length as well as encouraging a higher rate of non motorized home to school trip mode choices.

9-2

Specific Comment

Page 4-46

Strong consideration should be given to the maintaining of LOS C.

9-3

Chapter 9.0 Transportation and Circulation

Section 9.4 Mitigation Measures

General Comment:

These measures are appropriate and Placer County is to be commended for implementing a traffic impact fee mitigation program (TIMFP).

The proposals set forth in the Riolo Vineyards Specific Plan with regard to Transportation and Circulation are to be commended. To the degree that the findings of the DEIR support the full implementation of the housing, land use and transportation proposals, it too is to be commended.

9-4

Specific Comments

Mitigation Measures 9-2a and 9-2b

These measures do not indicate any threshold for when the needed improvements financed by the TIMFP will need to proceed to construction. The terms “short term” and “long term” are not defined in even general terms. While it is commendable that the long term impacts would be rendered “less than significant,” it is not clear how long the “significant and unavoidable impact” would persist. An estimate of other needed development activity levels or a specific implementation timing schedule would help clarify this issue.

9-5

Mitigation Measure 9-3a

These proposals are to be commended, but a proposed timeline for implementation or description of thresholds of development levels that would trigger the improvements would add clarity.

9-6

Mitigation Measure 9-3b

As stated for Mitigation Measure 9-3a.

9-7

It should be noted that the writer of this letter of comment has observed extensive queuing on Watt Avenue during the PM peak from the intersection of PFE and Watt Avenue extending southward nearly to the intersection of Watt Avenue and Glentana and at times to the entrance driveway to the offices and bus yard of the Center Unified School District.. Therefore, it might be necessary to implement these improvements in the short term.

9-8

Mitigation Measures 9-10a, 9-10b, 9-11a, 9-11b.

As above.

↑ 9-8

Mitigation Measure 9-18a

While the establishment of a CSA for the provision of transit service and related capital costs is a viable financing option, the measure does not describe what the service or capital needs would be, nor the identity of the entity that would provide the transit service. The writer of this letter of comment does note that the typical sections for ultimate Watt Avenue, Walerga Road and PFE Road as presented in the Specific Plan do show appropriate transit facilities. This measure would be strengthened by the inclusion of an implementation schedule as described in comments above.

9-9

The writer also recommends the inclusion of other financing options such as use of local option sales tax funds if Placer County was to implement a local option sales tax for transportation purposes.

9-10

Mitigation Measure 9-19a

The recommended improvements to PFE road are to be commended. However, the measure did not specify if adequate facilities would be provided for bicycle and pedestrian users. Adequate bicycle and pedestrian facilities would improve safety and encourage non motorized movement for home to school trips from the project area as well as nearby areas of Sacramento County to the existing Wilson C. Riles Middle School on the south side of PFE Road near the intersection of PFE Road and Walerga Road and the Rex Fortune Elementary School that will be built to the west of the middle school. Increased bicycle and pedestrian mode choice for the home to school trip will meet many of the goals set forth in several Placer County plans.

9-11

Thank you for your consideration.

Sincerely,

Matt Friedman

RESPONSE TO COMMENT LETTER 9

Response 9-1: Comment noted.

Response 9-2: The Specific Plan provides for High-Density Residential uses in the southwest corner of the Plan Area at the intersection of Watt Avenue and PFE Road. In this manner, residents of the high-density residential community within the Specific Plan area would have optimal access to transit opportunities, such as the proposed bus rapid transit system that is currently being studied by the Placer County Transportation Planning Agency. Such a route would include northbound and southbound bus rapid transit lanes on Watt Avenue. Additionally, the proposed 4 miles of Class II bike lanes and 7 miles of public pedestrian, hiking, and equestrian trails are intended to provide passage between residential communities, open-space areas, the regional trail corridor along Dry Creek, the commercial parcel, and the elementary and middle schools. It should further be considered that the Placer Vineyards Specific Plan provides for a concentration of commercial and employment uses along Watt Avenue at Baseline Road, just north of the Riolo Vineyard Specific Plan area.

Response 9-3: The Riolo Vineyard DEIR identifies existing Level of Service policies for all jurisdictions included in the study area under Section 9.3.1, Standards of Significance. The project does not propose to modify existing Level of Service policies and will mitigate for increases identified by significance standards outlined in the above referenced section. Level of Service C is currently the policy for Placer County roadways, with the exception for Level of Service D within one-half mile of state highways. Where this standard is not met by the project, the Applicant proposes mitigation for feasible improvements.

