

APPENDIX C

NOTICE OF PREPARATION AND COMMENTS RECEIVED

NOTICE OF PREPARATION (NOP)

NOTICE OF PREPARATION

Date: October 30, 2013

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Amoruso Ranch Specific Plan, Sphere of Influence, and Annexation,
Files: 2011PL-039, ANN-000007, SPA-000043, GPA-000061, RZ-
000058 and DA-00004

Location: 5101 Sunset Boulevard, unincorporated Placer County

Lead Agency: City of Roseville
Development Services Department-Planning Division
Kathy Pease, Principal Planner, AICP
311 Vernon Street
Roseville, CA 95678
Telephone: (916) 774-5276
Fax: (916) 774-5129
Email: kpease@roseville.ca.us

Applicant: Brookfield Residential
Deanne Green, Project Manager
2271 Lava Ridge Court, Suite 220
Roseville, CA 95661
Telephone: (916) 783-1177

Public Scoping Meeting: **November 18, 2013 between 4:00 and 6:00 p.m.**
Roseville Civic Center
Meeting Rooms 1 & 2,
311 Vernon Street, Roseville, CA 95678

NOP Comment Period: **October 30, 2013 to December 2, 2013**

Summary:

This Notice of Preparation (NOP) has been issued to notify interested parties that an Environmental Impact Report (EIR) will be prepared, and to solicit feedback on the

scope and content of the analysis in the Amoruso Ranch Specific Plan (ARSP) Environmental Impact Report (EIR).

The City of Roseville has determined that a Draft EIR shall be prepared for the approximately 694-acre ARSP located north of the Creekview Specific Plan area. The Draft EIR will contain a project-level analysis of the proposed development of the ARSP project, including sphere of influence amendment, annexation, pre-zoning, and General Plan Amendment, while a 20-acre non-participating property (Wagner Parcel) will be evaluated at a program-level.

The proposed ARSP includes a total of 3,040 dwelling units on approximately 694 acres. Residential units are proposed in three density ranges between 0.5 to 25 units per acre. The average density over the residential portion of the Project is approximately 8.0 units per net acre. Proposed land uses include a total of 135 acres set aside in permanent open space; 24 acres for dedication to parks; 13 acres of public/quasi-public uses (elementary school, substation, well site, and recycling drop off areas); and 27 acres of mixed use commercial (commercial, office, residential) village center. One non-participating property is located on the south end of the site, referred to as the Wagner Property. It is proposed to be designated for urban reserve, and would be annexed as part of the Project.

The Draft EIR will address topics such as aesthetics, land use, biological resources, cultural resources, air quality, geology and soils, hydrology and water quality, noise, public services, utilities, transportation and traffic, and hazardous materials.

The City of Roseville Development Services-Planning Division will be the Lead Agency and will need to know the views of your agency as to the appropriate scope and content of the Draft EIR based on your agency's statutory responsibilities in connection with the proposed Project. If you represent an agency, your agency may need to use the Draft EIR when considering relevant permit(s) or other approvals for the Project.

Due to the time limits specified in State law, your response should be sent at the earliest possible date, but no later than close of business **(5:00pm) December 2, 2013**. Please send your response to Kathy Pease, Interim Principal Planner, at the address indicated above. We request the name of a contact person for your agency.

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

1.0 PROJECT LOCATION

The 694-acre Amoruso Ranch Project Area is located immediately north of the City's existing boundary, north of the proposed Creekview Specific Plan, south of Sunset Boulevard, in unincorporated Placer County. The Project is located approximately six and one-half (6-1/2) miles west of Interstate 80 and State Route (SR) 65. Refer to Figure 1 for the project Site and Vicinity Map. Access to the site would be from an extension of Blue Oaks Boulevard west, and Westbrook Boulevard north.

The following is a list of the properties included in the Amoruso Ranch Specific Plan:

Participating Properties:

017-020-016-510	Jennifer Amoruso
017-020-017-510	Peter and Jennifer Amoruso Trustees
017-010-011	Jennifer Amoruso

Non-Participating Property

017-10-010	Wagner
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2.0 REGULATORY BACKGROUND

This document provides notification that an EIR will be prepared for the Amoruso Ranch Specific Plan and related entitlements, permits and approvals. This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 Section 21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations Section 15000 et seq. According to CEQA Guidelines Section 15064(a)(1), an EIR must be prepared when there is substantial evidence in light of the whole record before the lead agency that the proposed Project may have a significant effect on the environment.

