

August 27, 2019

SENT VIA E-MAIL: SHerring@placer.ca.gov

Shirlee Herrington,
Environmental Coordination Services
Placer County
Community Development Resources Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Brady Vineyard Subdivision (PLN18-000234)

Ms. Herrington,

Thank you for submitting the **Notice of Preparation of a Draft Environmental Impact Report for the Brady Vineyard Subdivision (PLN18-000234) Project** (Project) to the Placer County Air Pollution Control District (District) for review and comment. The District provides the following comments for consideration.

1. The District's CEQA Thresholds of Significance for criteria pollutants and Greenhouse Gas (GHG) are summarized in the tables below:

| Criteria Pollutant Thresholds | | | | | | | | |
|-------------------------------|-----------|------------------|---------------------------------|-----------|------------------|------------------------------------|-----------|------------------|
| Construction Phase | | | Operational Phase Project-Level | | | Operational Phase Cumulative-Level | | |
| ROG | NOx | PM ₁₀ | ROG | NOx | PM ₁₀ | ROG | NOx | PM ₁₀ |
| (lbs/day) | (lbs/day) | (lbs/day) | (lbs/day) | (lbs/day) | (lbs/day) | (lbs/day) | (lbs/day) | (lbs/day) |
| 82 | 82 | 82 | 55 | 55 | 82 | 55 | 55 | 82 |

| Greenhouse Gas Thresholds | | | |
|--|-------|--------------------------------|-------|
| Bright-line Threshold 10,000 MT CO ₂ e/yr | | | |
| Efficiency Matrix | | | |
| Residential | | Non-residential | |
| Urban | Rural | Urban | Rural |
| (MT CO ₂ e/capita) | | (MT CO ₂ e/1,000sf) | |
| 4.5 | 5.5 | 26.5 | 27.3 |
| De Minimis Level 1,100 MT CO ₂ e/yr | | | |

The District recommends applying the District's adopted thresholds to determine the level of significance for the Project's related criteria pollutants and GHG impacts.

2. The District's California Environmental Quality Act (CEQA) Air Quality 2017 Handbook (Handbook) provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available on the District's website at <http://www.placerair.org/landuseandceqa/ceqaairqualityhandbook>. Except where noted below additional detail relating to the following recommended items can be found within the Handbook.

- The Project is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the District. The SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard

(PM₁₀). Within the Air Quality section of the Initial Study, the District recommends the discussion include the area designations for the federal and state standards for the SVAB.

- The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related air pollutants emissions from construction and operational phases. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area.

The District requests copies of all modeling analysis files during the review of the DEIR for public review and comment.

- In the event the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality related impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. Additional mitigation measures can be found in the District's CEQA Handbook within the following related appendices.

Appendix A. District Rules and Regulations (Construction and Operational)

Appendix C. Recommended Mitigation Measures (Construction)

Appendix E. Recommended Mitigation Measures (Operational)

Appendix F. Mitigation Measures (Greenhouse Gases)

- As previously stated, the Project is located within the SVAB and is designated nonattainment for the PM_{2.5} standard. PM has been linked to a range of serious respiratory and cardiovascular health problems¹. Wood burning devices are a source of PM emissions which contribute to the region's air pollution. The District recommends that the construction, installation or use of wood burning devices be prohibited within the Project area. Only natural gas or propane fired fireplace appliances shall be allowed. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.
 - The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document either of the following scenarios is true for any intersection affected by the project traffic, the project should conduct a site-specific CO dispersion modeling analysis to evaluate the potential local CO emission impact at roadway intersections:
 - A traffic study for the project indicates that the peak-hour LOS on one or more streets or at one or more intersections (both signalized and non-signalized) in the project vicinity will be degraded from an acceptable LOS (e.g., A, B, C, or D) to an unacceptable LOS (e.g., E or F); or
 - A traffic study indicates that the project will substantially worsen an already existing unacceptable peak-hour LOS on one or more streets or at one or more intersections in the project vicinity. "Substantially worsen" includes situations where a delay would increase by 10 seconds or more when project-generated traffic is included.
6. The project description mentions existing buildings . If these buildings are to be demolished, this should be part of the discussion for air quality.

Be advised, that any demolition or renovation needs to take place under the U.S. EPA's NESHAP requirements. The following should be an advisory note on the improvement plans for this project.

¹ <http://www.epa.gov/ncer/science/pm/>
Notice of Preparation of a Draft Environmental Impact Report for the Brady Vineyard Subdivision (PLN18-000234)

- The Asbestos National Emission Standard for Hazardous Air Pollutants (Asbestos NESHAP) (Title 40 Code of Federal Regulations, Subpart M § 61.145) establishes requirements applicable to demolition and renovation projects. Generally, these requirements are:
 - a. Prior to beginning renovation or demolition, a thorough asbestos inspection must be conducted by a California Division of Occupational Safety and Health (CAL OSHA) Certified Asbestos Consultant or a Site Surveillance Technician.
 - b. Owners or operators must submit written notification to the California Air Resources Board (ARB) and the U.S. Environmental Protection Agency at least 10 working days prior to beginning renovation or demolition activity.
 - i. **For demolition projects:** Written notification is required for all demolition projects, even if no asbestos is identified in the inspection. State law prohibits local agencies from issuing demolition permits unless the applicant has demonstrated exemption or compliance with the notification requirements of the Asbestos NESHAP (CA Health and Safety Code § 19827.5).
 - ii. **For renovation projects:** Written notification is required if the amount of asbestos containing material that will be disturbed during the renovation exceeds 260 linear feet of material on pipe, 160 square feet of material on other facility components, or 35 cubic feet of “off facility components” where the length or area could not be measured prior to disturbance.
 - Any regulated asbestos containing material must be removed by a CALOSHA licensed and registered asbestos abatement contractor and disposed of at a landfill approved to receive asbestos-containing waste material.
 - For more information or to obtain a copy of the Asbestos NESHAP Notification form for projects located in Placer County, please visit the ARB’s Asbestos NESHAP webpage (<http://www.arb.ca.gov/enf/asbestos/asbestos.htm>) or call ARB at (916) 322-6036 or the U.S.EPA at (415) 947-4182.
7. The use of fire to manage vegetation on the open space property, including fire resiliency is subject to the Placer County Air Pollution Control District’s Regulation 3 and should be included as part of the project.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2327 or ahobbs@placer.ca.gov if you have any questions.

Sincerely,



Ann Hobbs
Air Quality Specialist
Planning & Monitoring Section

Shirlee Herrington

From: Laura Ball <laurasono1@yahoo.com>
Sent: Tuesday, February 26, 2019 4:39 PM
To: Placer County Environmental Coordination Services
Subject: Brady Vineyard

As a long time resident and recent home buyer in the Dry creek community, I object to the proposal of the a Brady Vineyard project. The residents of Dry creek community want to maintain the unique rural feel that defines our way of life. The lot size is too small! Minimum of 1 acre lots would be ideal. We object to the increase in traffic and the degrading of our rural way of life.

Laura Ball

Shirlee Herrington

From: Shawn Bates <shawnbates@comcast.net>
Sent: Tuesday, February 26, 2019 12:11 PM
To: Placer County Environmental Coordination Services
Subject: Brady Lane/Vineyard Project

Shirley,

My name is Shawn Bates and I have lived in Morgan Creek for the past 15 years. I want to first commend Placer County for the great job they did developing the Morgan Creek project. Morgan Creek is approx. one house per acre. It has 579 units on 545 acres. This leaves open space for walking trails and wildlife. When Morgan Creek was approved they also put in the walking trail along the creek and required it be open to the public during daytime hours.

When the county gives a landowner a rezone to a higher density it is a gift that should be given with some benefits to the community in exchange for this gift. The rezone allows the developer to make more money on their project. I would suggest that the Brady/Vineyard project should, at a minimum, be of equal or greater value to the community at large than Morgan Creek. Yet it seems that Brady Lane project, as proposed, adds no value to the Dry Creek Community. But it does have a whole lot of negatives. The negatives:

1. Road traffic and congestion on Brady and Vineyard. From the submitted plans they do nothing to help mitigate the traffic issues on these two roads. The county even suggest a roundabout but on the plans the developer submitted have future round about. This means they will leave it up to the county to jackhammer their new sidewalks to install a roundabout. They should be required to build roundabout and widen Brady Lane to the same width currently in front of the church. They actually narrow Brady lane down to a choke point in front of this project. This is all to save them money and will cause us (taxpayers) major expenses in the future. The other major choke point is the little one lane bridge on Brady Lane. This should be widened and raised. My guess is it is 15-20 feet wide. This is very narrow for being a main access point for a 100 unit subdivision. This raises the question, should Brady be the main access point and shouldn't they have two points of ingress and egress? I would suggest they need another entry (Non VAC) on Vineyard in case the creek on Brady floods or any accidents happen on Brady. This could easily be accomplished with an entrance on Vineyard and at the same time it would take a lot of pressure off Brady Lane.
2. No community park or even a playground. The kids that live in this neighborhood will have no place to play?
3. No bike trail or access for kids to get to the community school. This has been an ongoing issue. Kids ride down Vineyard Road and the cars go 50-60 miles an hour. The road has no shoulder at all. It took the school district and the county 15 years to put in the bike trail from Creekview school to Baseline. I would like to see the county be proactive and implement a plan to build a bike trail along Vineyard to Cook Riolo Rd. and this developer could be the first to pay into such a plan.
4. Visual appeal from Vineyard and Brady. I would suggest a berm and a bigger set back off Brady and Vineyard and then a requirement for single story only on lots adjacent to Brady and Vineyard. This is the same way Morgan Creek had to do it on the houses fronting Vineyard. I wish they would do this on all developments that front exterior road ways. It would make the community appear much more attractive.
- 5.

We moved out here with the understanding that Dry Creek was going to remain a rural area. I have attended many Dry Creek MAC meetings and no one that lives in the Dry Creek area wants this growth. I also attend the HOA meetings in Morgan Creek and we are all against this project as proposed. My other major concern is the study you are currently doing will analyze the impact of this project on a stand alone basis. But we all know that once this project gets approved there is 30 acres adjacent to it that is currently up for sale that will get developed next. I would suggest that your traffic studies should figure that that project will have similar density as this project. Dave Cook even said at the last Mac

meeting that they need this project to get developed first so they can put a lift station in and then they can develop surrounding projects.

This project will determine the fate of the Dry Creek community. Do we really want or need another mass of homes or could we put a little effort and make Dry Creek something special?

Shawn Bates

Broker/Owner

North American Realty

Dre#01250983

916-224-1688

Email Shawn@north-american-realty.com

Website <https://north-american-realty.com/>

Shirlee Herrington

From: George Brown <gbrown@thompson-brown.com>
Sent: Tuesday, February 26, 2019 11:54 AM
To: Placer County Environmental Coordination Services
Subject: Brady Vineyard Subdivision
Attachments: Vineyard plan.docx

To whom it may concern,

My name is George Brown and I have lived in the Dry Creek community since 1994. In, I believe 1997, Supervisor Bill Santucci appointed me to the West Placer MAC, where I spent 12 years as a member. Myself and two additional members subsequently resigned from the MAC after approval of The American Vineyard Village by the Board of Supervisors in 2009 (located at Brady and Vineyard Way). That plan was unanimously rejected at the MAC level and stirred intense negative response from the community at large (please see attached news article) . One of the primary arguments made against the plan at the MAC level was the negative precedent set by this approval. We argued that any subsequent development proponents would use this development to seek increased density for their development plan based upon their plan's compatibility to the American Vineyard Village Plan and not the Dry Creek Community Plan or neighbors to the north and west of the plan which are all lots of acres or more. The Brady Vineyard Subdivision request is doing just that.

Aside from the plan disregarding the Dry Creek Community Plan there are real concerns that the transportation infrastructure is not compatible with developments this dense. Vineyard is a rolling two lane country road with multiple blind sight lines. Adding density will only increase an already overused road system in Dry Creek.

George Brown



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Tuesday Jan 20 2009
0 comments

Proposed Dry Creek development spurs anger, resignations

Amended community plan allows high-density housing project; three MAC members leave posts

By: Jon Brines Special to The Press-Tribune

-A+A

Residents of the Dry Creek community said they're angry and frustrated after the Placer County Board of Supervisors allowed a developer to bring high-density housing to their rural community. The design for the proposed American Vineyard Village subdivision calls for 140 homes on 19.2 acres, according to county documents. "I think the density is too high," said Dry Creek resident Dave Anderson. "The county is interested in the property-tax revenue it generates." Placer County officials disagree. "What you have is a difference of opinion," said Placer County Planning Director Mike Johnson. "The Planning Commission and the Board of Supervisors concluded this was an appropriate design solution for the project site." Erico Orsi's house is surrounded on two sides by the property, which JMC Homes owns, at the corner of Vineyard Road and Brandy Lane in Roseville. Orsi said he is not only concerned about the density but increased traffic for Vineyard Road and falling housing values. He's also concerned why the county would turn their back on the community's wishes. "It's not progress, it's greed," Orsi said. "The developers want to make all the money they can get. The county is letting them do it." Representatives of JMC Homes, project developer, insist American

Vineyard Village is well designed and compatible with the surrounding neighborhoods. "We are excited about the project," said Steve Schnable, a spokesman for JMC Homes. "I'm surprised. It's a relatively small project but it's gotten some attention." Orsi signed a petition with more than 90 other neighbors opposing the development. During the county's review process, JMC Homes officials met with the West Placer Municipal Advisory Council three times, officials said. "In six years on the MAC, I have never seen the level of community opposition that I saw on this project," said West Placer MAC chairman Barry Stillman. "It is the first time we've written a letter saying we oppose this project in the strongest possible terms. It doesn't just fail to comply; it totally sabotages the community plan." Developed by the area residents, the West Placer/Dry Creek Community plan was adopted by the Placer County Board of Supervisors in 1990 as a guide for future development. Residents fiercely defend the plan as a vision for the community. Last month, the Placer County Board of Supervisors voted unanimously to amend the community plan to allow the American Vineyard Villages subdivision to be rezoned from R-2, or two houses per acre to R-8, eight houses per acre. "That is not a slight difference," said West Placer MAC member George Brown. "This was just a blatant, in your face. (It was like saying), 'we don't care what the community plan says, this is what we're doing.'" Rocky Rockholm, county supervisor representing the Dry Creek District, said the project has another advantage residents hadn't considered. "A project of smaller-sized lots is better-suited to this current economy," Rockholm said. MAC members say it's more about principal than design. And they feel so strongly, some have resigned in protest. "Is it a community plan, or a planning commission plan?" Brown said. "That's why I resigned." In addition to Brown, MAC members Stillman and Terry Dee Webb all resigned from the council in protest. "We're just puppets at this point," Webb said. "We're just in their way." Other MAC members agree. "It is a power grab," Brown said. "They are trying to make the MACs irrelevant. The rest of the county MACs need to stand up and take notice." Johnson did not comment on the resignations. "The staff did take the MAC's recommendation into consideration," Johnson said. "It is not necessary for the Planning Commission or the Board of Supervisors to adhere to the MAC's recommendation." The three outgoing MAC members said the county needs to listen to its citizens. Rockholm said the project allows a transition from the urban feel of the city of Roseville, which is to the west of the project. "I understand why MAC members feel proud and protective of the West Placer Community Plan and don't want it changed," Rockholm said. "I understand and respect the goal of keeping this area as rural as possible, but in this case I believe we can better protect rural lands by encouraging infill development, as this is." Former MAC member and Vineyard Road resident Chuck Barsdale is calling for a grand jury investigation. "I'm beyond mad about this," Barsdale said. "I want them to investigate whether any campaign violations were done. I want to get to the bottom of this." Rockholm has not taken campaign donations by JMC Homes or John Mourier Construction Inc. in the last three years, according to county election documents. However, campaign records for the last six months were not available as the filing deadline falls in February, county officials said. Rockholm has accepted more than \$32,000 in campaign contributions from the North State Building Industry Association, according to county election documents. The North State BIA represents 700 homebuilders, of which JMC Homes is a member, in advocating public policies that promote a healthy building climate, according to its Web site. Rockholm said he does not value the wishes of developers over residents. "Absolutely not," Rockholm said. "While I represent District One, I must also serve the whole county. In this case, growth has already come to this area." Stillman and Webb are now concerned the amendment to the community plan creates a precedent for other developers to follow. "The crack is

in the dike,” Stillman said. “It is very disappointing,” Webb said. “The whole thing has taken off. Now there is no limit, there is no community plan anymore. That’s why I resigned.”