Response 9-4: Comment noted.

Response 9-5: In general, if an improvement is included as part of a proposed project, or is a requirement of mitigation, or is currently under construction, it is considered a short-term improvement. If the collection of fees over time is required for the improvement to be constructed (e.g., Capital Improvement Program projects funded by impacts fees from development throughout a region), it is considered a long-term improvement as the construction timing is not currently known.

Certain improvements to Walerga Road will be constructed by the County in conjunction with the Dry Creek Bridge replacement project. Developers within the Riolo Vineyard Specific Plan would be responsible for constructing frontage improvements along Walerga Road (Mitigation Measure 9-2a) and improvements to the Walerga Road/PFE Road intersection. The timing of these improvements would coincide with the development of the eastern portion of the Specific Plan. Improvements to Walerga Road north of the Dry Creek Bridge will be funded in part by fair share contributions from Riolo Vineyard developers, along with other participants in the County's Dry Creek Capital Improvement Program. The timing of these improvements is uncertain, and the DEIR recognizes the potential for a significant and unavoidable impact to occur at this location on a temporary basis until the referenced improvements are completed.

Response 9-6: Comment noted. See Response to Comment 9-5.

Response 9-7: Comment noted. See Response to Comment 9-5.

Response 9-8: Existing conditions at the intersection of PFE Road and Watt Avenue are described in the DEIR, as well as impacts associated with project development. See Impacts 9-3 and 9-20 and related discussion.

As identified in the DEIR, the project will implement signalization and lane improvements to the intersection of PFE Road and Watt Avenue. See Mitigation Measure 9-3b. These improvements will be implemented in the initial phase of Specific Plan development. Under the terms of the Development Agreement, the Applicant will

construct these improvements, which will be eligible for fee credit and reimbursement on a fair-share basis under the County's Dry Creek Capital Improvement Program and the Development Agreement.

Response 9-9: For the purposes of determining transit service costs in the Riolo Vineyard Finance and Urban Services plans, Placer County has developed the following transit service scenario for Riolo Vineyard.

The plan for transit services in Riolo Vineyard is to combine bus service with the adjacent Placer Vineyards proposal. One fixed route would serve both Riolo Vineyard and Placer Vineyards; additional routes would serve Placer Vineyards only. The cost of the one fixed route would be split approximately 50/50 between the two developments. The costs of a demand response and commuter bus service would also be shared. In terms of the number of buses that would serve Riolo Vineyard, calculations amount to approximately 50 percent of one fixed-route bus, 10 percent of one demand-responsive bus, and 10 percent of one commuter bus.

The timing of implementation will depend entirely on the progress of development for both Riolo Vineyard and Placer Vineyards. For the purposes of cost forecasting, it is assumed that sufficient development would have occurred by 2013 to begin transit service for Riolo Vineyard. The subsidy for the transit service is proposed to be partially funded by the CSA and partially funded by additional Local Transportation Fund and Federal Transit Administration funds that would be granted due to the projected increased population.

Transit service would be provided by either Placer County Transit or the City of Roseville through an interagency agreement.

Response 9-10: Comment noted. This comment does not address the analysis of environmental impacts in the DEIR; no further response is required.

Response 9-11: The development's proposed improvements on PFE Road include bicycle and pedestrian facilities. The ultimate configuration of PFE Road would include a 4-foot-wide, Class II bicycle lane on each side of PFE Road, as well as an easement for landscaping and multi-purpose trails on the Specific Plan area's frontages of Watt Avenue, PFE Road, and Walerga Road. This landscape/trail easement would be 22 feet wide when fronting the High-Density Residential community and open-space parcels and 40 feet wide when fronting Low-Density Residential or Medium-Density Residential development.

The Applicant would be responsible for building half the width of these improvements along the proposed project's frontages with PFE Road. Transition improvements may be constructed along the Frisvold and Elliott property frontages on PFE Road as needed. The bicycle lane and pedestrian facilities at the commercial parcel at the intersection of PFE Road and Walerga Road would be constructed when that property develops.

Please refer to the text on Page 3-39 as well as to Figure 3-13 in the DEIR, where information regarding these bicycle and pedestrian facilities are provided.