Declaration

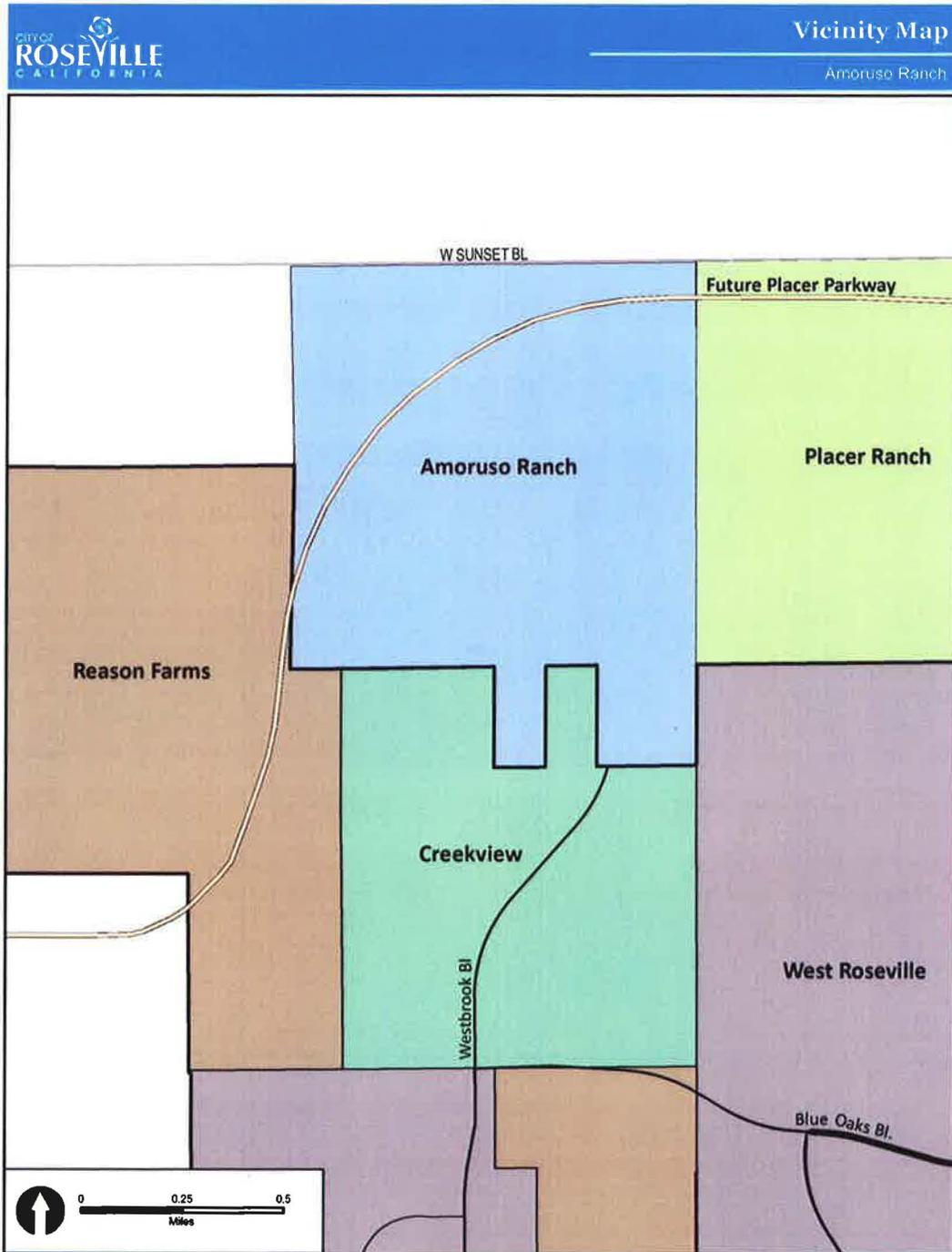
The City of Roseville Development Services Department has determined that the Project may have a significant effect on the environment and therefore requires the preparation of an EIR. The determination is based upon the following findings:

- The Project may degrade environmental quality, substantially reduce habitat, cause a wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of special-status species, or eliminate important examples of California history or pre-history and/or;
- The Project has the potential to achieve short term environmental goals, to the disadvantage of long-term environmental goals, and/or;
- The Project may have impacts that are individually limited, but cumulatively considerable, and/or
- The Project may have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, and/or
- Evidence exists that the Project may have a negative or adverse effect on the environment.