Mark T. Brune, MD
1801 Vineyard Rd
Roseville, CA 95747
mbrune1502@charter.net
775-721-0468

February 26, 2019

Environmental Coordination Services
Placer County Community Development Resource Agency

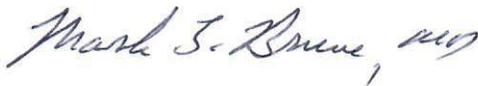
Shirlee Harrington,

As a property owner at 1801 Vineyard Rd, I am writing in response to the proposed Brady Vineyard Subdivision Project. The property referenced is high density, and does not conform to surrounding land use, or that of current property owner's rights and expectations. The development will have negative effect on the environment and quality of life thru:

1. Increase in traffic and danger to the public
2. Noise pollution
3. Light pollution
4. Air pollution
5. Water run off with flooding of surrounding properties
6. Negative effects on water table and quality, thereby effecting our wells (such as mine)
7. Creating a sense of confinement to local residents, thus "walling off" their view of open spaces.

In summary, this "Postage Stamp Development" will violate the rights of current residents who expect rural and not metropolitan development. I would strongly recommend redesign of the project to a development design that incorporates larger lots with open spaces and lack of view obstruction. This type of transitional design would be more aesthetically pleasing to the current rural quality of the area.

Thanks You,



Mark T. Brune, MD

February 26, 2019

To: The Placer County Planning Commission and Placer County Board of Supervisors

From: Laura Bullard, 2065 Carol Lane

Re: The proposed subdivision on Brady and Vineyard

This letter is to voice the opposition of my family to the proposed development at Brady and Vineyard. My family has owned property in this general area for over 55 years and is extremely opposed to the proposed development for several reasons.

It is our belief that the proposed development is going to bring **undue traffic congestion** to what is an **area that has a semi-rural feel**. **People who purchased land in this area over the years specifically bought it because of that semi-rural feel** and to allow for the density that is being proposed will significantly **undermine the value of those properties** that were **purchased under the guidelines established long ago in regards to housing density**. Rules should not be randomly cast aside for the purpose of enhancing the wallet of a few individuals or corporations over those who purchased under long established guidelines.

If for some reason the Commission wished to consider development, **it should be more in line with previous density guidelines so that the character of the area is maintained and those who currently live there would not be so negatively impacted by traffic and their housing values would not decline** due to the high density that is being proposed. For example, on the other end of town in the Granite Bay area, development was allowed on previous rural areas but those properties were subdivided on much greater lot sizes than are being proposed in this project.

Another concern with the proposed development is the fact that these children will attend **Dry Creek Elementary School district schools**. If those students are pushed down Vineyard Road to Creekview School (which is already overcrowded), that will force **additional traffic down both Vineyard and Cook-Riolo**, which already are jammed with traffic in the school commute hours. This would create additional concerns for residents along these roads as well as commuters trying to make their ways to any of the main arteries during these times of day. If this development would force a **new school** to be built at the end of Vineyard, there would be an **additional traffic impact along Vineyard**. Alternatively, if these students would be sent to Heritage Elementary, this would create more traffic congestion along Baseline and the need to put in an additional stoplight at Brady **making additional stops for residents going down Baseline** (as our family has to do) or create an additional traffic nightmare with potential collisions from residents going out onto Baseline from Brady. And since the housing density that is proposed is likely to bring a younger cliental, the chances of this development impacting the schools is significant. **A lower density, on the other hand, would bring a greater mixture of residents**—putting less of a strain on the schools

and roads--and also maintain a more rural atmosphere—which is what those who have previously purchased in this area desire.

So as originally stated, it is the belief of our family that this proposal is not one that the Commission should consider. **Any new development to the area should be done in a way that maintains the rural character of the area and also maintains the property values of those who have already established in the area.**

DEPARTMENT OF TRANSPORTATION**DISTRICT 3**

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MARYSVILLE, CA 95901
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*Making Conservation
a California Way of Life.*

February 28, 2019

GTS# 03-PLA-2016-00398
03-SAC-080 PM 17.953

Shirlee Herrington
Placer County Community Development Resource Agency
3091 County Center Drive, Suite #190
Auburn, CA 95603

Brady Vineyard Subdivision

Dear Shirlee Herrington:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The project proposes a residential development spanning a total of 35.08 acres to be developed in two phases of residential single-family neighborhoods. Phase I will contain 119 lots averaging 6,383 sqft with a minimum lot size of 5,000 sqft and a maximum of 11,799 sqft. Phase II will contain 5 lots averaging 12,540 sqft with a minimum lot size of 8,576 sqft and a maximum of 16,665 sqft. The project is located at the northwest corner of Vineyard Road and Brady Lane in Placer County. The following comments are based on the Notice of Preparation for an Environmental Impact Report (NOPEIR) received.

Traffic Forecasting and Modeling and Traffic Operations

This project is expected to generate approximately 89 am peak hour trips and 119 pm peak hour trips or more from the 119 single-family lots and it is anticipated that this project would contribute congestion to the State Highway System (SHS) which may impact the I-80 at Riverside Ave./Auburn Blvd., I-80 at Antelope Rd., and I-80 at Douglas Blvd interchanges. Typical traffic during the weekday morning and afternoon commute periods shows vehicles already queueing on both state and local facilities.

The environmental document should include an analysis of the multimodal travel demand expected from the proposed project. This analysis should also identify potentially significant adverse impacts from such demands and avoidance, minimization, and mitigation measures

Ms. Shirlee Herrington, Placer County Community Development Resource Agency
February 28, 2019
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needed to address them. The scope of the analysis should include State Route I-80 mainline, ramps, and ramp intersections. The study should cover both merge/diverge and length of vehicle queue for off/on ramps. At a minimum, the analysis should analyze:

- Trips generated and distributed from the project site
 - Existing traffic condition without the project
 - Existing traffic condition with the project
 - Future Cumulative traffic condition without the project
 - Future Cumulative traffic condition with the project.
- Vehicle Miles Travelled (VMT) Analysis
 - VMT per capita
 - Average VMT per capita for the surrounding area
- Elements of multi-modal transportation system.

The project should contribute its fair share toward the improvement of these interchanges to increase vehicle storage during ramp metering operations and mainline transitions. We request that an analysis of the project's impacts and mitigation include information regarding the local and/or regional impact fee program. The analysis should identify if those programs include improvements to pedestrian, bicycle and transit infrastructure or that could be considered representative of the project's likely TDM mitigation measures. If no such fee exists, we would appreciate exploring with you the establishment of VMT-based transportation impact fee programs.

Please provide our office with copies of any further actions regarding this project or future development of the property. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact David Smith, Intergovernmental Review Coordinator for Placer County, by phone (530) 634-7799 or via email to david.j.smith@dot.ca.gov.

Sincerely,



KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—East



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
North Central Region
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



February 28, 2019

Patrick Dobbs, Senior Planner
Placer County
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
cdraecs@placer.ca.gov

Subject: BRADY VINEYARD SUBDIVISION PROJECT
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
SCH# N/A

Dear Mr. Dobbs:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Notice of Preparation of an Environmental Impact Report (EIR) from Placer County for the Brady Vineyard Subdivision Project (Project) in Placer County pursuant to the California Environmental Quality Act (CEQA) statute and guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, plants and their habitats. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code (Fish & G. Code).

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (*Id.*, § 1802.). Similarly, for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW may also act as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project site consists of approximately 35 acres located at the northwest corner of Vineyard Road and Brady Lane in Placer County, California. The site is located adjacent to the City of Roseville city limits, within the Dry Creek-West Placer Community Plan (DCWPCP) area. The site is identified by Assessor's Parcel Numbers (APNs) 473-020-002 and -013. The southwestern-most three acres of the Project site are "not a part of this subdivision" (NAPOTS) and would become a separate parcel created by a boundary line adjustment.

The proposed Project would include subdivision of the Project site to develop a total of 119 single-family lots and various associated improvements, including, but not limited to, parks, trails, landscaping, and utility installation. Circulation system improvements would include a newly gated entry at Brady Lane, which would connect to an internal system of private roadways. In addition, the Project would include widening of Brady Lane and Vineyard Road along the Project frontages.

The Project description should include the whole action as defined in the CEQA Guidelines section 15378 and should include appropriate detailed exhibits disclosing the Project area including temporary impacted areas such as equipment staging areas, spoils areas, adjacent infrastructure development, and access and haul roads if applicable.

As required by section 15126.6 of the CEQA Guidelines, the EIR should include an appropriate range of reasonable and feasible alternatives that would attain most of the basic Project objectives and avoid or minimize significant impacts to resources under CDFW's jurisdiction.

COMMENTS AND RECOMMENDATIONS

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources). CDFW offers the comments and recommendations presented below to assist Placer County in adequately identifying and/or mitigating the Project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable CDFW to

adequately review and comment on the proposed Project with respect to impacts on biological resources. CDFW recommends that the forthcoming EIR address the following:

Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the Project, the EIR should include a complete assessment of the flora and fauna within and adjacent to the Project footprint, with emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats. CDFW recommends that the EIR specifically include:

1. An assessment of all habitat types located within the Project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association-based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the Project. CDFW recommends that the California Natural Diversity Database (CNDDDB), as well as previous studies performed in the area, be consulted to assess the potential presence of sensitive species and habitats. A nine United States Geologic Survey (USGS) 7.5-minute quadrangle search is recommended to determine what may occur in the region, larger if the Project area extends past one quad (see *Data Use Guidelines* on the Department webpage www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data). Please review the webpage for information on how to access the database to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the Project. CDFW recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at:
<https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Please note that CDFW's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the Project site. Other sources for identification of

species and habitats near or adjacent to the Project area should include, but may not be limited to, State and federal resource agency lists, California Wildlife Habitat Relationship (CWHR) System, California Native Plant Society (CNPS) Inventory, agency contacts, environmental documents for other projects in the vicinity, academics, and professional or scientific organizations.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern and California Fully Protected Species (Fish & G. Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. The EIR should include the results of focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable. Species-specific surveys should be conducted in order to ascertain the presence of species with the potential to be directly, indirectly, on or within a reasonable distance of the Project activities. CDFW recommends the lead agency rely on survey and monitoring protocols and guidelines available at: www.wildlife.ca.gov/Conservation/Survey-Protocols. Alternative survey protocols may be warranted; justification should be provided to substantiate why an alternative protocol is necessary. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Some aspects of the Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought or deluge.
4. A thorough, recent (within the last two years), floristic-based assessment of special-status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see www.wildlife.ca.gov/Conservation/Plants).
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The EIR should provide a thorough discussion of the Project's potential direct, indirect, and cumulative impacts on biological resources. To ensure that Project impacts on biological resources are fully analyzed, the following information should be included in the EIR:

1. The EIR should define the threshold of significance for each impact and describe the criteria used to determine whether the impacts are significant (CEQA Guidelines, § 15064, subd. (f)). The EIR must demonstrate that the significant environmental impacts of the Project were adequately investigated and discussed and it must permit the significant effects of the Project to be considered in the full environmental context.
2. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by Project activities especially those adjacent to natural areas, exotic and/or invasive species occurrences, and drainages. The EIR should address Project-related changes to drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.
3. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the Project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Conservation or Recovery Plan, or other conserved lands).
4. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. The EIR should discuss the Project's cumulative impacts to natural resources and determine if that contribution would result in a significant impact. The EIR should include a list of present, past, and probable future projects producing related impacts to biological resources or shall include a summary of the projections contained in an adopted local, regional, or statewide plan, that consider conditions contributing to a cumulative effect. The cumulative analysis shall include impact analysis of vegetation and habitat reductions within the area and their potential cumulative effects. Please include all potential direct and indirect Project-related impacts to riparian areas, wetlands, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and/or special-status species, open space, and adjacent natural habitats in the cumulative effects analysis.

Mitigation Measures for Project Impacts to Biological Resources

The EIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the Project. CDFW also recommends that the environmental documentation provide scientifically supported discussion regarding adequate avoidance, minimization, and/or mitigation measures to address the Project's significant impacts upon fish and wildlife and their habitat. For individual projects, mitigation must be roughly proportional to the

level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (Guidelines § § 15126.4(a)(4)(B), 15064, 15065, and 16355). In order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. ***Fully Protected Species:*** Several Fully Protected Species (Fish & G. Code § 3511) have the potential to occur within or adjacent to the Project area, including, but not limited to: white-tailed kite (*Elanus leucurus*). Fully protected species may not be taken or possessed at any time. Project activities described in the EIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the EIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.
2. ***Sensitive Plant Communities:*** CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The EIR should include measures to fully avoid and otherwise protect sensitive plant communities from Project-related direct and indirect impacts.
3. ***Mitigation:*** CDFW considers adverse Project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the EIR should include mitigation measures for adverse Project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The EIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset Project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

4. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in the regional ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

CDFW recommends that local onsite propagules from the Project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various Project components as appropriate. Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the Project. Examples may include retention of woody material, logs, snags, rocks, and brush piles. Fish and Game Code sections 1002, 1002.5 and 1003 authorize CDFW to issue permits for the take or possession of plants and wildlife for scientific, educational, and propagation purposes. Please see our website for more information on Scientific Collecting Permits at www.wildlife.ca.gov/Licensing/Scientific-Collecting#53949678-regulations-.