MIWOK MAIDU United Auburn Indian Community of the Auburn Rancheria

JESSICA TAVARES
CHAIRPERSON

JOHN SUEHEAD
VICE CHAIR

DAVID KEYSER
SECRETARY

DOLLY SUEHEAD
TREASURER

GENE WHITEHOUSE
COUNCIL MEMBER

September 23, 2008

RECEIVED

SEP 30 2008

ENVIRONMENTAL COORDINATION SERVICES

County of Placer
Community Development Resource Agency
Maywan Krach
3091 County Center Drive, Suite 190
Auburn, CA 95603

Subject: Riolo Vineyard Specific Plan DEIR,
(PEIR T20050185, State Clearinghouse #2005092041)

Dear Ms. Krach,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) is comprised of Miwok and Maidu people whose traditional homelands include portions of Placer and Nevada counties, as well as some surrounding areas. The Tribe is concerned about development within ancestral territory that has potential to impact sites and landscapes that may be of cultural or religious significance. We appreciate the opportunity to comment on the proposed project.

We have reviewed the DEIR for the Riolo Vineyard Specific Plan and understand that impacts are analyzed at the project level for parcels where development is currently proposed. We also understand that the Plan Area includes seven parcels not controlled by the Applicant and potential impacts associated with development on these parcels are analyzed at the programmatic level. The County would require that future action on these parcels undergo further environmental review.

In regard to the mitigation measures presented in Chapter 7 on cultural resources, we would like to make the following recommendations. In the event of an inadvertent discovery, the UAIC would like to be notified immediately. If the find is determined to be legally significant by the archaeologist, or culturally important to the Tribal community, project representatives should meet with the archaeologist and the Tribe to determine the appropriate course of action. We also recommend that a qualified archaeologist complete a records search and cultural resources survey prior to any development within the seven parcels not currently controlled by the Applicant. We recommend that prehistoric cultural sites, including isolated bedrock mortars, be incorporated into open space or other protected areas. We would like to receive copies of future archaeological reports and surveys for review and comment. Finally, we would like to receive copies of environmental documents for any future development within the Plan Area so that we have an opportunity to comment on potential impacts and proposed mitigation measures related to cultural resources.

10-1

10-2

10-3

10-4

Thank you for taking these matters into consideration and for involving the UAIC in the planning process. If you have any questions, please contact Shelley McGinnis, Analytical Environmental Services, at (916) 447-3479.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Baker". The signature is fluid and cursive, with a large initial "G" and "B".

Greg Baker
Tribal Administrator

CC: Shelley McGinnis, AES

RESPONSE TO COMMENT LETTER 10

Response 10-1: The commenter requests that the United Auburn Indian Community of the Auburn Rancheria be immediately notified in the event of an inadvertent discovery of cultural resources. In addition, the commenter requests that project representatives meet with the archaeologist and the Tribal community to determine the appropriate course of action if the find is determined to be legally significant by the archaeologist or culturally important to the tribal community. The discussion of Impact 7-2 on Page 7-17 and the text of Mitigation Measure 7-2a are revised to read as follows (additions underlined, deletions shown as strikeout):

Impact 7-2: Damage to cultural resources if inadvertently exposed during construction

During construction of the proposed project, previously undiscovered cultural resources could be inadvertently exposed during grading or excavation activities. This would be a potentially significant impact of the proposed project.

This potential impact would be mitigated to a less-than-significant level by halting ground-disturbing activities temporarily until a qualified professional archaeologist, the Placer County Planning Department, and Department of Museums are consulted. The Native American Heritage Commission and the local Native American community (including the United Auburn Indian Community of the Auburn Rancheria) will be consulted as appropriate. If the discovery includes human remains, the Placer County Coroner ~~and Native American Heritage Commission~~ must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department.