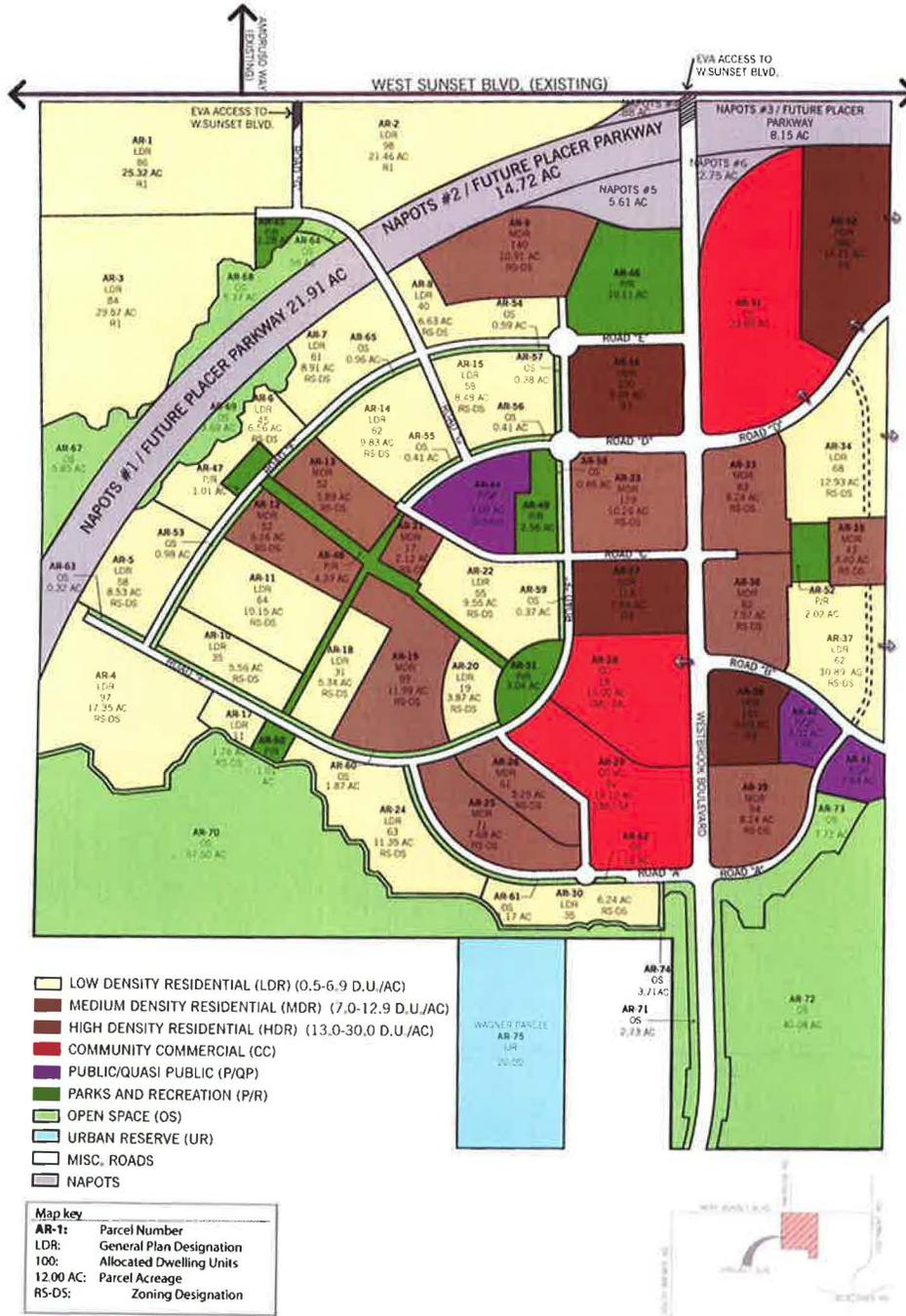
Lead Agency

Pursuant to CEQA Guidelines Section 15050, the City of Roseville is the lead agency responsible for preparing the Draft EIR for the Amoruso Ranch Specific Plan. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a proposed Project. CEQA Guidelines Section 15051 provides that if a project would be carried out by a non-governmental person or entity, then the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.

**FIGURE 1
VICINITY MAP**



**FIGURE 2
PROPOSED AMORUSO RANCH SPECIFIC PLAN**



AMORUSO RANCH - LAND USE PLAN ALTERNATE
BROOKFIELD RESIDENTIAL, ROSEVILLE, CA

DAHLIN GROUP

JOB NO. 316.002
DATE 04-30-2013

5665 Owens Drive
Pleasanton, CA 94588
925-251-2200

3.0 PUBLIC SCOPING MEETING

The City of Roseville will hold a Public Scoping Meeting in connection with the proposed Project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Draft EIR. The Scoping Meeting will be held between 4:00 pm and 6:00 pm on **November 18, 2013** in the Civic Center meeting rooms located in the Roseville Civic Center at 311 Vernon Street in Roseville, California.

4.0 PROJECT DESCRIPTION

The Amoruso Ranch Specific Plan (ARSP) proposes to provide comprehensive planning for the 694-acre ARSP Project Area. The ARSP will address all aspects of future development within the ARSP Project site including a specific plan, design guidelines, General Plan Amendment, and land use, circulation, resource management, infrastructure, public services, and implementation.