5. *Nesting Birds*: Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). CDFW implemented the MBTA by adopting the Fish and Game Code section 3513. Fish and Game Code sections 3503, 3503.5 and 3800 provide additional protection to nongame birds, birds of prey, their nests and eggs. Sections 3503, 3503.5, and 3513 of the Fish and Game Code afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Fish and Game Code or any regulation made pursuant thereto; section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or

destroy the nest or eggs of any such bird except as otherwise provided by the Fish and Game Code or any regulation adopted pursuant thereto; and section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Potential habitat for nesting birds and birds of prey is present within the Project area. The Project should disclose all potential activities that may incur a direct or indirect take to nongame nesting birds within the Project footprint and its vicinity. Appropriate avoidance, minimization, and/or mitigation measures to avoid take must be included in the EIR.

CDFW recommends that the EIR include specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. The EIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the Project site. If pre-construction surveys are proposed in the EIR, CDFW recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted earlier.

6. *Moving out of Harm's Way:* The Project is anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, the lead agency may condition the EIR to require that a qualified biologist with the proper permits be retained to be onsite prior to and during all ground- and habitat-disturbing activities. The qualified biologist with the proper permits may move out of harm's way special-status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., CDFW does not recommend relocation to other areas). It should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for habitat loss.
7. *Translocation of Species:* CDFW generally does not support the use of relocation, salvage, and/or transplantation as the sole mitigation for impacts to rare, threatened, or endangered species as these efforts are generally experimental in nature and largely unsuccessful.

The EIR should incorporate mitigation performance standards that would ensure that impacts are reduced to a less-than-significant level. Mitigation measures proposed in the EIR should be made a condition of approval of the Project. Please note that

obtaining a permit from CDFW by itself with no other mitigation proposal may constitute mitigation deferral. To avoid deferring mitigation in this way, the EIR should describe avoidance, minimization and mitigation measures that would be implemented should the impact occur.

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the California Endangered Species Act (CESA). CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (Fish & G. Code § 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of state-listed CESA species, either through construction or over the life of the Project. CESA ITPs are issued to conserve, protect, enhance, and restore state-listed CESA species and their habitats.

CDFW encourages early consultation, as modification to the Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP or otherwise demonstrate compliance with CESA.

The Project area as shown in the NOP includes habitat for State and/or federally listed species. If during the environmental analysis for the Project, it is determined that the Project may have the potential to result in "take", as defined in Fish and Game Code section 86, of a State-listed species, the EIR shall disclose the potential for "take". In order to receive authorization for "take", an Incidental Take Permit (ITP) or a consistency determination (Fish & G. Code, §§ 2080.1 & 2081) may be obtained and the EIR must include all avoidance and minimization measures to reduce the impacts to a less than significant level. If take of a listed species is expected to occur even with the implementation of these measures, CDFW recommends the EIR propose additional mitigation measures to fully mitigate the impacts to State-listed species (Cal. Code Regs., tit. 14, § 783.2, subd.(a)(8)) as an ITP will require that the take be minimized and fully mitigated. CDFW encourages early consultation with staff to determine appropriate measures to offset Project impacts, facilitate future permitting processes and to engage with the U.S. Fish and Wildlife Service to coordinate specific measures if both State and federally listed species may be present within the Project vicinity.

Native Plant Protection Act

The Native Plant Protection Act (NPPA) (Fish & G. Code §1900 *et seq.*) prohibits the take or possession of state-listed rare and endangered plants, including any part or product thereof, unless authorized by CDFW or in certain limited circumstances. Take of state-listed rare and/or endangered plants due to Project activities may only be permitted through an Incidental Take Permit (ITP) or other authorization issued by CDFW pursuant to California Code of Regulations, Title 14, section 786.9 subdivision (b).

Lake and Streambed Alteration Program

The EIR should identify all perennial, intermittent, and ephemeral rivers, streams, lakes, other hydrologically connected aquatic features, and any associated biological resources/habitats present within the entire Project footprint (including access and staging areas). The environmental document should analyze all potential temporary, permanent, direct, indirect and/or cumulative impacts to the above-mentioned features and associated biological resources/habitats that may occur because of the Project. If it is determined that the Project will result in significant impacts to these resources the EIR shall propose appropriate avoidance, minimization and/or mitigation measures to reduce impacts to a less-than-significant level.

Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: substantially divert or obstruct the natural flow of any river, stream or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Upon receipt of a complete notification, CDFW will determine if the Project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement will include measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify the Project that would eliminate or reduce adverse impacts to fish and wildlife resources.

CDFW's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if one is necessary, the EIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with CDFW is recommended, since modification of the Project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain an LSA notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

Please note that other agencies may use specific methods and definitions to determine impacts to areas subject to their authorities. These methods and definitions often do not include all needed information for CDFW to determine the extent of fish and wildlife resources affected by activities subject to Notification under Fish and Game Code section 1602. Therefore, CDFW does not recommend relying solely on methods developed specifically for delineating areas subject to other agencies' jurisdiction when mapping lakes, streams, wetlands, floodplains, riparian areas, etc. in preparation for submitting a Notification of an LSA.

CDFW recommends lead agencies coordinate with us as early as possible, since potential modification of the proposed Project may avoid or reduce impacts to fish and wildlife resources and expedite the Project approval process.

CDFW relies on the lead agency environmental document analysis when acting as a responsible agency issuing an LSA Agreement. Addressing CDFW's comments ensures that the EIR appropriately addresses Project impacts facilitating the issuance of an LSA Agreement.

The following information will be required for the processing of an LSA Notification and CDFW recommends incorporating this information into any forthcoming CEQA document(s) to avoid subsequent documentation and Project delays:

1. Mapping and quantification of lakes, streams, and associated fish and wildlife habitat (e.g., riparian habitat, freshwater wetlands, etc.) that will be temporarily and/or permanently impacted by the Project, including impacts from access and staging areas. Please include an estimate of impact to each habitat type.
2. Discussion of specific avoidance, minimization, and mitigation measures to reduce Project impacts to fish and wildlife resources to a less-than-significant level. Please refer to section 15370 of the CEQA Guidelines.

Based on review of Project materials, aerial photography and observation of the site from public roadways, the Project site supports an unnamed tributary to Dry Creek and its associated riparian habitat. CDFW recommends that the EIR fully identify the Project's potential impacts to the stream and/or its associated vegetation and wetlands.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database, which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov.

FILING FEES

The Project, as proposed, would have an effect on fish and wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be

operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

Pursuant to Public Resources Code sections 21092 and 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the Project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670.

CDFW appreciates the opportunity to comment on the NOP of the EIR for the Brady Vineyard Subdivision Project and recommends that Placer County address CDFW's comments and concerns in the forthcoming EIR. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts.

If you have any questions regarding the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Angela Calderaro, Senior Environmental Scientist (Specialist) at 916-767-3993 or Angela.Calderaro@wildlife.ca.gov.

Sincerely,



for Jeff Drongesen
Environmental Program Manager

ec: Kelley Barker, Senior Environmental Scientist (Supervisory)
Angela Calderaro, Senior Environmental Scientist (Specialist)
Department of Fish and Wildlife

Office of Planning and Research, State Clearinghouse, Sacramento

Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A Manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California.
<http://vegetation.cnps.org/>



Development Services Department
Planning Division
311 Vernon Street
Roseville, California 95678-2649

February 28, 2019

Ms. Shirlee Herrington
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Subject: Brady Vineyard Subdivision Project - Notice of Preparation (NOP) Comments

Dear Ms. Herrington:

This comment letter is in response to the County's January 30, 2019 Notice of Preparation for the Brady Vineyard Subdivision project.

Fire Protection

The City of Roseville Fire Department is currently providing a disproportionate level of service for calls for service to Placer County. This project has the potential to increase the need to provide mutual aid. Project specific impacts to the demand for fire protection services should be quantified in the EIR. Mitigating details should identify the project's contribution to fire station siting, construction, and size, how it will be funded, and timing for construction; all critical components of the project so the City and County can ensure impacts to the City of Roseville Fire services are being mitigated.

Wastewater

The City would not provide sewer service for the project. The County will provide this service. Under the regional agreements with the County and upon request from the County, the City will provide treatment service and allow for County connection into the City's infrastructure.

NOP (page 14) – Utilities and Public Services Section: The NOP states that wastewater from the development shall be pumped east along Vineyard Road and discharge into an existing 15-inch City of Roseville gravity sewer main in Foothills Boulevard for conveyance to the DCWWTP. The project should analyze, current plus project, and buildout plus project impacts to the 15-inch sewer (and any sewers downstream of this main) to ensure adequate conveyance capacity. Any conveyance capacity limitations should be addressed in the EIR.

NOP (page 14 of 21) – Utilities and Public Services Section: The NOP states that project flows will be conveyed to the DCWWTP. The project should analyze the capacity of the treatment plant to accommodate the additional flows. The analysis should include current plus project, and buildout plus project. Any treatment capacity limitations should be addressed in the EIR.

Water

NOP (page 14) – Utilities and Public Services Section : states that Treated water service for the project would be provided by California American Water (Cal-Am) via its agreement with Placer County Water Agency (PCWA). The EIR should clarify if the water service already accounted for is part of the wheeling agreement based on PCWA delivery through the City of Roseville’s water distribution system; that there is sufficient wheeling capacity within the established 10-mgd wheeling agreement.

Electric

This project site is outside of Roseville Electric’s service territory and would be fed electrically from PG&E.

Per Figure 5 (The Vesting Tentative Map), the City/County line is proposed to remain in the center of Brady Lane. The City requests that two streetlights be placed on the western side of Brady (see attached picture). If the City/County line is moved so that the entire width of Brady Lane becomes City property, the two lights would be fed from Roseville Electric.

NOP (page 9) – The first sentence in the second paragraph, under section Brady Lane should be modified to include streetlights in the list of improvements.

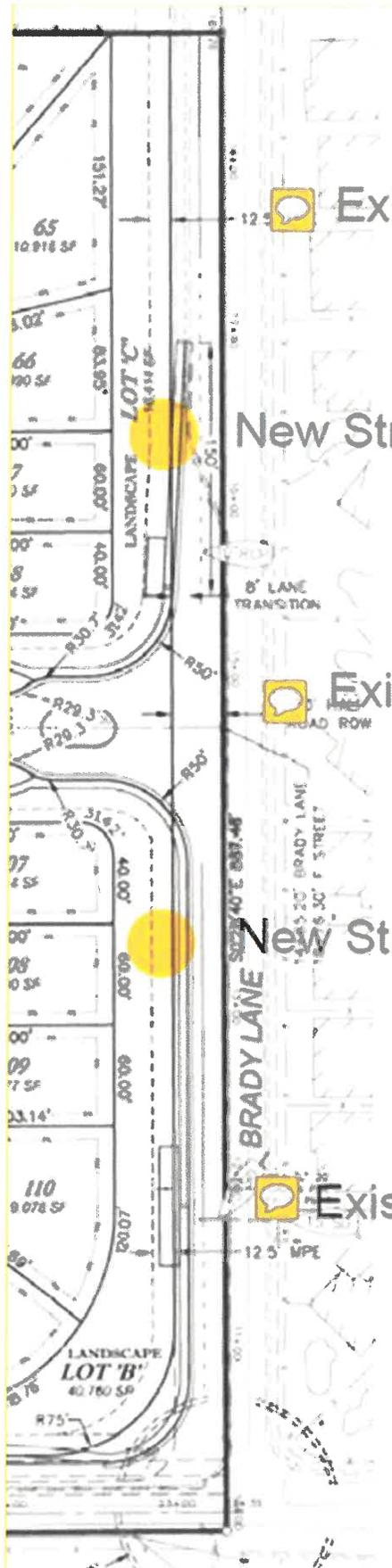
NOP (page 14) – The first sentence states that “a streetlight may be required at the intersection of the subdivision road and Brady Lane”. There is a streetlight directly across from that intersection on the east side of Brady Lane, however, two additional lights are required on the western side per the attached exhibit to provide proper roadway lighting.

Should the County have any questions concerning these comments, please contact me at (916) 774-5536.

Sincerely,



Terri Shirhall
Environmental Coordinator



THESE ARE THE OFFICIAL RECORDS OF THE OFFICIAL AMENDED MAP OF PROSECREST SUBDIVISION ON 1 COUNTY RECORDER AND RUNNING THENCE SOUTH 03° 54' 45" E 4 OF BEGINNING EXCEPTING THEREFROM THE AMOUNT TAKEN FOR SOUTH LINE

TRACT TWO PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BC PAGE 4 OFFICIAL RECORDS OF PLACER COUNTY SAID PARCEL 2 ET AL PER DOCUMENT NO 2018-00808 OFFICIAL RECORDS OF ALL OF THE LAND DESCRIBED IN THE GRANT DEED TO IMPARTY ON 1 COUNTY RECORDER AND RUNNING THENCE SOUTH 03° 54' 45" E 4 OF BEGINNING EXCEPTING THEREFROM THE AMOUNT TAKEN FOR SOUTH LINE

DESCRIPTION ENCOMPASSES ONE LEGAL PARCEL OF PLACER COUNTY AND ADJUSTMENT NO PLN18-00287 RECORDED APRIL 6 2017 AS INSTRUMENT NO 2017 RECORDS APN 473-020-007-000 AND PORTION 473-020-008-000 OLD 473-020-013-000 (NEW NOT YET ASSESSED)

PROPOSED LOT AREAS

| | |
|--------------------|----------|
| TOTAL SIZE | 32.04 AC |
| FLOODPLAIN AREA | 3.82 AC |
| ROW DEDICATION | 1.57 AC |
| NET BUILDABLE AREA | 26.65 AC |

| | |
|------------------|-----------------------------------|
| PARK AREA | 1.23 AC (WITHIN OPEN SPACE LOT 7) |
| P-DR ZONED LOT G | 1.79 AC |

DATE OF AERIAL SURVEY:

POINT CO
DATE: JUNE 8 2017

ABBREVIATIONS

| | |
|------|------------------------------|
| AC | ASPHALT CONCRETE |
| AE | DRAINAGE ACCESS EASEMENT |
| DE | DRAINAGE EASEMENT |
| DI | DROP INLET |
| BSL | BUILDING SETBACK LINE |
| CL | CENTERLINE |
| EAC | EMERGENCY ACCESS EASEMENT |
| (E) | EXISTING |
| EP | EDGE OF PAVEMENT |
| FL | FLOW LINE |
| GR | GRATE |
| INV | INVERT |
| IRR | IRRIGATION |
| MPE | MULTI-PURPOSE EASEMENT |
| MPE | MULTI-PURPOSE TRAIL EASEMENT |
| NAP | NOT A PART |
| PA | PUBLIC ACCESS EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| (P) | PROPOSED |
| ROW | RIGHT-OF-WAY |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| TBC | TOP BACK OF CURB |
| UG | UNDERGROUND |
| WA | WATER |
| WM | WATER METER |

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE SUBDIVISION MAP ACCURATELY COMFORMS TO SECTION 18.12.040 OF PLACER COUNTY LAND DEVELOPMENT MANU...