Mitigation Measure 7-2a: Comply with the recommendations of a qualified professional archaeologist if cultural resources are inadvertently exposed during construction (Proposed)

In the event of the discovery of buried archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone, it is recommended that project activities in the vicinity of the find be immediately stopped and a qualified professional archaeologist consulted to assess the resource and provide proper management recommendations. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available, as provided in Section 15064.5 of the CEQA Guidelines. In addition, the Placer County Planning Department and Department of Museums must also be contacted. The Native American Heritage Commission and the local Native American community (including the United Auburn Indian Community of the Auburn Rancheria) will be consulted as appropriate. If the discovery includes human remains, the Placer County Coroner must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. All construction and improvement plans for subsequent development within the Plan Area involving ground disturbance shall include these provisions. The archaeologist shall evaluate any potential effects on any historical resource or unique archaeological resource, and where such effects would be significant, shall recommend potential mitigation to the County for its consideration. The County will assess the feasibility of any proposed mitigation (e.g., avoidance of the historical resource) and impose the mitigation where feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

Response 10-2: The commenter recommends that a qualified archaeologist complete a records search and cultural resources survey prior to any development within program-level parcels. A records search and cultural resources survey will not be necessary prior to development within program-level parcels because the records search completed in July 2005 included the entire Plan Area (see Page 7-4).

Response 10-3: The commenter recommends that prehistoric cultural sites, including isolated bedrock mortars, be incorporated into open space or other protected areas. This recommendation is consistent with Placer County General Plan (Goal 5.D) and Dry Creek Community Plan (Goal 2) Goals, which aim to identify, protect, and enhance Placer County's important archaeological sites and their contributing environment. If cultural resources are inadvertently exposed during construction, Mitigation Measure 7-2a requires project activities in the vicinity of the find be immediately stopped and consultation with a qualified professional archaeologist to assess the resource and provide proper management recommendations. As discussed above, the Placer County Planning Department, the Native American Heritage Commission, Department of Museums, and the local Native American community (including the United Auburn Indian Community of the Auburn Rancheria) will also be consulted as appropriate. Placer County will assess the feasibility of any proposed mitigation such as avoidance of the historical resource, and impose the mitigation where feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures such as data recovery will be instituted.

Response 10-4: The commenter requests copies of future archaeological reports and surveys and copies of environmental documents for any future development within the Plan Area for review and comment. Placer County will comply with this request, which is consistent with Placer County practice and General Plan Policies 5.D.3 and 5.D.7. Placer County solicits the views of the Native American Heritage Commission and/or the local Native American community (including the United Auburn Indian Community of the Auburn Rancheria) in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance. Determinations of impacts, significance, and mitigation are made by qualified archaeological consultants in consultation with recognized local Native American groups, including the United Auburn Indian Community of the Auburn Rancheria.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

March 11, 2008

RECEIVED

MAR 12 2008

ENVIRONMENTAL COORDINATION SERVICES

Maywan Krach
Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

Subject: Riolo Vineyards Specific Plan EIR (PEIR T20050185)
SCH#: 2005092041

Dear Maywan Krach:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on March 10, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

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

11-1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

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

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2005092041
Project Title Riolo Vineyards Specific Plan EIR (PEIR T20050185)
Lead Agency Placer County

Type EIR Draft EIR
Description Proposes to develop a residential community which includes open space and recreational components. The Specific Plan provides a tentative subdivision map and related entitlements for future commercial and residential developments on parcels within the Plan area.

Lead Agency Contact

Name Maywan Krach
Agency Placer County Planning Department
Phone (530) 745-3132 **Fax**
email
Address 3091 County Center Drive
City Auburn **State** CA **Zip** 95603

Project Location

County Placer
City Roseville
Region
Cross Streets PFE Road, Walerga Road, Watt Avenue
Parcel No. Various
Township 10N **Range** 5E **Section** 12 **Base** MDB&M

Proximity to:

Highways SR-65, I-80
Airports
Railways
Waterways Dry Creek
Schools Wilson Riles Middle School
Land Use Agricultural, Residential, Cemetery / RS-AG-B-20-DR, PD 2.0); O; CDP and CL-UP-DC) / LDR, O, C, Cemetery

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Growth Inducing; Landuse; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Parks and Recreation; Native American Heritage Commission; Department of Housing and Community Development; Office of Historic Preservation; Department of Health Services; Office of Emergency Services; Department of Fish and Game, Region 2; Department of Water Resources; Department of Conservation; California Highway Patrol; Caltrans, District 3; Department of Toxic Substances Control

Date Received 01/24/2008 **Start of Review** 01/24/2008 **End of Review** 03/10/2008

RESPONSE TO COMMENT LETTER 11

Response 11-1: Comment noted.