Project Site Setting

The Project site is undeveloped and contains nonnative, annual grasslands. The tributary to Pleasant Grove Creek, known as University Creek, flows generally from southeast to the west across the southern boundary of the property. A small cluster of native oaks are present along the University Creek drainage proposed as part of the open space. Wetland areas (vernal pool complexes, drainage swales, stream corridors) are dispersed throughout the site, with the greatest concentration located on the south.

The Project site has historically been used for agricultural or grazing activities. The topography is relatively flat with areas of rolling terrain and elevations ranging between 75 feet and 100 feet above mean sea level. The *Placer County General Plan* currently designates the site as Agriculture/Timberland 80-acre minimum. The California Department of Conservation classifies the site as Farmland of Local Importance and Other Land.

The following describes the potential land uses:

Residential

The ARSP proposes 3,040 residential units on approximately 347 acres. The average proposed density of all land designated for residential uses is 8 per net acre. Residential units are proposed in three density ranges consistent with the residential density ranges in the Roseville General Plan.

Medium and high density residential uses are proposed in areas of greater intensity within the ARSP Project Area (i.e. near arterials, proposed public transportation routes and the commercial area). Of the total number of dwelling units, ten percent are planned to meet affordability criteria for low or middle-income households, as set forth in the City's General Plan. Affordable units would be designated within single-family residential neighborhoods and multi-family residential sites.

**TABLE 1
PROPOSED
AMORUSO RANCH SPECIFIC PLAN
LAND USE SUMMARY**

GENERAL PLAN	ZONING	ACRES	RESIDENTIAL UNITS
Low Density Residential (LDR)	R1; RS/DS	219.81	1134
medium density residential (MDR)	RS/DS	89.11	922
High Density Residential (HDR)	R3	38.07	874
Commercial Mixed Use (CMU)	CMU-SA	27.10	109
Community Commercial (CC)	CC	23.85	0
Open Space	OS	135.29	0
Parks and Recreation	P	24.60	0
Public/Quasi-Public	P/QP	5.84	0
Public/Quasi-Public (Elementary School)	P/QP	7.09	0
Urban Reserve		20	0
Right of Way		103.61	0
Total		694.40	3,040

Commercial Mixed Use

The ARSP includes one site, centrally located as a village center, designated for Commercial Mixed Use (CMU) totaling approximately 27 acres. This area is designed to provide a town feel with commercial, office, and residential uses. This parcel has a residential allocation of 109 residential uses (i.e. lofts, condominiums, etc.).

Community Commercial

The ARSP includes one large commercial site on the north end of the plan area totaling approximately 23 acres. This intent of community commercial is to provide a broader range of services than found in neighborhood centers and are typically found adjacent to arterials or larger roadways. Commercial buildings would likely range from 50,000 to 250,000 square feet.

Parks and Open Space

Approximately 159 acres are proposed to be dedicated to parks and open space. Seven sites totaling 24 acres are designated for neighborhood parks. Parks would range from 1.2 to 10 acres in size and are planned in locations adjacent to open space, where possible, and to serve residential neighborhoods. The largest park site is 10 acres and is planned on the north end of the Project site. The park sites would include passive and active recreation facilities and opportunities.

Approximately 135 acres are planned for permanent open space in two prominent areas, the largest along the southern boundary and the other one adjacent to the planned Placer Parkway right-of-way in the northwest portion of the Plan Area. The open space areas are intended to serve a variety of functions including providing floodwater conveyance, aesthetic amenities, recreational facilities (trails) and habitat preservation (seasonal wetlands, vernal pool complexes). In many locations, a 30-foot transition area would be provided immediately adjacent to the edge of open space preserve area to accommodate a dedicated Class I pedestrian pathway to be shared with a vehicle maintenance road for underground utilities and/or maintenance activities. In addition, open space areas could accommodate utility lines and provide the conduit for drainage and stormwater facilities.

Public/Quasi-Public

The ARSP is served by two school districts: Roseville Joint Union High School District (grades 9-12) and the Roseville City School District (grades K-8). Residential development within the ARSP would generate students and the demand for new school facilities.

As shown on Figure 1, the ARSP Plan Area includes one seven-acre elementary school. It is intended to house a two-story elementary school. This would be the first urban-type school proposed in the Roseville City School District.

Middle school students would attend the Barbara Chilton Middle School located off of Bob Doyle Drive in the West Roseville Specific Plan south of the Project Area. High School students would attend an existing Roseville Joint Union High School District campus (dependent on attendance boundaries determined by the District) until such time as the District's sixth high school, planned southeast of the Plan Area, on Hayden Parkway is constructed.

Other PQ/P parcels would include an electric substation, a sewer lift station, and a ground water well site.