SIGNATURE _____ DATE 12/11/2018

Shirlee Herrington

From: Brandon Crawford <bran.crawford@gmail.com>
Sent: Tuesday, February 26, 2019 1:41 PM
To: Placer County Environmental Coordination Services
Subject: Vineyard and Brady Rezoning

Dear Shirley,

I am writing you to express my concerns for the proposed housing development and rezoning on Vineyard and Brady. I feel that allowing a development of that size will dramatically change the dynamic of the area. It will result in congested roads, stores and schools. The dynamic of the Dry Creek area will be irreparably changed for the worse. A lot of the appeal of that has drawn homeowners is the rural feel it has. I understand that growth is inevitable and necessary. I feel that the zoning laws should not be changed and should continue to be zoned 1 home per acre as it has been. This has drawn us and many others to the area and we now feel like the appeal that made us want to move to the area is being changed solely for profit to squeeze as many houses as possible into a small area to increase revenue. Please hear our plea to keep Dry Creek a beautiful, quiet area.

Sincerely
Brandon Crawford



RECEIVED

FEB 25 2019

CDRA



GAVIN NEWSOM
GOVERNOR

JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

21 February 2019

Shirlee Herrington
Placer County
3091 County Center Drive, Suite 140
Auburn, CA 95603

CERTIFIED MAIL
7018 1830 0001 0062 4142

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, BRADY VINEYARD SUBDIVISION (PLN18-000234) PROJECT, SCH#2019012050, PLACER COUNTY

Pursuant to the State Clearinghouse's 30 January 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the Brady Vineyard Subdivision (PLN18-000234) Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

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the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.



Jordan Hensley
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

**DRY CREEK
NEIGHBORS**

**HELP STOP
HIGH DENSITY
DEVELOPMENT**

drycreekneighbors.com

Brady Vineyards Subdivision will destroy the rural lifestyle we enjoy in our Dry Creek community. We support STOPPING the High Density General Plan Amendment, rezoning, and tentative subdivision map for small non-conforming lots.



DRY CREEK NEIGHBORS - SIGNATURES - 1/17/2019

| | NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT |
|----|---------------------------|--|--|-------------|--|
| 1 | GARY VOET | CA | garyvoet@gmail.com | 12/28/2018 | For all the reasons stated why this petition is being generated -- pollution, traffic congestion, water, etc. -- keep rural areas rural. |
| 2 | Craig Hobday | 2480 Vineyard Road Roseville Ca | Craig@chobday.com | 12/29/2018 | Keep our rural lifestyle, to much traffic on our rural streets. |
| 3 | Matt Reginato | California | grassroots916@yahoo.com | 12/29/2018 | Traffic |
| 4 | chuck and lois barsdale | 2810 vineyard roseville ca. | loisv8@gmail.com | 12/29/2018 | maintain our rural liffestyle |
| 5 | Steven Powell | 3828 Oakland Bay | stevenepowell@me.com | 12/29/2018 | To effect change |
| 6 | BRIAN MCDOWELL | 3622 SHINGLE CREEK CT. | bmcdow4696@aol.com | 01/02/2019 | This land is being proposed for high density housing and should remain in a more rural atmosphere. |
| 7 | Dave Herson | 2510 Vineyard Rd | dave.herson@outlook.com | 01/05/2019 | Because it changes the zoning laws already in place. I feel this may open the floodgates for other land owners in the area. |
| 8 | Angeline and Alfred Scott | 9391 Courtney Way, Roseville, CA | Alnangi@yahoo.com | 01/05/2019 | We purchased our home because of the neighborhood and its beautiful surroundings. This development proposal threatens the uniqueness and beauty we enjoy, not to mention the imminent decline of value and ambiance we currently enjoy. |
| 9 | Chuck Anderson | 2219 Carol Lane | cdanderson14@comcast.net | 01/05/2019 | Quality of life issue. |
| 10 | Andy Timothy | 4009 Wakehurst Court, Roseville, CA. 95747 | andy.timothy@yahoo.com | 01/06/2019 | Vineyard Road is a rural, two lane county road. Adding high density development using this road will overwhelm this area with traffic. |
| 11 | ANDREW LITTLE | 4122 Grice CT Roseville | rocklin662@gmail.com | 01/06/2019 | There is too much development and traffic in this area |
| 12 | Richard Riedman | 8430 Eva Ln | Riedmanranch@comcast.net | 01/07/2019 | The traffic on vineyard both pedestrian and vehicles. Also our rural lifestyle is being destroyed. I realize development of some type is inevitable. However it should enhance our community not degrade it. If that development is allowed where does it stop. It should stop at the city limits. |
| 13 | Diane Kerr | CA | diane-kerr@hotmail.com | 01/07/2019 | Too much traffic, will impact already over crowded schools. |
| 14 | Mark Mossawir | CA | memoosawir@comcast.net | 01/07/2019 | We moved here to get away from San Jose which was destroyed by knocking down the orchards and plowing under the fields and building houses up to the curbside. High density development destroyed the rural environment in San Jose. Don't need it here. |
| 15 | Sarah Little | CA | slsexton101@gmail.com | 01/07/2019 | With more and more housing being built, the natural landscape is being destroyed. I understand it's all about money. I would like the pollution, increased traffic, noise, crime and litter to not ruin what is left of dry creek. Please build, if you must, fewer houses on larger lots. |
| 16 | MICHAEL SYSUM | CA | mssystem@gmail.com | 01/07/2019 | I have lived out here my entire life, I have watched Roseville grow from 16k people to what it is today. When it was time for me to move out of my parents house I decided to live in this community because of the lifestyle. Open land, agriculture, peace and quiet. Please Please stop this I am even discouraged with the development on the corner of Vineyard and Cook Riolo. |
| 17 | Terry Benson | 3060 Jimmy Way Roseville, CA | tbenson986@gmail.com | 01/08/2019 | We moved from Palo Cedro, CA where we owned 3 acres in January of 2017. We moved to this location because it was a good transition for us. Still in Roseville but in a more rural setting. We like the quiet, less traffic and rural atmosphere. |
| 18 | Jay Garnett | 9365 Pinehurst Drive | 3jng@comcast.net | 01/08/2019 | There is way too much building going on already for this area. Traffic is already getting worse and there is already thousands of new homes being built in the area. We don't need more urban sprawl. |
| 19 | Mary Anne Bates | CA | maryannebates@comcast.net | 01/08/2019 | Oppose high density lots. |
| 20 | Tiffany Schell | 3693 Westchester Dr. | schelltc@gmail.com | 01/08/2019 | I don't want to loose the rural feel of our area. |
| 21 | Sean Smith | 2800 Vineyard Rd | sean.smith3268@gmail.com | 01/08/2019 | Traffic impact on Vineyard Rd. Impact to Creekview Ranch school. Did I mention traffic |

| | NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT |
|----|-----------------------------|---|--|-------------|--|
| 22 | Shawn Bates | CA | shawnbates@comcast.net | 01/08/2019 | If this project gets approved as submitted the traffic on Vineyard and Brady lane will become terrible. The project is not adding anything for the community but traffic and urban sprawl. At the very least they should have a community park. |
| 23 | Bryan Alcorn | 8515 Santiago Circle | balcornius@gmail.com | 01/08/2019 | Excess congestion and water issues. |
| 24 | Paula Agostini | 3663 Westchester Dr, Roseville | hapisle@sbcglobal.net | 01/08/2019 | Will increase, traffic, pollution and won't be supported by infrastructure. |
| 25 | Kristen Meyers | 8120 Carolyn Court | krissyanderik@yahoo.com | 01/08/2019 | we bought a home in dry Creek specifically to live in a rural area. We don't want to see this destroyed, there are plenty of homes available in many other areas, please don't destroy this beautiful area! |
| 26 | Deborah McSherry | CA | debmcsherry@gmail.com | 01/08/2019 | I live in Morgan Creek where the owner of the golf course has also submitted plans to develop the golf course into houses. I moved here for the open space, nature areas and limited building. It seems once the door is open the flood happens, we in Morgan Creek are here to help our Dry Creek Neighbors! My parents lived on Glaser Lane for years, I understand our area, I support our area! |
| 27 | Robert Raetz | 8473 Eva Lane, Roseville California 95747 | braetz@comcast.net | 01/08/2019 | We moved out here to get away from the hustle and bustle of high density city life. It was one house per acre or one house per two acres. Now the traditional lot size has been thrown out for new development while owners of existing houses cannot subdivide to the same standards of the proposed development. In addition, the traffic and noise that will come with the high density development will substantially reduce our quality of life. |
| 28 | John Hill | CA | jhillconstruction@mac.com | 01/08/2019 | My wife and I recently moved to this neighborhood to live in a rural setting, everyone that comes to our home comments on how they cannot believe how it feels like they are in the country. If subdivisions continue to build out in this area we will not have the country feel and our housing values will also decline. |
| 29 | Kathy Fields | CA | katfields@comcast.net | 01/08/2019 | I grew up in a rural setting and was thrilled to find a home of my own for the last 25 years in our little piece of country! I am discouraged to see the continued intrusion of high density housing closing in around me. The wildlife I enjoy is slowly being pushed out, the traffic congestion on Vineyard is ever increasing and becoming dangerous, there is no attention paid to traffic signs, and the noise is changing from sounds of nature to sounds of nonstop traffic. I would rather hear the sound of a cow mooing, than a harley rapping its motor! I don't want to be surrounded by any more houses or people. Please stop this development! No more!! |
| 30 | Megan Kilpatrick | 8621 San Lucas Circle | megankilpatrick@surewest.net | 01/08/2019 | I want to maintain our current lifestyle and landscape. |
| 31 | Robin Parker | California | parker4@surewest.net | 01/08/2019 | Want rural community with minimal traffic and people. |
| 32 | Michael Vechtomov | 9471 Billy Mitchell Blvd. Roseville, CA 95747 | mvechtomov@gmail.com | 01/08/2019 | last year I bought 2.5 acres lot in Dry Creek community, planning to build a house and enjoy rural lifestyle for my family, I have choose this place keeping in mind that zoning wont allow to have high density development in this area, otherwise I would not invest my money in property I bought |
| 33 | Ed and Roxana Khachadourian | 4011 Ravensworth Place | 2khach@earthlink.net | 01/08/2019 | Would totally ruin the ambiance of the area. Also the roads are not sufficient to handle the increased traffic. |
| 34 | Anthony Rocha | CA | tvr100@hotmail.com | 01/08/2019 | I don't want the area to lose the rural feel. |
| 35 | Ashley Kittle | 1741 bamboo street roseville ca 95747 | ashleykittle1@gmail.com | 01/08/2019 | Already too congested |
| 36 | Flo Peck | 3793 Westchester Drive | Flo_peck@yahoo.com | 01/08/2019 | Our streets will not be able to handle these houses, overcrowding, need to conserve what little land we have left. |
| 37 | William Carter | 9725 Sword Dancer Dr. | william.carter@mac.com | 01/08/2019 | High density housing is not necessary nor beneficial to this rural community. |
| 38 | john williamson | 8360 Eva Lane | johnwilliamson@surewest.net | 01/08/2019 | It is in my neighborhood just down the street. |
| 39 | Carol Fisher | CA | carolfisherstockman@yahoo.com | 01/08/2019 | Want to maintain the rural lifestyle. This will not increase our property values. It goes against the community plan. |

| NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT | |
|------|-------------------------------|---|--|------------|--|
| 40 | Frances Elliott | 1454 Lorimer way | Francesde@surewest.net | 01/08/2019 | I feel we don't need anymore houses in Roseville. This use to be a nice quiet town, now the streets are so busy, we too many accidents, the schools are over crowded, and the cost of living here in Roseville as gone up so much people are going to start leaving. I remember when it was just Hulett Packard and Walmart, all the new additions are nice, but it's beginning to be ridiculous and overwhelming. |
| 41 | Jerry Olson | 8520 Manor Road, Roseville, CA 95747 | jovoh2o@sbcglobal.net | 01/08/2019 | This high density housing is completely contrary to the rural like area where we live. I live here specifically for this relaxed and quiet region. There already is too much non local high speed, noisy, and stop sign running traffic that uses Vineyard and other nearby streets for shortcuts through the neighborhood. There is plenty of other nearby areas being developed with dense housing as well as a great amount of open and available land rather than squeezing a dense housing development within our semi-rural peaceful area. |
| 42 | Lily Holy | Wakehurst Court | lily.holy@yahoo.com | 01/08/2019 | There is a rarity to the Dry Creek area that makes it so beautiful, peaceful and enjoyable to live in. To lose that would be a tragedy. |
| 43 | MRS PEGGY SARINA | 9485 PINEHURST DR | psarina@mycci.net | 01/08/2019 | A subdivision with that density will create traffic congestion "big time" on a two lane road. There's a school near by and it will create a danger for the children walking to school. This is a rural area and the noise, air pollution, and water problems will destroy that life style. Halt this disaster! |
| 44 | Gina Nielsen | 9260 Pinehurst Dr., Roseville, CA 95747 | gjnielsen1519@yahoo.com | 01/08/2019 | noise, traffic, pollution, and destruction of open space. |
| 45 | Elizabeth Waters | California | danlizwaters@gmail.com | 01/08/2019 | I have rural property in the area and am interested in preserving the zoning and rural lifestyle that we came here for in the first place. |
| 46 | sergey cheban | 3211 Lori ct | scheban21@gmail.com | 01/08/2019 | traffic, noise, air pollution,water problem and destroy our rural lifestyle |
| 47 | Paul Mocny | 3220 Central Ave. | PaulMocny@yahoo.com | 01/08/2019 | We don't mind building within the current zoning requirements but rezoning for higher density is unacceptable. Too much traffic as it is. |
| 48 | Molly Naake | Roseville, CA | mollynaake@gmail.com | 01/08/2019 | My family and I are long time Dry Creek Community residents and are very sad to see all of the development and changes over the years. |
| 49 | Carole Piombo | 3847 Muirwood Lane | Cpiombo@surewest.net | 01/08/2019 | We moved to the area the rural life. High density development will add more traffic, crime and people. |
| 50 | Gilbert and Josette Humpherys | 2642 Central Ave | Gjhumpherys3648@gmail.com | 01/08/2019 | To preserve our lifestyle and rural community. |
| 51 | Tracy Herson | 2510 Vineyard Riad | tracy.herson@outlook.com | 01/10/2019 | Concerned about traffic and environmental impacts in our area. |
| 52 | Arden Shaw | 1431 Kingswood Dr Apt 21q | Catmom55@Comcast.net | 01/15/2019 | I would like to see nature areas kept wild. |
| 53 | Dan Lopp | 9401 Courtney Way | dan.lope@comcast.net | 01/15/2019 | Development is okay if guide lines reasonable. High density is not reasonable. Minimum lot side should be 1/3 acre. these zero lot lines are not acceptable. Consider single story homes for our aging community, 50+ min age. |
| 54 | Mark Smith | 8112 Stickles Lane | newmarksmith@gmail.com | 01/15/2019 | Don't want the extra traffic or high density housing on vineyards or cook riolo. |
| 55 | Arthur Baird | 3843 Kenwood Way | artgbaird@gmail.com | 01/15/2019 | potential traffic increase |
| 56 | Jackie Fierros | Kenwood Way | fierros2@yahoo.com | 01/15/2019 | Quality of life. |
| 57 | LeighAnn Jordan | CA | leighann.zero5@gmail.com | 01/15/2019 | Traffic issues and drainage issues it will cause to my property. |
| 58 | Nanette Frink-Porta | 2108 Carol Lane Roseville CA | nanettefrink@yahoo.com | 01/15/2019 | Important for people to have quiet and space between homes- this hasn't ever been a congested area and the new gated developments on Main Street and ones with HOA's are built too close together-I don't want to hear my neighbors that much! |
| 59 | Nasrin Bakir | 8500 Manor Rd | nasrin5500@yahoo.com | 01/15/2019 | Nature, ranches, quiet surroundindings, less traffic, and clean air characterize this area; thats why we bought our house here . |
| 60 | Della Walker | 3967 Muirwood Lane | farmgirl60@gmail.com | 01/15/2019 | This area is impacted enough. Already have a traffic problem. Hate to see it get worse. |
| 61 | Tiffany Fimbres | 110 Clinton Avenue Roseville CA 95678 | Tiffanyfimbres@gmail.com | 01/15/2019 | To keep our neighborhood quiet and less traffic. |

| NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT | |
|------|-------------------|--|--|------------|---|
| 62 | Lorna Sysum | 8130 Cook Riolo Road | jlsysum@surewest.net | 01/15/2019 | We have live here for over 50 years and seeing the lifestyle we moved out here for slip away is sad. It seems no one wants to represent what our community wants. I will sign this petition with little faith that it will do anything to prevent the greed of the developers from moving on. This City is already way overcrowded what use to take 10-15 minutes to get to now can take 30-45 minutes. I really hope someone will represent what the people of this community truly want |
| 63 | Teresa Gustafson | 3095 Vineyard Road | Jtgusjuly@gmail.com | 01/15/2019 | I live within walking distance of this proposed development. There is already too much traffic on Vineyard Rd. Where will the water come from to support the development and the people moving in? Police, Fire, Schools, natural inhabitants living on the property- these are also concerns. And many more! |
| 64 | Matthew Saunders | 9428 Eagle Springs Court | mjbsaunders@gmail.com | 01/15/2019 | I moved into the area about one year ago from San Francisco, looking for the charm of a quiet rural community and which is what I have enjoyed for this past year. The Dry Creek area is a mazing beautiful rural landscape and I'm hoping we can preserve it that way! |
| 65 | Joe Reding | 8391 Eva lane | Rosevillejoe@gmail.com | 01/15/2019 | Support of it. |
| 66 | Simran Bagri | 3433 Lanie Ct | Simran_bagri@yahoo.com | 01/15/2019 | Rural lifestyle, home values, and over congestion |
| 67 | Sonja Sorbo | 8534 Brackenwood Court, Roseville, CA 9574 | ssgasdoc@yahoo.com | 01/15/2019 | I would like to see the Dry Creek area maintain its rural feel; large open spaces like the property in question are what gives character to the area. Additionally, this open area supports a variety of wildlife, particularly hawks and pheasants. |
| 68 | Jamie Rebo | 1421 Billington Lane | jturtle2001@yahoo.com | 01/15/2019 | They will destroy the wildlife in this area. Plus water! We have had multiple droughts over the years. How can we build more houses with potential droughts upon us? |
| 69 | Juli Hilton | 3836 Muirwood Lane, Roseville, CA 95747 | julihilton21@gmail.com | 01/15/2019 | to preserve our rural lifestyle and the open space around us |
| 70 | Lihong Liu | CA | liulihong70@yahoo.com | 01/15/2019 | too crowed, too much traffic within rural dry creek community |
| 71 | Sharon Murray | 9789 Sword Dancer Drive | Smurray2470@gmail.com | 01/15/2019 | Impacts the roads and infrastructure along with an increase in crime and loss of property values. |
| 72 | Shannon Knight | 8610 San Lucas circle | 6george@msn.com | 01/15/2019 | The proposed Development would cause congestion that cannot be supported by the current infrastructure. Would negatively impact (Livestock, horse property) |
| 73 | Jennifer Lamson | 9490 Pinehurst drive Roseville ca 95747 | Jenjup@gmail.com | 01/15/2019 | I want to preserve our natural habitat |
| 74 | kiran dugal | California | kirandugal@hotmail.com | 01/15/2019 | I like the way it's now, quiet and open |
| 75 | Lisa Mendenhall | 8525 Manor Rd, Roseville | lisam.mendenhall@gmail.com | 01/15/2019 | Preserving the rural area |
| 76 | Jocelyn Sarmiento | 840 Shearer Street | Mamajoce@gmail.com | 01/15/2019 | My kids go to Creekview Ranch and my family has lived in Roseville for 20 years. I don't want to see that beautiful stretch of land destroyed by traffic and congestion. I also don't want to overcrowd my kids already crowded school. Thank you, Jocelyn Frago- Sarmiento |
| 77 | Roger Snyder | CA | kogersnipter@gmail.com | 01/15/2019 | We moved to this area to be more remote, less traffic and keep a country feel to our daily lives. Roger Snyder |
| 78 | Ruben Lucero | 9330 Eagle Springs Place Roseville, CA | lumac@me.com | 01/15/2019 | Overcrowded schools and roads. |
| 79 | Mark Walike | 8911 Belford Ct Roseville CA 95747 | markwalike@gmail.com | 01/15/2019 | Too much housing being built which increases traffic and decreases quality of life in a rural setting. |
| 80 | Renee Cornell | CA | reneecornell7@yahoo.com | 01/15/2019 | We love the rural feel of neighborhood and surrounding areas. We do not want a subdivision which will take away one of the reasons we purchased in this area nor do we want the additional traffic congestion that will accompany a housing development as large as this proposed development. |

| NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT | |
|------|----------------------|--|--|------------|---|
| 81 | Sheila Lopez | CA | sschultz786@gmail.com | 01/15/2019 | My husband and I just moved to Morgan Creek recently only to discover the owner/builder has plans to close the golf course & put high density housing there. We should stop this overreach now. |
| 82 | Olga Smirniva | 1601 vineyard rd Roseville | Dessert75@gmail.com | 01/15/2019 | I live close to this community. It is an island of rural area in a busy City. Roseville lost a lot of that in the past few years. We do not the one Dry Creek to lose that too. It is unique and very special and need to be preserved. |
| 83 | Savithri Kunnath | 9716 sword dancer drive | Kunnathsavithri@yahoo.com | 01/15/2019 | To prevent congestion and maintain the calm and rural life style |
| 84 | Noe Fierros | Kenwood way | tapirhd@yahoo.com | 01/15/2019 | because |
| 85 | Laura Bullard | 2065 Carol Lane | bullardll@aol.com | 01/15/2019 | This area is a county area that people moved into to be part of a rural atmosphere. It was zoned 2 acre minimum and now developers are simply walking around the standards that were set years ago--and hoping that no one is paying attention. It is time to stop this invasion of the lifestyle that people bought into and will now be ruined by a few individuals trying to make a buck--at the expense of everyone else. |
| 86 | Gary Burnett | 4034 Ravensworth Place Roseville | garyburnett399@comcast.net | 01/15/2019 | keep home values and preserve rural lifestyle |
| 87 | Peter Cooper | 9270 Pinehurst Drive | petecooper03@yahoo.com | 01/15/2019 | I live nearby |
| 88 | April Go Forth | 3200 Mercedes Place, Roseville, CA 95747 | rise@citlink.net | 01/15/2019 | There are few areas left with agriculture potential in this community, being rural and yet convenient to services. Impacts of rezoning and dense population in this community will literally destroy Dry Creek as it has so many rural, quality-of-life areas that are now congested, polluted, paved and environmentally eroded. We must band together to protect a quality of life we sought in this area. |
| 89 | Suzanne Wendorf | CA | Szwnd12@live.com | 01/15/2019 | I don't support the extra congestion of traffic, we moved out here to have some peace and quite in a safe area. Build some place else, not here in country living. |
| 90 | Cathie Kirschke | CA | cathiekirschke@yahoo.com | 01/15/2019 | We are in rural area for a reason. Push it away from this area please. Also our road system with existing bridges are only one lane and already back up horribly. |
| 91 | Christian Huntington | 110 Eriswell Court | christianhuntington@gmail.com | 01/15/2019 | My mother lives on Brady Lane. |
| 92 | Katherine Roberts | 4821 Waterstone Drive | kwroberts@surewest.net | 01/15/2019 | I moved to this rural area because its rural. It's one of the few left in Roseville. Why does greed have to destroy beauty. |
| 93 | Song Hee Cha | 3913 Creekstone Ct. | songheecha@yahoo.com | 01/15/2019 | I would like to keep rural lifestyle. |
| 94 | Barbara Torgerson | United States | torgerson@surewest.net | 01/15/2019 | I live in this specific area and have been her since 1986. Moved to be in a rural community! |
| 95 | Vance Valencia | 2866 PFE Road, Roseville, Ca 95678 | vvalencia05@yahoo.com | 01/15/2019 | Do not want our land to be over built and over congested with so many people, we bought out here to get away from over crowded neighborhoods. |
| 96 | Bruce Wilson | 3610 Hazeltine Lane, Roseville | bwilson223@yahoo.com | 01/15/2019 | This will create traffic congestion, noise, air pollution and ruin our rural life style. |
| 97 | Don Kennedy | California | djk@surewest.net | 01/15/2019 | I live here and want to stop high density development. |
| 98 | joe sanfilippo | CA | morganckvilla@comcast.net | 01/15/2019 | I don't mind development of the property in question, but it is the high density portion of the plan that I object to. We bought here specifically for the rural lifestyle and proximity to city amenities. Let's keep it that way. |
| 99 | Tim Murphy | California | ractaz39@aol.com | 01/15/2019 | The roads that support this area will no handle additional traffic with their current condition and design. Putting a high density housing project without the infrastructure in place will make this rural area unsafe and lose the appeal. Development is coming to this area, I would rather see the lot size increase to better match the development that is in the area. |

| NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT | |
|------|-----------------------------|-------------------------------------|--|------------|--|
| 100 | Dee Johnson | 8300 Cook Riolo Rd | santoi6429@aol.com | 01/15/2019 | More land taken away from wild life and gives them no place to go and makes them more of a nuisance around homes, not their fault, they are driven out of their homes. The creek near by attracts them. Lots of traffic on Cook Riolo is not good and there is enough now and with children walking home from school with more traffic is not good for the kids either. More air pollution which is not good for any of us. Our natural lifestyle is what we moved here for and one of the most beautiful areas in Roseville still giving us land for our animals and the way of life we moved here for. please do not let the subdivision ruin this for us, Will be more costly as we may be forced to hook up to sewers and water and not everyone can afford this especially when retired and on fixed incomes. Please keep this one beautiful lifestyle in Roseville the way it is, a rural lifestyle we moved here for. |
| 101 | Lorene Scott | 8148 Cook Riolo Road | msysum@outlook.com | 01/15/2019 | I am 97 and have lived in this community for over 50 years we need to keep it the way it is to preserve the life everyone moved her for. |
| 102 | Daniel Gehweiler | 2785 Liberty Lane | Carolgehweiler@yahoo.com | 01/15/2019 | Live in the Dry Creek area, I don't want to see our rural lifestyle disappear. Traffic is getting bad already without bringing in more homes to the area, as well as all the other problems this will generate. |
| 103 | Erik Meyers | 8120 Carolyn Ct | erikmeyers@me.com | 01/15/2019 | Our neighborhood is unique in that it is rural suburban. This development works against that. I also have concerns about how this will effect our water table. |
| 104 | Leah Mudron | 3200 Mercedes place | Leahgoforth@hotmail.com | 01/15/2019 | No more traffic keep our rural area rural we don't need more houses cramped on top of each other |
| 105 | Regan J. | CA | rwjrd@comcast.net | 01/15/2019 | Just make it less dense. Too difficult to subtract. half the proposed houses along with better ingress/egress. |
| 106 | Sandra Hughes | 3940 Crystal Downs Court | sanhughes_2000@yahoo.com | 01/15/2019 | Am concerned about traffic, noise, etc. Also that developers will try to built new homes on the Morgan Creek Golf course. |
| 107 | Susan and Greg McAtee | 8393 Bianchi Rd | Gsmcatee84@gmail.com | 01/15/2019 | We live in the neighborhood |
| 108 | Joshua Go Forth | 1917 morella cir roseville ca 95747 | Joshgoforth@hotmail.com | 01/15/2019 | My family lives nearby, my children go to creekview ranch. We all moved to this area of Roseville to get away from the congestion. Enjoy the rural area. The area has already expanded dramatically, without fully understanding the impact and giving sufficient time to note the effects. Every plot of land does not need to be built on in places county. |
| 109 | Kara Keister | CA | karakeister@msn.com | 01/15/2019 | We moved here because of the rural community and large lots in the area. We are disappointed and are considering moving out of this area due to the continuous development of these types of properties. |
| 110 | Roberta and Richard Matteis | 3350 Central Avenue | robmatteis@comcast.net | 01/15/2019 | It is essential that we retain the rural character of our community. |
| 111 | willie pruit | 8555 edenbridge wy | wbpriitt@aol.com | 01/15/2019 | It is important to maintain a "rural" environment. Also, this plan will create a terrible traffic problem. |
| 112 | Pauline Sakai | 2151 Baseline Road | sakaip@surewest.net | 01/15/2019 | I have been a resident of Roseville since 1982 and was attracted to the rural lifestyle. This subdivision is exactly the opposite to why I moved here. The housing is too dense and the traffic is getting to be terrible. |
| 113 | Chuck Barsdale | CALIFORNIA | chuckbars1@gmail.com | 01/15/2019 | preserve my rural life style |
| 114 | R Bell | Country Place Drive | imabell22@yahoo.com | 01/15/2019 | Concerned about traffic. |
| 115 | Matt Russell | 1975 Vineyard Rd. | mdrussell77@hotmail.com | 01/15/2019 | We moved to this area to be in the country and enjoy having our quiet space filled with trees, land and wildlife. |
| 116 | Summer Beaman | 3650 Bridlewood way | sjbeaman@msn.com | 01/15/2019 | I would like to stop it because it will be busyier and the animals NEED homes too!! |
| 117 | Shaun Hilton | 3836 Muirwood Ln Roseville CA 95747 | hilton@mac.com | 01/15/2019 | High density developments will change the character of the dry creek community for the worse. We do not want Brady Vineyards to go in nor any development like it in Dry Creek. Thank you |

| NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT |
|-----------------------|---|--|-------------|--|
| 118 Joyce Burnett | CA | joyceburnett399@comcast.net | 01/15/2019 | We would like to preserve the country atmosphere. |
| 119 Ramon Lopez | 3663 Westchester Drive, Roseville, CA 95747 | rlopezini@gmail.com | 01/15/2019 | Development needs to be limited/controlled and supporting infrastructure need to be in place before building commences. |
| 120 Sundeep Tumber | 8727 Wentworth Ct, Roseville 95747 | Stumber@hotmail.com | 01/15/2019 | Lack of resources (schools, parks), congestion, traffic, police, and disturbance to quality of life. |
| 121 Derek Kirm | 8537 indianwood way, roseville ca | realestate@derekshomes.com | 01/15/2019 | I live within 1/2 mile of proposed development. |
| 122 Don & Khin Libolt | 9380 Rawhide Ln | donlibolt@gmail.com | 01/15/2019 | Crime & Traffic |
| 123 Michael Thornburg | 2345 Baseline Rd | info@lavendesign.com | 01/15/2019 | |
| 124 richelle ocon | 9741 Sword Dancer Drive Roseville Ca 95747 | rich74_ny3@yahoo.com | 01/15/2019 | congestion, traffic, public safety |
| 125 Charlie | Roseville , ca | @yahoo.com | 01/15/2019 | Protecting home values |
| 126 Keith Rose | 4443 Cheval Way, 95747 | keitha320@me.com | 01/15/2019 | Why is there such a push to build more homes when we are in a Drought? This plan is greed driven. We don't need more congestion. |
| 127 Svetlana Hanjiev | CA | lanak_17@yahoo.com | 01/15/2019 | The entire reason I moved to this area was for the rural life style. |
| 128 Michael McKenna | 8511 St. Germaine Ct. | mike@mckennafire.com | 01/15/2019 | Too many people and too much traffic will result of this project. |
| 129 Andre Mako sky | 4309 Slr Barton Ct | makovsky_a@yahoo.com | 01/15/2019 | This area is already over developed and over congested. When we take kids to school in the morning there is constantly traffic. The reason of why we bought a home in Dry Creek is because its quiet rural area and I want to keep it that way. |
| 130 Sheila Smith | CA | pantherpwr@juno.com | 01/15/2019 | I live here and want to stop high density development. |
| 131 Patrick Faddis | 2780 central ave. | Patrick.faddis@gmail.com | 01/15/2019 | Want to stay rural |
| 132 Collin Robinson | California | cdrobinson55@gmail.com | 01/15/2019 | I love living here, please stop trying to make it such a big city. |
| 133 Tien Nguyen | 8700 Oakmere Ct, Roseville, CA 95747 | tienws@yahoo.com | 01/15/2019 | Maintain rural environment and limit traffic and noise. |
| 134 Barry Stillman | 3180 Tiny Lane | barryandpatti@comcast.net | 01/15/2019 | 1. Compliance with community plan 2. Vineyard Road cannot take that much traffic. |
| 135 Beth Frkovich | CA | bfrky1968@yahoo.com | 01/15/2019 | Congestion and increased traffic on Vineyard. |
| 136 Dale Tindel | 8500 Indianwood Way | daletindel48@gmail.com | 01/15/2019 | This is a rural area and I would like it to stay that way. |
| 137 Frederick Besana | California | fredbesana@gmail.com | 01/15/2019 | Stopping the high density growth in the rural setting of where we live is important... |
| 138 Dyan Hogan | 1765 Booth Rd | Mdhogan_1@msn.com | 01/15/2019 | I have lived here for 46 years and have slowly watched our small rural area be gobbled up by high density living. Roseville has so many new neighborhoods, and no infrastructure to support them. Our roads are too crowded, the crime has increased, the schools are impacted. There are so many new neighborhoods in Fiddymont Farms, I see no need to jam 130 more homes into this very small corner of land. I would rather see it divided into 1 to 5 acre parcels with homes, as those types of residences are in high demand in our area. |
| 139 PATRICK MEADE | 8534 SANTIAGO CIRCLE | pat.meade@earthlink.net | 01/15/2019 | LETS NOT TURN OUR DENSITY INTO Southern California |
| 140 William O'Neil | CA | billoneil@surewest.net | 01/15/2019 | We are expanding too fast and need to slow down instead of maximizing land density. larger lots mean less people and better water supply. |
| 141 Jon Fenske | 2729 Country Place Dr, Roseville CA 95747 | jpfenske@gmail.com | 01/15/2019 | Negative impact on traffic, air quality, historical nature and ambience of Dry Creek area. |
| 142 Amanda Richardson | 1441 Everett Way Roseville ca 95747 | Manda8229@aol.com | 01/15/2019 | This will cause a burden not only on our neighborhood but our schools. They are already close to being overwhelmed to add this many would surely make it worse. |
| 143 Marc Silva | 4042 Kenwood Way | mrmarc2385@yahoo.com | 01/15/2019 | Property Values |
| 144 Victor Radican | 8190 Brady Lane | Vickiea7325@hotmail.com | 01/15/2019 | Because I live on Brady and have been here for 40 years. |

| NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT | |
|------|-----------------------|--|--|------------|--|
| 145 | Amanda Buccina | 2820 Pfe rd Roseville CA 95747 | amandabuccina@yahoo.com | 01/15/2019 | I live in the Dry Creek neighborhood and am sickened by every field and open space containing a Development Proposal sign. I don't want more traffic and more people. I don't want every open space to be a housing development. I want the open/empty spaces left alone. |
| 146 | Mark Glaner | 3808 Saint Julien Way. Roseville, CA 95747 | mark.glasner@gmail.com | 01/15/2019 | Dry Creek is the last rural oasis in a part of Roseville surrounded by out of control residential development. |
| 147 | Brooks Whitehead | 4485 Seabiscuit Drive, Roseville, CA 95747 | Rbrookwhitehead@gmail.com | 01/15/2019 | This will generate traffic congestion, noise, air pollution, localized water problems and destroy our rural lifestyle. |
| 148 | DALBAG & TEJINDAR RAN | CA | tkrandh@gmail.com | 01/15/2019 | This is important to me since we built our home 10yrs ago, we have raised our children in a quite uncrowded neighborhood. |
| 149 | stanley del dotto | 8390 cook riolo road roseville ca 95747 | standd@gmail.com | 01/15/2019 | we are country not city |
| 150 | Vicki Kondrad | 2200 Vineyard Road | vkondrad@gmail.com | 01/15/2019 | I've lived in this dry Creek area for about 11 years now. It's special to me and my family. It's usually quiet and plenty of room for my daughter to play. |
| 151 | Irina Makovsky | 4309 Sir Barton Ct | imatushevskiy@hotmail.com | 01/15/2019 | Every morning there is traffic on PFE. There was no traffic like this when we first bought our home. We want to keep this area safe and rural. Thanks! |
| 152 | Randy Rich | 9421 eagle springs court | rrich@kloveair1.com | 01/15/2019 | I moved into thi area to have a real country feel. In 8 years I have watched 5 subdivisions go up around us. Roads aren't capable of handling the traffic.. already overcrowded |
| 153 | Brandon Morgan | CA | brandon.morgan2177@yahoo.com | 01/15/2019 | I have lived along Vineyard Lane all of my life and so has my family 60 years before. Over time more and more housing developments have been popping up, prompting animals to be pushed out of their homes into smaller and smaller areas. Vineyard Lane is a nice stretch of calm rural road and it is sad to see it become more and more crowded and stuffed with buildings. |
| 154 | Carol Storemski | 4333 Majestic Prince Way Roseville 95747 | Caski28@aol.com | 01/15/2019 | We have enough homes in this area and to lose all these acres which a lot have cows and beautiful trees is a shame to see gone. It will bring more traffic noise and ruin this wonderful countryside which we all enjoy living next to. Save Roseville!! |
| 155 | Guowei Li | CA | liguowei70@yahoo.com | 01/15/2019 | Keep traffic and crowd out of dry creek community |
| 156 | Lynda Rocha | 9210 Pinehurst dr roseville ca 95747 | lk.r100@hotmail.com | 01/15/2019 | Imoved out here to out in the County. The traffic will be horrible. The people already drive way dangerously fast on vineyard. |
| 157 | Martin Mudron | 3200 Mercedes Place | mudronmartin@gmail.com | 01/15/2019 | Congestion, lack of roads. It's bad enough with the traffic already, now had at least another 127 cars. That adds noise, pollution. We moved here to be away from subdivisions. That is at least 127 more cars speeding down vineyard. |
| 158 | Saab Bagri | 3433 Lanie Ct | Saab.bagri@yahoo.com | 01/15/2019 | Rural feel and home value |
| 159 | Carl Foote | 2175 Central Ave, Roseville, Ca 95747 | footecarole@hotmail.com | 01/15/2019 | We have lived in this area for over fifty years and like the rural atmosphere. We do not need more growth, traffic or housing. It is extremely difficult getting onto Baseline Road now and I would hate to see what it will be like with all these proposed homes. |
| 160 | Sean Zhong | California | sz_uop@yahoo.com | 01/15/2019 | Preserve our life style |
| 161 | John Eslinger | 8527 Indianwood Ln, Roseville CA 95747 | John@buildersadv.com | 01/15/2019 | Quality of life |
| 162 | Jackie Willard | Anacapa Dr. | snowbunny2612@yahoo.com | 01/15/2019 | Roseville is my home and there are already too many people here that our roads cannot handle all the new traffic! |
| 163 | Terry Sherrill | 1546 Misty Lane | tdszinman@gmail.com | 01/15/2019 | Just moved to the neighborhood and would like to keep it the way it is. There is plenty of room for high density development west of here down Baseline Rd. |
| 164 | James Treis | 8390 Eva Lane | Treis_Family@hotmail.com | 01/15/2019 | Increased traffic on Vineyard leading to more cars running the stop sign at Vineyard and Eva Lane. |
| 165 | Martin Calderon | 4340 Whirlaway Court | WGcalderon@aol.com | 01/15/2019 | Roads wil be overcrowded. |

| NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT | |
|------|--------------------|---|--|------------|--|
| 166 | Anne-Marie Farr | 1607 Revere Dr | Amlfarr@yahoo.com | 01/15/2019 | Those that live in that area chose that area to live because they wanted more land and less development. |
| 167 | David Hanjiev | California | dhanjiev@gmail.com | 01/15/2019 | I do not want to live near dense housing. |
| 168 | Kimberly Johnson | California | Kijohnson0907@gmail.com | 01/15/2019 | We would like to keep the rural feel to our neighborhood and avoid all the additional traffic this would bring to the community |
| 169 | Krissy West | 3200 Central Ave Roseville | krissyw77@gmail.com | 01/15/2019 | I love our little rural community and the open pastures we have remaining. |
| 170 | Shirley Yang | CA | mcsky8@gmail.com | 01/15/2019 | Maintain our current rural lifestyle. |
| 171 | Brittany Gordon | 1652 Alnwick Dr | brittanygordon911@gmail.com | 01/15/2019 | I grew up in this small community. It is heart breaking to watch the farm land slowly become large city. With high density housing comes crime and destruction of natural resources. |
| 172 | Sandra Smith | 4070 PFE Road Roseville CA 95747 | Smithasandra@yahoo.com | 01/15/2019 | To preserve our rural community! |
| 173 | Joe Peck | 3793 Westchester Drive | joepeck7975@comcast.net | 01/15/2019 | The local infrastructure cannot support this additional expansion. Also, the proposed development appears to be poorly planned with extremely small lot sizes. |
| 174 | Isabel Herrera | 2860 Central Ave | Mrs59rag@gmail.com | 01/15/2019 | I am against over crowding |
| 175 | Liz Crawford | 3220 Central Ave. | palominoowner@yahoo.com | 01/15/2019 | Will be too much traffic. And I have safety concerns over the impact. |
| 176 | Shawna Snyder | 4333 Secretariat Way | shawna_93257@yahoo.com | 01/15/2019 | We moved to keep away from the daily traffic, loud streets and enjoy a country feel . |
| 177 | Dave Killer | 9000 Pinehurst Dr | killerdr7@yahoo.com | 01/15/2019 | Keep property values up and retain the look and feel of the area. I'm not against development but would like to see a lot size minimum of 1 acre and a range of 1 to 3 acres. |
| 178 | James Dennis | CA | sixofsix@aol.com | 01/15/2019 | This area is designated a rural housing area and is surrounded by large rural lots. This high density development, if approved, will impact the rural lifestyle of the surrounding neighborhood, increase traffic on a road not designed for that amount of traffic, increase the urban "light blight" in the area, and potentially impact already overcrowded neighborhood schools. |
| 179 | Steve Micheli | CA | stevemicheli@comcast.net | 01/15/2019 | quality of live in Roseville as we now it and not starting a trend of over building |
| 180 | William Finger iii | 8080 Milnes Ave | Wfinger@msn.com | 01/15/2019 | I like my country living go build down baseline at Watt |
| 181 | Robert Townsend | 4630 Waterstone Dr., Roseville, Ca. 95747 | fundctr@comcast.net | 01/15/2019 | The additional traffic that will be created will have to use Crowder to exit, or Vineyard. If Vineyard was extended to Walerga I would feel differently. |
| 182 | John Bustos | 8903 Caspian Court | jbustos@surewest.net | 01/15/2019 | Over Congestion |
| 183 | Ahnieveree Walker | CA | aviwalker@comcast.net | 01/15/2019 | . |
| 184 | Laura Smith | 3180 Glen lane. | Bootiekay@gmail.com | 01/15/2019 | I have lived here for 37 years and have seen a lot of growth, we need to maintain what was put into the plan many years ago and that was 2 acre minimum. We moved here to be in the country. But as I have seen many times before money talks. And the developers don't live here. |
| 185 | Dana Murray | 4631 Waterstone Drive | danabmurray@yahoo.com | 01/15/2019 | To keep the larger lots and semi rural feel that makes this area different. There can be tract development but this appears to be so cookie cutter. Break things up make the homes semi custom so it feel unique. What about much larger lots with grapes planted on them. After all it is on Vineyard. From Baseline south to the county line and Watt east to Foothill Blvd should all be of a larger custom home type and feel with grapes and equestrian thrown in the mix. Dana Murray |
| 186 | Kathleen Read | 2995 Baseline Rd | kathleen.l.read@gmail.com | 01/15/2019 | There is already far too much traffic on Baseline and Cook Riolo. Adding another development will increase the traffic further. |
| 187 | Laura Ball | 8109 oak ave roseville ca | laurasono1@yahoo.com | 01/15/2019 | I live in this neighborhood |

| NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT | |
|------|------------------|--------------------------------------|--|------------|---|
| 188 | Cathy Rich | 9421 Eagle Springs Ct | cathy_89128@yahoo.com | 01/15/2019 | I have moved here for the rural structure and spacious lots. Dense zero lot line developments contradict that and will reduce my property value. |
| 189 | Lena Calderon | 4340 Whirlaway Court | lenabobena46@aol.com | 01/15/2019 | To avoid congestion! |
| 190 | Michele Loftin | 1210 Chenin Blanc Circle | Mrloftin@me.com | 01/15/2019 | I live next to the proposed development. It will create too much traffic. |
| 191 | Stacy Robinson | 3876 Muirwood Lane | smrobinson22@gmail.com | 01/17/2019 | I grew up in the Dry Creek community and am raising my own family here because of the childhood I had. With the imminent destruction of historic Dry Creek Elementary and the efforts to rezone the area for mass development, I'm watching everything beautiful about this place get systematically destroyed in the name of so-called "progress". It has to stop NOW, before the damage is irreparable. |
| 192 | Tiffany Latino | 2050 Central Ave Roseville, CA 95747 | tiffanylatino@comcast.net | 01/17/2019 | We have lived in this neighborhood since 1993 and the reason we live here is because it is Rural. It's a piece of heaven for us to feel like we live in the country but the convenience of the grocery store etc. is right near by. Putting a high density neighborhood right in the middle of us would definitely hurt our quality of life. |
| 193 | Alexandra Cadena | CA | aleja_sjsu@yahoo.com | 01/17/2019 | I live in this community and I like the peacefulness of it. It's quite and there aren't too many areas in the world that are quite. The ecosystem here is nice as well. |
| 194 | Dave Skelton | 3200 Central Ave | dskelton30@yahoo.com | 01/17/2019 | Want to preserve our rural neighborhood! |
| 195 | John Schaefer | 4031 Ravensworth Pl. | schaefer83@comcast.net | 01/17/2019 | Placer County created an open, low density, rural environment as an attractive life and recreation area for all to enjoy. We bought a home in Morgan Creek, in the protected Dry Creek area to enjoy the environment and community that Placer created. The area is protected by the Dry Creek Community Plan, zoning, and density restrictions. We want Placer County to continue to protect the area that they established and we chose to live in. |
| 196 | Shawn Schneider | 9165 Pinehurst Drive Roseville Ca | sschneiderkeebler@yahoo.com | 01/17/2019 | We have too many homes being built in our community. |
| 197 | Connie Roberts | 8300 Cook Riolo Rd | annefan22@gmail.com | 01/17/2019 | Would increase traffic and pollution in our area. |
| 198 | Barbara Osella | 2765 Vineyard Rd | jbo@surewest.net | 01/17/2019 | High Density is my objection- not in line with how property should be developed in our area |
| 199 | Jennifer Padilla | 9690 Canopy Tree Street | jloffman@hotmail.com | 01/17/2019 | Dry Creek needs to be kept low density, as promised in the master plan. |
| 200 | Rebecca Rodgers | Country place dr | rebeccarodgers@hotmail.com | 01/17/2019 | The impact of all the houses and traffic are NOT feasible for that area |
| 201 | JOHN CASTRO | CA | johnwcastro@gmail.com | 01/17/2019 | I like Roseville the way it is |
| 202 | Debbie Freeman | CA | a1shopper1@yahoo.com | 01/17/2019 | We live in Morgan Creek and love that is rural and no traffic. Would love it to stay that way. |
| 203 | Dave Bourne | 3432 Lanie Ct | DAVE.BOURNE6@GMAIL.COM | 01/17/2019 | We've seen the impacts to traffic from the new subdivisions along PFE from Cook-Riolo to Walerga. This appears to be even higher density and would feed Creekview Middle School where traffic is becoming an issue as well. |
| 204 | Kay Davis | 1820 Frosty Place Roseville CA 95747 | kaydavis2000@aol.com | 01/17/2019 | Do not want to see - Lower property appraisal, more traffic, change of lifestyle. |
| 205 | melinda ortiz | 8060 Milnes Ave. | melindamortiz@gmail.com | 01/17/2019 | 1) One acre minimum lot size 2) Rural community 3) don't want city sized housing tracts in our country living. |
| 206 | Randy Wootton | 8993 Creekstone Circle | rcwootton@comcast.net | 01/17/2019 | It would be a shame to see this beautiful area and lifestyle for the people who already live here destroyed by over development. There are plenty of opportunities for developers in communities such as Roseville and Antelope that welcome high density overbuilding, traffic, and crime issues. It would be nice to see Dry Creek remain a rural hold out. |
| 207 | Sylvis Redondo | 3200 Central Ave, Roseville 95747 | sylredondo51@gmail.com | 01/17/2019 | Want to keep the rural setting in this area and don't want more traffic. |
| 208 | Alyssa Basden | Santa Fe Cir. | Alyssamocny@gmail.com | 01/17/2019 | My parents have lived in the Dry Creek area for 10+ years and I also work in the Dry Creek area. It is very important to me to keep Dry Creek rural. |
| 209 | Li Lau | 3612 Shingle Creek Court | lau3833@gmail.com | 01/17/2019 | Want to preserve the rural area around here. |

| | NAME | ADDRESS | EMAIL | DATE SIGNED | COMMENT |
|-----|-----------------|-------------------------------------|--|-------------|---|
| 210 | Stacey Santos | 1465 E Hidalgo Cir | Staceysantos86@gmail.com | 01/17/2019 | We drive this road every day and we enjoy seeing all the wildlife and farm lands there. It takes us away from the cookie cutter homes and enjoy the peaceful drive. You would be destroying this place for our wildlife and taking away the beauty of the farms |
| 211 | Jonathan Basden | 1400 Santa Fe Cir | Jonathanbasden@me.com | 01/17/2019 | My family lives here and we would like to keep dry creek as it is. |
| 212 | alex morse | 4621 Waterstone Dri | morsealex11@gmail.com | 01/17/2019 | The will have an undesirable impact on noise, traffic congestion, and destroy the limited rural lifestyle forever. |
| 213 | Michael McKenna | 8511 St. Germaine Court | mckna@comcast.net | 01/17/2019 | I have lived in Morgan Creek for 9 years and love it here, but the planned development will make it just like anywhere else. Crowded and busy. |
| 214 | charles harrod | 2890 vineyard rd,roseville ca.95747 | raln777@surewest.net | 01/17/2019 | keep things the way they were.loved it back in the old days |

Shirlee Herrington

From: katfields <katfields@comcast.net>
Sent: Thursday, February 28, 2019 9:02 PM
To: Placer County Environmental Coordination Services
Subject: Brady Vineyard Project

Dear Ms. Herrington.

I live in the Dry Creek Community, in Placer County, on the corner of Vineyard Rd. and Eva Lane. I am writing to you to state my adamant opposition to the planned Brady Vineyard housing project.

My spouse and I have lived in our home for 25+ years. We purchased our property because we loved (and still do) the rural lifestyle. We have 2 acres on which we have had a variety of goats, geese, chickens, birds, dogs, and cats over the years. We were both raised in a similar environment, hence we were excited to find our little corner of country. We are surrounded by neighbors with horses, cattle, sheep and other livestock. In addition, we enjoy the area wildlife, such as deer, peacocks, Canadian geese, pheasants, hawks, rabbits and other native species. We love the fields, pastures, creeks, trees and wildflowers.

Sadly, I fear Placer County is slowly bowing to the almighty developers and the promise of a payday because the dollar speaks louder than the hearts of the country dwellers. I have emotional reasons for my objection to this project, but I also have very real environmental concerns. Following are just a few of my major concerns.

Our rural community does not have the infrastructure to support 119 more homes in the Brady Vineyard corridor. Vineyard is a 2 lane road with no curbs, sidewalks, gutters, or shoulder. It can hardly handle the current traffic. There is no room for pedestrians now and the dangerous driving habits of some people are going to cause a serious accident or someone is going to be hit by a car some day. There is no room to widen it without encroaching on existing residents' properties.

In addition, the native wildlife are being pushed into a smaller and smaller living, breeding and life sustaining area. With the developments of the Westpark area, Morgan Creek, PFE road, etc. the fields where many of the birds of prey hunt; other birds nest; cattle eat; and deer, rabbits, raccoons, possums, and skunks live and breed, is being eaten away by concrete, asphalt, shopping centers and houses.

Water run-off and local flooding is already starting to be a problem for some rural residents. The more concrete and asphalt added will only make it worse. We are currently on a well and septic system that could be impacted with a saturation of run-off from further development.

I guess I could sit back and let "progress" make its way into our rural community. Or I could even sell my house and move to get away from it. But I choose to stand and fight this project with my heart and soul. I love where I live and breathe!

Please forward this to anyone and everyone who has input and /or approval authority over the Brady Vineyard housing project.

Thank you for your time in reading this. I appreciate any feedback.

Sincerely,
Kathy Fields
katfields@comcast.net

(916) 771-3009

Sent from my Verizon, Samsung Galaxy smartphone

Shirlee Herrington

From: David Hanjiev <dhanjiev@gmail.com>
Sent: Wednesday, February 27, 2019 6:36 AM
To: Placer County Environmental Coordination Services
Subject: Brady Vineyard Subdivision EIR comment

I live across the street from the proposed development. We have constant issues with water run off from the latest development on Vineyard. This development encroaches on our rural lifestyle. I have seen magnificent wild life on this land; deer, foxes, mountain lions, and falcons. The wildlife in our area depend on this land. Please consider the pollution, wildlife, traffic, and water runoff impacts. I oppose the medium density zoning proposal. Please retain existing agricultural zoning.

David Hanjiev
1811 Frosty Place

Shirlee Herrington

From: Tiffany Latino <tiffanylatino@comcast.net>
Sent: Thursday, February 21, 2019 6:26 AM
To: Placer County Environmental Coordination Services
Subject: Brady Vineyard

Hello,

I am writing today to oppose the Brady Vineyard housing project. I have lived in the Dry Creek community since 1993. The reason I live here is because I love feeling like I live in the country but I'm still close to grocery store etc.

This project will ruin the way of life the people who live here love so much. Please protect our rural community.

Sincerely,

Tiffany Latino
2050 Central Ave
Roseville, CA 95747
916-799-3126

Sent from my iPhone

Shirlee Herrington

From: Tiffany Latino <tiffanylatino@comcast.net>
Sent: Thursday, February 21, 2019 12:04 PM
To: Placer County Environmental Coordination Services
Subject: Brady Vineyard

Hello,

I sent a message earlier opposing the Brady Vineyard project but I didn't talk about how much Wildlife lives in that area. We have deer, turkey, coyote, skunk, possum, fox, and much more living in that area. That is another reason we love where we live. Please don't destroy their habitat.

Thank you for listening,

Tiffany Latino

2050 Central Ave

Roseville, CA 95747

Sent from my iPhone

Shirlee Herrington

From: guowei li <liguowei70@yahoo.com>
Sent: Wednesday, February 27, 2019 12:40 PM
To: Placer County Environmental Coordination Services
Subject: Please consider twice and STOP "Brady Vineyard Subdivision"

Hi Shirlee

As Morgan Creek resident for many years, i am against "Brady Vineyard Subdivision" project because:

(1) Huge environmental impact - I am morning jogger and used to run along vineyard road around brady lane. I noticed a few times the following animals at that lot: peacocks, two to three deers, yes, one Giant Garter Snake, not to mention coyote, or something like that. So now I try not to run around that area to void unnecessary encounter.

(2) Traffic impact - Brady Lane is Local Rural Residential based on it's roadway width and R/W width. Without widening Brady Lane all the from Vineyard Rd and Baseline Rd, it has not capacity to handle future Average Daily Traffic (ADT). If development is necessary, low-density will be only choice for this area.

Thanks so much!

Guowei Li
916-667-2223

Shirlee Herrington

From: Sarah Little <slsexton101@gmail.com>
Sent: Wednesday, February 27, 2019 2:57 PM
To: Placer County Environmental Coordination Services
Subject: Brady Lane Proposed Development

Shirlee Herrington,

Early last year I noticed four or five loads of site/fill dirt dumped at this site. I pointed it out to my husband as we drove by on our way home. He said that they were going to use it to fill the creek that runs through the property so they can sell it. I was incredulous. Sure enough about six months later all the trees, oak and cottonwood, along the creek were leveled and the creek filled in.

We live in the Dry Creek Estates HOA off of PFE and Billy Mitchell. First they leveled the property to put in a golf course. Then they pulled up a bunch of trees to make way for the new bridge on Cook Riolo. After that was the cutting down of massive oaks along Dry Creek and Walerga for who knows why. Now we have green space destroyed on the south side of PFE for additional housing. The noise, crime, pollution, litter and traffic has increased tremendously in the last 10 years. Now they want to start on Brady Lane and Vineyard with a gated community of McMansions.

I understand developers want to make money. I also understand that building houses provides jobs. Not long term permanent jobs, but for a while at least. I am not naive enough to believe our once beautiful bit of Placer County would stay undeveloped forever, but for the love of God, give us a rest for a bit. Give the environment a rest. Save some of the natural habitat and green space as natural habitat and green space. Dry Creek has a rough time of it as it is with the railroad dumping petroleum products and the goats eating the natural understory.

Can we decrease the number of houses, size of developments and speed at which developers are getting rich while nature suffers?

Sincerely,
Sarah Little
slsexton101@gmail.com
5156643441
4122 Grice Ct
Roseville CA 95747

Shirlee Herrington

From: Vanessa Luna <info@vanessaluna.com>
Sent: Tuesday, February 26, 2019 2:48 PM
To: Placer County Environmental Coordination Services
Subject: Shirley Herrington:

Hello Shirley!

My name is Vanessa Luna and I am writing this email in regards to the Brady/Vineyard Subdivision. My family and I have lived in the Dry Creek area since 1996 and cherish the rural area feel that surrounds us. We strongly oppose that this subdivision come to fruition because of the amount of congestion and change in culture that this will cause. There are way too many homes being proposed! We live on two acres and hold this area close to our heart because of the unique country-feel in the Roseville community. Continuing the current zoning with one home per acre will help maintain our pocket of land in a fast growing city . Do not make the change!!! Please take into consideration the voice of the people that currently live here and those starting families making Dry creek their roots.