3.2 PUBLIC HEARING COMMENTS

No spoken or written comments were received at the public hearing on the Riolo Vineyard Specific Plan DEIR before the Planning Commission on February 28, 2008.

4.0 REVISIONS TO DEIR

This chapter provides a summary of revisions to the DEIR based on comments received during the public comment period, which are also identified in various Responses to Comments in Chapter 3. This chapter also includes minor revisions to the DEIR as described below.

Page 2-26, Impact 10-2, first row, third column, revise the title of Mitigation Measure 10-2b as follows so that it is consistent with the text of the mitigation measure, which prohibits open burning on the residential, commercial, and recreational parcels of the Specific Plan Area but allows open burning with some restrictions on the Agricultural, AG-10, and Rural Residential parcels (additions underlined, deletions shown as ~~strikeout~~):

10-2b (Restrict~~Prohibit~~ open burning)

Page 2-26, Impact 10-6, fifth row, third column, revise the description of Mitigation Measure 10-6a as follows to reflect the above change to the title of Mitigation Measure 10-2b and other mitigation measure titles presented in DEIR Section 10.0, Air Quality (additions underlined, deletions shown as ~~strikeout~~):

Mitigation Measure 10-6a (Implement the following mitigation measures: Mitigation Measures 10-1a: Prepare and implement Emission Control/Dust Control Measures; 10-1b: Provide PCAPCD with a list of construction equipment and anticipated construction timeline; ~~10-1c: Do not operate pre-1996 diesel equipment on forecasted Spare The Air Days;~~ 10-1d: Maintain construction equipment and vehicles; 10-1e: Minimize idling time for diesel-power equipment; ~~10-1f: Use alternative power source [e.g., power poles] to operate equipment instead of using diesel equipment;~~ 10-1g: No open burning of removed vegetation; 10-2a: Implement measures to reduce energy consumption~~Amend the Riolo Vineyards Specific Plan to encourage use of alternative energy;~~ 10-2b: Provide air quality information to homeowners/renters; ~~10-2c: Restrict~~Prohibit open burning; and 10-2d: Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District's Air Quality Mitigation Program)

Page 3-32, Section 3.6.6 Open-Space and Recreational Land Use: Parks and Recreation, first paragraph, replace the first sentence with the following text:

The four public parks proposed within the Specific Plan would provide a minimum of 10.1 acres of active recreational uses within the site, not including proposed proposed rights-of-way and landscape corridors.

Page 3-38, Revised Figure 3-12 replaces Figure 3-12 (see page 4-3).

Page 3-60, Section 3.6.9, Public Facilities and Services Element: Wastewater, fourth paragraph, first sentence, is revised to read as follows:

The City of Roseville would provide wastewater treatment service to the proposed Plan Area, as the site lies within the 2005 South Placer Service Area.

Page 3-74, Section 3.7, Required Permits and Approvals, bullet points 11 and 12, are revised to read as follows:

11. Issuance of an Encroachment Permit from Placer County for encroachment into the public right-of-way

12. Issuance of an Encroachment Permit from the Central Valley Flood Protection Board for encroachment into an adopted flood control area
13. Annexation of the portion of the Specific Plan area in question into County Service Area 28, Zone 173, for sewer operations and maintenance will be required prior to approval of improvement plans for each phase of development.

Page 3-74, Section 3.7 Required Permits and Approvals, add the following text after (new) bullet point No. 13:

14. Annexation of the Specific Plan area into PCWA's Zone 1 service in order for Cal-American Water Company to provide treated water service will be required prior to approval of improvements plants for the proposed development.

Page 7-17, Impact 7-2, discussion of impact, second paragraph is revised to read as follows (additions underlined, deletions shown as strikeout):

This potential impact would be mitigated to a less-than-significant level by halting ground-disturbing activities temporarily until a qualified professional archaeologist, the Placer County Planning Department, and Department of Museums are consulted. The Native American Heritage Commission and the local Native American community (including the United Auburn Indian Community of the Auburn Rancheria) will be consulted as appropriate. If the discovery includes human remains, the Placer County Coroner ~~and Native American Heritage Commission~~ must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department.