Urban Reserve

Approximately 20 acres are designated for Urban Reserve. The Urban Reserve designation is applied to lands that are anticipated to receive urban land use entitlements, but are constrained on an interim basis. Assessor's Parcel Number (APN) 017-010-010, the Wagner Property, located in the southwest corner of the ARSP, is designated Urban Reserve. This property is proposed for annexation to the City as part of the ARSP and would be planned in the future, if the property owner decides to develop. At this point in time, the property is not participating in the specific plan process, and no specific development is proposed on the property.

Circulation

The circulation system in the ARSP will be composed of a pedestrian/bikeway network, a hierarchy of roadways to include arterial, collector and residential roads, as well as a public transportation system that will serve the Plan Area. Westbrook Boulevard will be the main arterial roadway serving the site from the south. Westbrook Boulevard will be extended northward from its future terminus within the Creekview Specific Plan and will provide the main north/south access into the Project with connections to Blue Oaks Boulevard and future connections to other arterial roadways along its planned route

south to Baseline Road. As part of the ARSP the Project proponent would construct the full section of Westbrook Boulevard beginning on the southern property line, traversing north through the open space and terminating near the northern boundary of the property.

Proposed internal roadways would provide east-west connections internal to the ARSP consisting mainly of collector and residential streets.

The Plan Area is bisected by the future planned alignment of Placer Parkway, a separately funded regional road improvement that is not part of the ARSP Project.

The ARSP would provide a pedestrian/bikeway network consisting of on and off-street bike lanes and trails along the major roadways and along the open space corridors.

Planned Bus rapid transit facilities (BRT) will be included along Westbrook Boulevard within the ARSP and may make up part of the regional plan to serve the City of Roseville with BRT service should it become available. It is proposed that the Roseville Urban Shuttle (RUSH) and Roseville Area Dial-a-Ride (RADAR) be expanded to the ARSP Project as demand for these services occurs.

Public Utilities and Services

The ARSP provides for a variety of public facilities and services, including water, wastewater, recycled water, storm drainage and flood control, police and fire, solid waste, electrical service, schools and parks. Each of these is described briefly, below.

Potable Water

Potable water supply would be provided to the ARSP Plan Area by the City of Roseville's surface water supply. Water would be delivered via the City's existing water backbone system along Blue Oaks Boulevard and would be distributed within the plan area via a distribution network.

The proposed water system would be laid out in a looped system following major arterial and collector street alignments for a transmission main grid consisting of 12-inch and 24-inch diameter mains. A groundwater well would be developed to meet water demands during drought conditions when surface water supplies are cut-back. Peak demand volumes would be stored in water storage tanks located south of the Pleasant Grove Wastewater Treatment Plant (PGWWTP).

The Project would be responsible for bringing additional surface water supplies to the City to serve the project. Possible water supply solutions may include additional excess supplies from the Placer County Water Agency or San Juan Water District. Water demands created by the plan area may be met through storing surface water supplies in the groundwater basin and using those supplies when needed through the use of the City's Aquifer Storage and Recovery Program (ASR). The proposed EIR will analyze the potential water supply strategy including any offsite impacts associated with providing surface water to the Plan Area.

Recycled Water

The ARSP proposes to use recycled water for non-potable uses in the ARSP Project Area to reduce potable water supply needs. Recycled water (tertiary treated)

provided from the PGWWTP would be used for landscape irrigation in non-residential uses in the plan area. An offsite recycled water storage tank and pump station located in the West Roseville Specific Plan, north of the Pleasant Grove Wastewater Treatment Plant would be expanded to provide recycled water storage needs.

Wastewater

Sanitary sewer service would be provided to the ARSP by the City of Roseville. The treatment facility for ARSP effluent is the PGWWTP located approximately two-miles south of the plan area. Wastewater flows from the ARSP would be directed to the PGWWTP by a network of pipes installed within street rights of way or easements.

The proposed sewer design will utilize gravity lines and possibly sewer force mains. The site's topography, and the need for the system to connect to the existing system at Blue Oaks Boulevard and Westbrook Drive, may require the installation of a small sewer lift station. All sewer improvements would be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation.

Storm Drainage and Flood Control

The ARSP is located within the Pleasant Grove Creek watershed which is located within the larger Natomas Cross Canal watershed of Placer County and southeastern Sutter County. University Creek, a tributary of Pleasant Grove Creek, is located on the southern boundary of the site.

As a result of past farming practices that created leveled fields and drainage diversions, the existing site drainage is constricted in two locations along the western boundary. One is within the University Creek watershed and the other is a minor tributary to the University Creek watershed located in the central portion of the property. These constrictions are manmade and create bottlenecks in the conveyance of floodwaters. As a result, water surface elevations are higher than the more natural and historic drainage patterns on portions of the Project site.