I appreciate your time.

Best,



Vanessa Luna

Lead Artist,

[Vanessa Luna Makeup](#)

M (916) 837-3005



Shirlee Herrington

From: Paul Mocny <paulmocny@yahoo.com>
Sent: Wednesday, February 27, 2019 3:58 PM
To: Placer County Environmental Coordination Services
Subject: Vineyard / Brady Development Plan

TWIMC,

We moved to Roseville in 1996 into the housing tracts on the North side of Baseline. We had a plan to move up the hill towards Auburn to get into a more peaceful rural setting.

Luckily we found a home in the Dry Creek area that provided us the best of both worlds. A rural environment but still in town so our kids could stay at Woodcreek HS.

All of us living in the Dry Creek area moved here for the rural feel and this development at Brady & Vineyard will destroy that. We understand the current zoning with one home per acre such as the development at Vineyard and Cook Riolo is proposing. This is keeping in line with a non-tracthome feel.

Please don't allow a rezoning for this development. There are thousands of acres in West Roseville that can be used for this proposed housing density that wouldn't affect anything but barren land.

Dry Creek is established as a rural area, please keep it that way.

Thanks,
Paul Mocny

Shirlee Herrington

From: Mark Mossawir <memossawir@comcast.net>
Sent: Tuesday, February 26, 2019 11:17 AM
To: Placer County Environmental Coordination Services
Subject: Brady Subdivision

I object to the density of this development. The Dry Creek Community has had extensive open space and low density as a buffer between it and the high density of the City of Roseville and I believe the low density should be maintained. The parcel on Vineyard and Cook Riolo at 37 homes on 37 acres is reasonable. This proposal on Brady is not.

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



RECEIVED
FEB 14 2019
CDRA

February 12, 2019

Shirlee Herrington
Placer County
3091 County Center Drive, Suite 140
Auburn, CA 95603

RE: SCH# 2019012050 Brady Vineyard Subdivision Project, Placer County

Dear Ms. Herrington:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Sharaya.Souza@nahc.ca.gov.

Sincerely,



for Sharaya Souza
Staff Services Analyst

cc: State Clearinghouse

Shirlee Herrington

From: Joe Osella <jbo@surewest.net>
Sent: Wednesday, February 27, 2019 6:47 AM
To: Placer County Environmental Coordination Services
Subject: Brady-Vineyard Subdivision

Thank you for letting us voice our objection to the proposed project called Brady-Vineyard Subdivision. We are not opposed to development because it is inevitable but the amount of homes on this project is our objection. It was always our understanding that the general plan for this community was to keep the integrity of country living with larger house plots. If this is approved what is going to stop the next piece of property in our area to develop in the same manner which would completely change this community. We speak for our whole Dry Creek Community when we say there is an abundance of pride as home and property owners in the area and this is evident in how well every property is presented and kept. We strongly oppose the density of this proposed project and would like to see it developed as part of this beautiful community and not another city subdivision.

Thank you,
Joe and Barbara Osella
2765 Vineyard Rd
Roseville CA 95747
916-771-0267

February 28, 2019

County of Placer
c/o Patrick Dobbs, Senior Planner
3091 County Center Drive, Suite 190
Auburn, CA 95603

Re: Proposed Brady Vineyard Subdivision Project
Corner of Vineyard Rd and Brady Ln

Dear Patrick:

Thank you for giving us the opportunity to review the subject plans. The proposed Brady Vineyard Subdivision Project is within the same vicinity of PG&E's existing facilities that impact this property. There are overhead electrical distribution lines located on the west side of the development. The overhead line runs parallel, north to south, with the property line. That same line continues easterly, across your proposed Lots E & G, to connect service to the existing structures located at 1940 Vineyard Rd. There is no specified width to advise you of, however, please refer to CPUC General Order 95 to be in compliance with regulations.

As a reminder, please contact Underground Service Alerts (USA) by calling 811 prior to commencing any construction activities so all underground utilities may be accurately located and marked.

Please contact the Building and Renovation Center (BRSC) for facility map requests at BRSCSSR@pge.com and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

If you have any questions regarding our response, please contact me at jult@pge.com.

Sincerely,

Jose Antonio Lopez, Jr
Land Management
925-328-6116

Shirlee Herrington

From: BOB RAETZ <braetz@comcast.net>
Sent: Monday, February 18, 2019 8:08 PM
To: Placer County Environmental Coordination Services
Subject: Brady Vineyard Housing Proposal - EIR

It is difficult to contact Placer County regarding this proposed development. I cannot get any of the "links" to forward me anywhere. I hope this comment will get to the appropriate site/person.

This project is another nail in the coffin for the traditional rural lifestyle that the current residents of the Dry Creek Community bought into when we moved here. We have lived here for 25 plus years and have endured the increased traffic, noise and trash that has followed each assault (project development) on our rural lifestyle. We moved here based on the zoning requirements of one house per acre, two acres or five acres. Now, the proposed project Brady Vineyard project is proposing about four houses per acre. Are the current parcel owner going to be allowed to sub-divide our acreage to allow the same density of housing? If four houses per acre is the new norm, shouldn't current residents be allowed to profit from the new zoning? The benefits listed of parks and trails won't benefit anyone outside of the new development as it will be a gated community. Also, the project will only widen Brady Lane and Vineyard Road as they front the project and then funnel the additional traffic on to existing inadequate roadways. The children of the new neighbors will attend the Dry Creek schools. This will cause additional traffic as children are taken to and from schools. Or they will walk/bike in the vehicle lanes of the narrow roadways. Lastly, will the EIR take into consideration the impacts on the wild and domestic animals. This area is home and habitat to many forms of wildlife: deer, turkeys, peacocks, pheasants, ducks geese, raccoons, skunks, opossums, rabbits and coyotes. This development will put additional pressure on these animals as they are already being forced out of areas the city is developing. Domestic animals: dogs, cats, cattle, horses, goats, sheep and chickens will be exposed to the additional noise and pollution the increased traffic will bring.

And there are other development proposals in the wings!

Kathy Fields

Bob Raetz

8473 Eva Lane

Roseville, Ca. 95747

Shirlee Herrington

From: TEJINDAR RANDHAWA <tkrandh@gmail.com>
Sent: Tuesday, February 26, 2019 8:20 PM
To: Placer County Environmental Coordination Services
Subject: Brady-Vineyard-Subdivision

Hello Shirlee, we live on Vineyard Rd, Roseville for the last 11 yrs with our children and had built our home in a rural setting for better health without pollution and a natural way of life. we have already seen traffic growing over the years with all the homes built around, Baseline and Fiddymont area. There is a rise in noise and pollution instead of a quiet neighborhood. Enough is enough, I see animals also suffering with all this building going on. Please help our neighborhood stay the way it is. Green and healthy.

Thank you,
Tejindar Randhawa

Shirlee Herrington

From: Connie Roberts <annefan22@gmail.com>
Sent: Tuesday, February 26, 2019 12:02 PM
To: Placer County Environmental Coordination Services
Subject: Dry Creek Development Proposal

We moved to this area in 1979 for the rural setting, and for the peace and quiet of the area. We have seen tremendous growth all around us with increased traffic, pollution, and crime. Another high density housing project will increase traffic, pollution, and will diminish the rural setting of this area. Because of already increased traffic on Cook Riolo Rd., we can often smell gas fumes from passing cars and buses. Things will only get worse if this proposed project is approved.

C. Roberts

Sent from [Mail](#) for Windows 10

Date: February 21, 2019

To: Community Development/Resource Agency, Environmental Coordination Services

Re: Brady Vineyard Subdivision

Shirlee Herrington,

My name is Matt Russell, I live at 1975 Vineyard Rd. across the street from the planned development. Also known as APN 473-03-001. My comments and concerns to the planned subdivision are as follows:

Storm Water Run Off

The unnamed creek running through the subject property flows directly through my property. What will the impact of the additional storm water be to my property? I already have a decent amount of erosion with the current volume of water during a storm. With an additional 25 acres of hardscape run off into the creek I'm concerned about the effect it will have to my property. Not only in volume of additional water, but there will be an increase of pollution as well. All the oils, grease, fertilizer, and garbage that runs through the developments storm drains will end up in my yard.

Traffic and road improvements

With the additional traffic to Vineyard and Brady, how is the County planning to prepare for the additional wear and tear to Vineyard and Brady? It appears only the north half of Vineyard is being improved. Why not the south side? The development will affect the whole road and not just the north half. The County needs to think ahead. The smaller properties on the south side of Vineyard are not likely to be developed into subdivisions and thus the cost to improve the south side will fall on the County when and if they ever decide to make such improvements and complete the road. Why not make that a condition of approval for this development?

Rezoning

I'm not against development of this property. I am against re-zoning it from Residential Single-Family, combining Agriculture, minimum Building Site of 20,000 square feet (RS-AG-B-20) to RS-B-X-5,000. This is crazy to me. What is the point of zoning designation if someone can just come in and rezone for the right amount of money. I moved to this area for its rural feel and I wouldn't mind if they were to create 20,000 sq.ft. lots, but to come in and completely undermine the current plan and add 124 high density postage stamp lots is very concerning to me. If you were to look at the rest of Vineyard avenue, West of Brady, the proposed subdivision does not fit the community.

Sincerely,

Matt Russell

Shirlee Herrington

From: Matt Russell <mdrussell77@hotmail.com>
Sent: Friday, February 22, 2019 8:50 AM
To: Placer County Environmental Coordination Services
Subject: Re: Brady Vineyard Subdivision public comment

Thanks Shirlee,

I attended the public meeting last night and I'd like to add a request if I could. I live down stream from the planned subdivision and I will be directly affected by the additional storm water runoff this subdivision will create. I'd like the firm who's conducting the EIR come out to my property to evaluate the effect the planned development will have on my property. The creek runs through my property from the northwest corner of my lot and exits at the southwest corner, so it cuts my property in to two areas. During a storm event the creek runs at capacity and any additional water will have a significant effect on erosion and could take out the bridge which is my only access to the other side of my property. Let me know if this can be arranged. I will be able to coordinate with their schedule.

Thank you.
Matt Russell

From: Shirlee Herrington <SHerring@placer.ca.gov> on behalf of Placer County Environmental Coordination Services <CDRAECS@placer.ca.gov>
Sent: Thursday, February 21, 2019 3:36 PM
To: Matt Russell
Cc: Emily Russell
Subject: RE: Brady Vineyard Subdivision public comment

Thank you for your interest in the subject project and for taking the time to provide comments. This is to confirm that your comments have been received. Also, you are now on our master email and/or USPS distribution list for the subject project and, as such, you will receive updates and notifications of future opportunities for public participation and input.

Thanks.

.....
Shirlee Herrington
Community Development Technician
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190, Auburn, CA 95603
530-745-3132 fax 530-745-3080
.....

From: Matt Russell [<mailto:mdrussell77@hotmail.com>]
Sent: Thursday, February 21, 2019 12:32 PM
To: Placer County Environmental Coordination Services
Cc: Emily Russell
Subject: Brady Vineyard Subdivision public comment

Please see the attached word document for my comments on the Brady Vineyard Subdivision.

-Matt Russell

February 23, 2019

Ms. Shirlee Herrington
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

RECEIVED
FEB 28 2019
CDRA

Dear Sirs:

As a retired resident of Morgan Creek, I strongly encourage you to disapprove the proposed Brady Vineyard Subdivision development. This high density development is not in keeping with the Placer County guidelines and requirements for this rural area, and will negatively impact the environment for all surrounding communities.

The Dry Creek – West Placer Community Plan establishes many goals, policies, guidelines, objectives, and directives for development in this area. All reflect Placer County's commitment to establishing an open, rural, peaceful area for residents and the public in general. These elements of the Plan include:

- “ ... minimal adverse effect on the natural resources of the area.”
- “ ... provide for valuable open space.”
- “Limit high and medium density residential development to areas ... which are compatible with surrounding land uses.” (Existing surrounding homes are on one-half to several acre lots.)
- “Encourage compatibility between neighboring land uses.”
- “ ... retention of important open space features is critical to the future quality of life in the Plan area.”
- “Encourage the use of greenbelts or landscaped areas along roadways as a design feature of a development in order to mitigate noise impacts and provide valuable open space.”
- “Lots in subdivisions shall be of adequate size ... without ... creating a feeling of overcrowding.”
- “Protect the natural beauty and minimize disturbance of the natural terrain and vegetation.”

The above are only a small sample of the specific goals and policies to be complied with to preserve the Dry Creek Corridor environment that has been established as a protected area for all to enjoy. The proposed Brady Vineyard Subdivision development violates all these county objectives, and adversely impacts all who live in the area.

My wife and I moved to Morgan Creek in 2009 when I retired. We chose the area because it is peaceful, uncrowded, low traffic, and naturally beautiful. We assumed that the existing Placer County plans, guidelines, and policies would ensure that the area remained so. We hope that we will not be disappointed to find that Placer County did not mean it.

Please disapprove the proposed development.

Sincerely,



John Schaefer
4031 Ravensworth Place
Roseville, CA 95747

Shirlee Herrington

From: Laura Smith <bootiekay@gmail.com>
Sent: Friday, March 01, 2019 8:51 AM
To: Placer County Environmental Coordination Services
Subject: Dry creek

I can't believe that people who don't even live in our area have control over what happens in our area. We the people do not want high density we have spoken and we need to be listening to who do you think you are to change our lifestyle we have been here for 37 years and have raised our family and deserve to keep Dry Creek a rural area, you people don't even live here and all you're concerned about is money we are concerned about our every day life and the impact that all those houses are going to have on our streets our school and mostly our lifestyle please please listen to the people.

Sent from my iPhone

Shirlee Herrington

From: Sean Smith <sean.smith3268@gmail.com>
Sent: Wednesday, January 30, 2019 7:40 PM
To: Placer County Environmental Coordination Services
Subject: Proposed "Brady Vineyard Subdivision"

I live on Vineyard Rd. I have grown up in the Dry Creek community area. I thought we had 2 acre minimums. Why is it that developers with money can come into our community and ruin it? 119 homes on 24 acres. That's HORRIBLE. The impact to the traffic on Vineyard Rd is going to be HUGE as Creekview Ranch will be their school.

I understand that development and change will occur and I'm not trying to stop it. However, don't ruin our community just for money by cramming 119 homes in there. The developers don't have to live with the aftermath. Please preserve our unique community that we've had to fight to hold onto. 2 acre minimums is the standard.

I plan on attending the meeting on 2/21 @ 3pm to voice my opinion and concerns. Please hear the voice of the people of the community before proceeding.

--

Sean Smith
2800 Vineyard Rd, Roseville, CA 95747
916-719-8324