Page 7-17, Impact 7-3, revise the discussion of Impact 7-3 as follows to clarify that it is particularly relevant to ground disturbance within the 100-year floodplain of Dry Creek (additions underlined, deletions shown as strikeout):

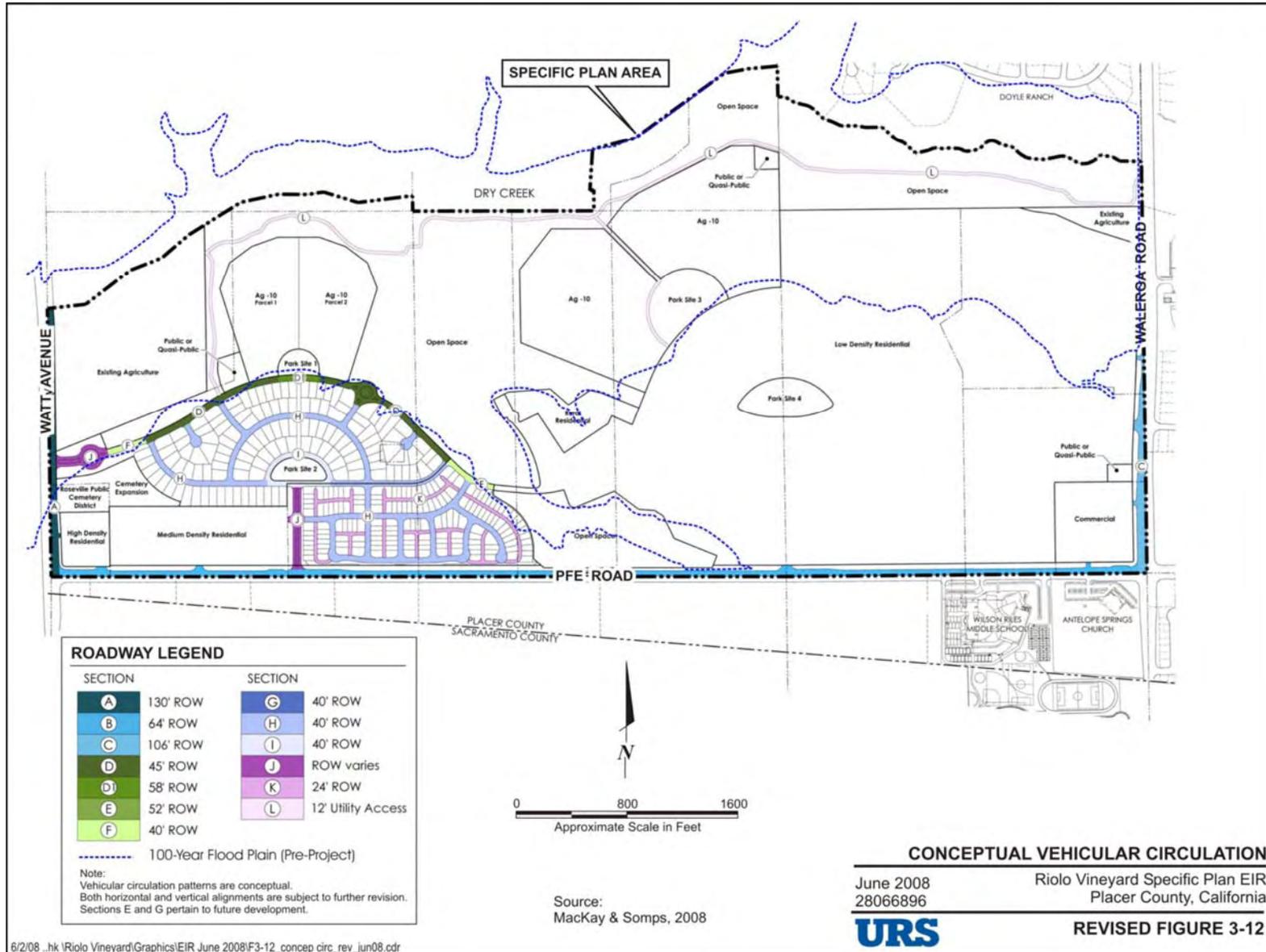
During construction of the proposed project, previously undiscovered paleontological resources could be exposed through grading or excavation activities, particularly within the 100-year floodplain of Dry Creek. This would be a potentially significant impact of the proposed project.