As part of the Amoruso Specific Plan, offsite storm water improvements within the northern retention basin of the planned Pleasant Grove Regional Stormwater Retention project, located west/southwest of the project site at the City's Al Johnson Wildlife/Reason Farms site, will be explored. The proposed integration of advancing the planned retention project would rehabilitate University Creek to its natural alignment as conceived in the program level analysis of the Pleasant Grove Regional Stormwater Retention Project. This new alignment would involve excavating and contouring a more natural stream bed replacing the existing drainage channel(s) that were constructed when the fields were leveled. The resulting rehabilitated creek will remove the existing constriction that was created when the farm leveling occurred. Rehabilitation of the creek would begin to advance the Pleasant Grove retention project by providing the necessary conveyance to the northern basin. Potential benefits include a reduced Water Surface Elevation (WSE) of University Creek east of the constriction, and an increased capacity of the restored creek to convey larger storm flows. Additional benefits to rehabilitating University Creek include opportunities to mitigate peak flow impacts of the Plan Area, and to address hydro-modification and other storm water management requirements of the State Storm Water Management permit. Construction of the restored channel within Reason Farms could entail the following types of construction activities:

- Excavation of soil for the regional flood control project and the creation of a bypass channel extended from ARSP to Pleasant Grove Creek;
- Hauling of excavated soil;
- Short and long-term stockpiling of excavated soil;
- Placement and compaction of soil;
- Construction of an outfall structure and energy dissipater to minimize the energy of the flow back into Pleasant Grove Creek.

Development of the City's regional retention basin addresses downstream volumetric drainage impacts resulting from development within the City of Roseville. The regional retention basin is being undertaken as a separate flood control project by the City of Roseville. The ARSP EIR will rely upon and potentially update the applicable environmental analysis previously prepared for the Regional Flood Control Project (City of Roseville Pleasant Grove Retention Basin Project Final EIR, 2003), insofar as that analysis pertains to the construction of a portion of the regional flood control project. Although the ARSP was not part of the existing retention basin calculations, the northern retention basin has adequate capacity to accommodate stormwater flows from the ARSP and other regional projects within the Cross Canal watershed. The ARSP Project will participate in the City of Roseville regional drainage fee program for the future construction of the Reason Farms retention basin, which will mitigate the project's contribution to stormwater runoff.

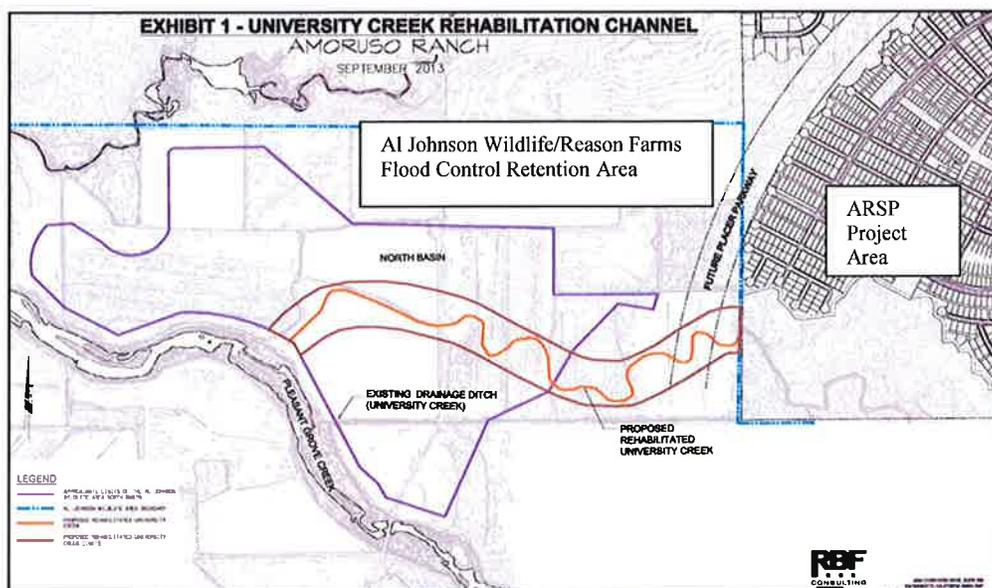
ARSP onsite drainage improvements consist of a combination of conventional subsurface and surface drainage systems, including re-channelization of minor tributaries, construction of pipe conveyance systems and construction of culverts and bridges over University Creek crossings.

Design and operation of the ARSP drainage system would include water quality Best Management Practices (BMPs) to reduce the types and amounts of pollutants in stormwater runoff. These features will include storm water management design features, such as detention basins, grassy swales and vegetated channels, as well as other low impact development (LID) techniques designed to minimize stormwater runoff and pollution.

