

February 19, 2019

VIA E-MAIL

Placer County Community Development Resource Agency  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
cdraecs@placer.ca.gov

**RE: Comments on the Sunset Area Plan/Placer Ranch Specific Plan Draft Environmental Impact Report (State Clearinghouse No. 2016112012)**

To whom it may concern:

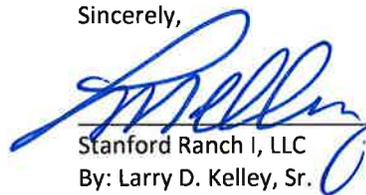
Stanford Ranch I, LLC ("SR1") is the owner of Assessor's Parcel No. 017-250-076, an approximately 8-acre parcel located in the Foothills Business Park in the City of Roseville. This property is zoned for office/industrial use. SR1 has secured a 404 permit for filling wetlands on the property. In short, all development entitlements are in place.

Mitigation Measure 4.14-1b identified in the Sunset Area Plan/Placer Ranch Specific Plan Draft Environmental Impact Report (State Clearinghouse No. 2016112012) ("DEIR") requires the extension of Foothills Boulevard in the Sunset Area Plan area to connect with Foothills Boulevard in the City of Roseville to improve level of service on the local roadway network. The proposed alignment of this extension is via Duluth Avenue as depicted in DEIR Exhibit 3-7 (see Attachment 1) and as described in DEIR Section 3.8:

**Foothills Boulevard (South).** As indicated in Section 4.14, "Transportation and Circulation," Mitigation Measure 4.14-1b requires the extension of Foothills Boulevard, to connect with Foothills Boulevard in the City of Roseville to improve level of service on the local roadway network. To implement this mitigation measure, Foothills Boulevard would be extended through the existing Duluth Avenue alignment then south of the plan area to connect to the existing northern terminus of Foothills Boulevard (in the City of Roseville), which is a two-lane roadway. This extension would require a bridge to cross Pleasant Grove Creek and would consist of a four-lane arterial roadway with a 100-foot right-of-way and additional landscape corridors and public-utility-easement (PUE) dedications on each side of the roadway. This alignment would use the existing Duluth Avenue corridor to create a connection from the southern boundary of the plan area, across Pleasant Grove Creek, to the existing terminus in the City of Roseville. As shown in Exhibit 3-23 and discussed above, the portion of the Foothills Boulevard extension outside the SAP was previously evaluated in the Foothills Business Park Annexation EIR, certified by the City of Roseville in October 2000.

The DEIR does not address how or when the County will acquire, or the precise location of, the requisite right of way along Duluth Avenue, including along the SR1 property described above, to accommodate this alignment. Accordingly, SR1 respectfully requests these issues be addressed in the County's response to comments and in the Final Environmental Impact Report.

Sincerely,

  
Stanford Ranch I, LLC  
By: Larry D. Kelley, Sr.  
Its: Manager

**ATTACHMENT 1**