Page 7-19, Mitigation Measure 7-2a, insert the following two sentences following the first completed sentence:

The Native American Heritage Commission and the local Native American community (including the United Auburn Indian Community of the Auburn Rancheria) will be consulted as appropriate. If the discovery includes human remains, the Placer County Coroner must also be contacted.

Page 7-19, Mitigation Measure 7-3a, revise the description of Mitigation Measure 7-3a as follows to clarify that the requirement for a paleontological resources management plan applies to any areas of disturbance within the 100-year floodplain of Dry Creek (additions underlined, deletions shown as strikeout):

A professional paleontologist will be retained to develop and implement a plan for managing paleontological resources and periodic monitoring of grading activities for any areas of disturbance within the 100-year floodplain of Dry Creek. The plan will also include provisions for salvaging fossils, as necessary. The plan will also include the timing and extent of monitoring



needed. A copy of the plan will be provided to the Placer County Planning Department prior to any grading occurring within the 100-year floodplain of Dry Creek ~~on site~~.

Page 7-19, Mitigation Measure 7-3a, revise the description of Mitigation Measure 7-3a as follows to clarify that the requirement for a paleontological resources management plan applies to any areas of disturbance within the 100-year floodplain of Dry Creek (additions underlined, deletions shown as strikeout):

A professional paleontologist will be retained to develop and implement a plan for managing paleontological resources and periodic monitoring of grading activities for any areas of disturbance within the 100-year floodplain of Dry Creek. The plan will also include provisions for salvaging fossils, as necessary. The plan will also include the timing and extent of monitoring needed. A copy of the plan will be provided to the Placer County Planning Department prior to any grading occurring within the 100-year floodplain of Dry Creek ~~on site~~.

Chapter 9, Transportation and Circulation, Revised Tables 9-27, 9-28, 9-38, 9-39, 9-49, 9-50, 9-61, and 9-62 (reproduced in Response to Comment 2-3) replace the tables to reflect additional analysis conducted for the intersection of Watt Avenue with an eastbound I-80 ramp (added to the tables as intersection number 24).

Page 10-29, Mitigation Measure 10-2b, title, revise the mitigation measure title as discussed above to read as follows (additions underlined, deletions shown as strikeout):

Mitigation Measure 10-2b: Restrict~~Prohibit~~ burning (Proposed)

Page 10-30, Mitigation Measure 10-6a, seventh line, revise the title of Mitigation Measure 10-2b as discussed above to read as follows (additions underlined, deletions shown as strikeout):

Mitigation Measure 10-2b (Restrict~~Prohibit~~ open burning);

Page 14-1, Section 14.1.1, Water, third paragraph, line 4, the following replaces the third sentence in this paragraph:

PCWA also wholesales the following quantities of untreated water: 30,000 acre-feet per year (AF/yr) (QuadKnopf, 2006) to the City of Roseville, 25,000 AF/yr to the San Juan Water District, and a contract to deliver up to 29,000 AF/yr to the Sacramento Suburban Water District (SSWD) (formerly Northridge Water District) (PCWA, 2006b).

Page 14-4, Section 14.1.1.3, Treatment, Transmission, and Storage, fifth paragraph, line 4, the following replaces the fourth sentence in this paragraph:

PCWA constructed a pump station and 10-MG tank on Tinker Road in 2007.

Page 14-4, Section 14.1.3, Recycled Water, replace first paragraph with the following text:

There is currently a 24-inch recycled water stub east of Walerga Road adjacent to the Plan Area that is owned and operated by the City of Roseville. The City of Roseville will wholesale recycled water to Placer County. If required, it is anticipated that recycled water will be available for the Specific Plan area from the Dry Creek WWTP in the future, and Placer County would set up retail requirements with its own recycled water permit.

Page 14-16, Section 14.1.5 Parks and Recreation, last paragraph, replace the first sentence with the following text:

The City of Roseville’s Parks and Recreation Department owns and maintains 56 parks in the city.

Page 14-22, Section 14.1.6.5 Libraries, last paragraph, replace the last sentence with the following text:

Until this facility is built, residents of the proposed project would potentially use the City of Roseville’s downtown library located at 225 Taylor Street, approximately 7 miles from the Plan Area; the Maidu Library located at 1530 Maidu Drive, approximately 9 miles from the Plan Area; or the Martha Riley Community Library at 1501 Pleasant Grove Blvd., approximately 2.5 miles from the Plan Area.