Drainage facilities would be designed and constructed in conformance with the City of Roseville Improvement Standards, the Placer County Flood Control Agency's *Stormwater Management Manual*, and other applicable storm water management manuals.

Figure 3

Potential Offsite Hydrology Improvements



Police and Fire Services

The Roseville Police Department (RPD) would provide police services. The RPD provides all operations and patrols from its central station located on Junction Boulevard approximately seven miles from the Plan Area.

The Roseville Fire Department (RFD) would provide fire protection, fire suppression, emergency medical service and hazardous materials management services to the ARSP Project Area. The Project Area would be served by a proposed Fire Station within the project boundaries at Parcel AR-40.

Solid Waste

The Roseville Environmental Utilities Department would provide solid waste collection and disposal services to the ARSP Plan Area. Solid waste generated within the plan area will be collected and transported to the Western Placer Waste Management Authority facility in Placer County for processing at the Materials Recovery Facility to remove recyclable materials and landfilling of remaining waste. A solid waste recycling area is planned with the ARSP Parcel AR-41 that will allow residents the opportunity to off-load recyclable materials.

Electrical Service

The ARSP is within the service area of Pacific Gas & Electric (PG&E) for electric service. If annexed, it is proposed that Roseville Electric would provide electric service to the ARSP Plan Area. Electricity would be supplied to the site through existing facilities and/or proposed facilities. Electricity would be provided in part from the Roseville Energy Park, located south of the ARSP and immediately south of the

Creekview Specific Plan. The Roseville Energy Park is a City-operated natural gas generating power facility.

Sixty kilovolt (60kv) overhead transmission lines would loop through the ARSP extending on the east side of Westbrook Drive. Underground electric distribution would be extended to individual projects in conjunction with roadway improvements.

Natural Gas

Natural gas would be provided by Pacific Gas and Electric (PG&E) Company. PG&E's existing facilities in Blue Oaks Boulevard would be extended north to serve the site.

Biological Resources

Wetlands

A variety of wetlands are located on the ARSP Plan Area, including vernal pool complexes, drainage swales and stream corridors, as summarized in Table 3. A total of approximately 38.493 acres of wetlands have been identified within the Project Area. The greatest concentration of resources is located in the southern portion of the site. The ARSP would avoid some vernal pools and other wetlands; however, the proposed development would result in the need to fill a portion of the wetlands and, thus, would require a permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and a water quality certification by the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act.

5.0 Summary of Alternatives to be Considered in the EIR

This list of alternatives should be considered preliminary. Additional alternatives may be considered as the environmental analysis of the project is prepared.

Alternative 1 – No Project/No Build Alternative

Under the No Project/No Build Alternative, no development would occur onsite and no offsite improvements such as stormwater improvements in conjunction with this Project would be constructed on the City's Al Johnson Wildlife Area/Pleasant Grove Regional Stormwater Retention site.

Alternative 2 – The Reduced Density/Same Footprint Alternative

Alternative 2 would reduce the amount of residential units by approximately 30 percent and would reduce commercial/mixed use development by 30 percent with the same overall project footprint. The Alternative is intended to reduce impacts associated with building intensity and traffic and air quality impacts in comparison with the proposed project. For example, instead of the proposed 3,040 residential units, the 30 percent reduction would result in 685 fewer units or 2,128 units total. The same percentage reduction would be applied to commercial and mixed use square footage.

Alternative 3 – The High Density/Compact Development Alternative

Alternative 3 would have the same number of residential units, the same commercial and mixed use square footage as the proposed Project, but a 30 percent reduced footprint overall. That is because the buildings would be closer together and/or be built in multiple stories, the housing density would increase, and the commercial/mixed use/office floor area ratios would increase. This alternative would accommodate the same number of residents and the same amount of commercial square footage, preserve more open space, and would result in an overall decrease in associated infrastructure (e.g., fewer roadways, fewer streetlights, and reduced water used for landscaping). In order to keep the residential unit count constant, the number of high density residential units would increase. The single family detached/low density and medium density units would decrease. The purpose of this alternative is to reduce impacts to on-site biological resources.

Potential other alternatives could include a reduced density/reduced footprint alternative, depending on impacts.