Page 14-57, Impact 14-5, replace last paragraph with the following text:

Since service is “first come, first served,” Placer County shall secure written certification from the City of Roseville that existing services are available or needed improvements will be made prior to occupancy, prior to approval of future tentative maps.

Page 14-60, Section 14.3.2, Project-Level Impacts, Parks and Recreation, last paragraph, replace the second sentence with the following text:

Roseville currently has 1,342 acres of parkland, which consists of 56 parks and recreation facilities and 4,000 acres of open space (City of Roseville, 2006b).

Page 14-75, Section 14.3.2, Project-Level Impacts, Library, Impact 14-16, replace this sentence, “Other County library facilities available to residents are located in Roseville, Rocklin, Loomis, and Granite Bay” with the following text:

Other library facilities available to residents are located in Roseville, Rocklin, Loomis, and Granite Bay.

Page 14-75, Section 14.3.2, Project-Level Impacts, Library, Impact 14-16, replace the sixth sentence with the following text:

The West Roseville Specific Plan, which has been recently approved, will construct or expand library branches to serve a population increase of approximately 20,810 residents in its plan area (which is bounded by Fiddymment Road to the east, Baseline Road to the south, and vacant farmland to the north and west).

Page 16-45, Table 16-7, Current and Prospective Projects List, replace the sixth Project Number:

6	West Placer Middle School	1,200 students on 20 acres	Approved	8810 Cook-Riolo Road (APN 474-080-012)
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U.S. Environmental Protection Agency, Region 9
75 Hawthorne Street, WTR-8
San Francisco, CA 94105

U.S. Fish and Wildlife Service
2800 Cottage Way, Suite W-2605
Sacramento, CA 95825

U.S. National Marine Fisheries
650 Capitol Mall, Suite 8-300
Sacramento, CA 95814-4706

6.2 STATE

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

California Department of Transportation*
District 3
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(SENT BY STATE CLEARINGHOUSE)
703 B Street
Marysville, CA 95901

California Department of Fish and Game*
1416 9th Street
Information Desk: Room 117
Sacramento, CA 95814

California Department of Forestry and Fire Protection
Region II – Cascade
6105 Airport Road
Redding, CA 96002

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California Department of Health Services*
Division of Drinking Water and Environmental Management
Environmental Review Unit
P.O. Box 997413
Sacramento, CA 95899

California Department of Water Resources
1416 Ninth Street
P.O. Box 942836
Sacramento, CA 94236

California Department of Toxic Substances Control
P.O. Box 806
Sacramento, CA 95812-0806

California Highway Patrol*
9440 Indian Hill Road
Newcastle, CA 95658

California Public Utilities Commission*
Sacramento Office
350 McAllister Street
San Francisco, CA 94102

Native American Heritage Commission*
(SENT BY STATE CLEARINGHOUSE)
915 Capitol Mall, Room 288
Sacramento, CA 95814

Regional Water Quality Control Board*
Central Valley Regional Water Board
11020 Sun Center Drive #200
Rancho Cordova, CA 95670

6.3 COUNTIES

Dry Creek/West Placer Municipal Advisory Committee
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Placer County Air Pollution Control District
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Auburn, CA 95603

Placer County Consolidated Fire District
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Auburn, CA 95603

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Placer County Department of Agriculture, Weights and Measures
11477 E Avenue
Auburn, CA 95603

Placer County Department of Public Works (2)
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Auburn CA 95603

Placer County Environmental Health
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Auburn, CA 95603

Placer County Flood Control and Water Conservation District*
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Auburn, CA 95603

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Auburn, CA 95603

Placer County Facility Services, Parks Division
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Placer County Facility Services, Special Districts Division
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Placer County Fire
Office of Emergency Services
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Auburn, CA 95603

Placer County Local Agency Formation Commission
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Auburn, CA 95603

Placer Mosquito and Vector District
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Lincoln, CA 95648

Placer County Office of Education
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Auburn, CA 95603

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Placer County Transportation Planning Agency*
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Placer County Water Agency*
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Auburn, CA 95604

County of Sacramento
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County of Sacramento
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6.4 CITY

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Roseville Library
225 Taylor Street
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Antelope, CA 95843

Roseville Public Cemetery District
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Sacramento Municipal Utility District
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7.0 REFERENCES

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