6.0 Probable Environmental Effects and Scope of the EIR

Potentially significant environmental impacts resulting from the proposed ARSP will be evaluated in the Draft EIR. CEQA Guidelines Section 15021 establishes a duty for public agencies to avoid or minimize environmental damage, where feasible, and states that a public agency:

- Is required to give major consideration to preventing environmental damage when regulating public or private activities;
- Should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project would have on the environment;
- May consider specific economic, environmental, legal, social, and technological factors when determining whether changes in a project are feasible; and
- Has an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

As discussed previously, the Draft EIR will address the significant environmental impacts on a project-specific level for the proposed ARSP. The EIR will address the significant environmental impacts at a program-level for Urban Reserve area. At this time, it is anticipated that the EIR will address potential impacts associated with the ARSP Project in the following issue areas:

- Aesthetics;
- Agricultural Resources;¹
- Air Quality impacts associated with construction, operation, and transportation sources (NOX, ROG, CO, PM10);
- Climate Change/Greenhouse Gas Emissions

¹ There are no Forest Resources in the project area, nor are there any Mineral Resources.

- Biological Resource impacts to habitat and sensitive species;
- Cultural Resources, including archeological and paleontological resources
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation and Traffic;
- Utilities and Service Systems
- Growth Inducement
- Cumulative Impacts

7.0 PROJECT APPROVALS

The anticipated project approvals include entitlements, permits and approvals necessary to implement the proposed Project. In areas where a program-level evaluation rather than a project-level evaluation is conducted, it will be noted where additional environmental review could be required to adequately evaluate the impacts on a project-specific basis. Refer to Table 5 for a list of the specific local, state, and federal entitlements that must be granted prior to approval and/or implementation of the ARSP and the SOI Amendment.

**TABLE 2
LIST OF APPROVALS AND APPROVING AGENCY**

ENTITLEMENT/APPROVAL/PERMIT	APPROVING AGENCY
Certification of the CEQA EIR	City of Roseville City Council
Adoption of the Amoruso Ranch Specific Plan and Design Guidelines	City of Roseville City Council
Request for Annexation and Sphere of Influence Amendment	City of Roseville City Council
General Plan Amendment	City of Roseville City Council
Pre-Zoning/Zoning Amendment	City of Roseville City Council
Annexation and Sphere of Influence Amendment	Placer County Local Agency Formation Commission (LAFCO)
Approval of Large-lot Tentative Subdivision Map	City of Roseville
Approval of Development Agreement	City of Roseville
Approval of National Environmental Policy Act document	United States Army Corps of Engineers
Section 404 Individual Permit	United States Army Corps of Engineers
Section 7 Consultation	United States Fish and Wildlife Service and National Marine Fisheries Service
Section 401 Water Quality Certification	Regional Water Quality Control Board – Central Valley Region
Master Reclamation Permit for Recycled Water	State Water Resources Control Board
Section 402 National Pollutant Discharge Elimination System Permit Approval	Regional Water Quality Control Board – Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Wildlife

8.0 PUBLIC SCOPING MEETING

The City of Roseville will hold a Public Scoping Meeting in connection with the proposed Project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Draft EIR. The Scoping Meeting will be held between 4:00pm and 6:00pm on November 18, 2013 in the Civic Center meeting rooms located in the Roseville Civic Center at 311 Vernon Street in Roseville, California.

9.0 NOP COMMENTS

Written comments regarding this Notice of Preparation shall be submitted no later than 30 days from **October 30, 2013** (the date this notice was first posted). Thus comments shall be submitted no later than 5 p.m. **December 2, 2013**.

Written comments concerning the NOP for the proposed Amoruso Ranch Specific Plan and Annexation should be directed to:

Kathy Pease, AICP
Principal Planner
City of Roseville
Development Services Department- Planning Division
311 Vernon Street
Roseville, CA 95678
kpease@roseville.ca.us
(916) 774-5129

COMMENT LETTERS RECEIVED DURING SCOPING



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

RECEIVED

NOV 05 2013

Notice of Preparation

Planning Department

October 30, 2013

To: Reviewing Agencies

Re: Amoruso Ranch Specific Plan
SCH# 2013102057

Attached for your review and comment is the Notice of Preparation (NOP) for the Amoruso Ranch Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Kathy Pease
City of Roseville
311 Vernon Street
Roseville, CA 95678**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report State Clearinghouse Data Base

SCH# 2013102057
Project Title Amoruso Ranch Specific Plan
Lead Agency Roseville, City of

Type **NOP** Notice of Preparation
Description The proposed Amoruso Ranch Specific Plan includes a total of 3,040 dwelling units on ~694 acres. Proposed land uses include a total of 135 acres set aside in permanent open space; 24 acres for dedication to parks; 13 acres of public/quasi-public uses (elementary school, substation, well site, and recycling drop off areas); and 27 acres of mixed use commercial (commercial, office, residential) village center. One non-participating property is located on the south end of the site, referred to as the Wagner Property. It is proposed to be designated for urban reserve, and would be annexed as part of the project.

Lead Agency Contact

Name Kathy Pease
Agency City of Roseville
Phone 916 774-5434 **Fax**
email
Address 311 Vernon Street
City Roseville **State** CA **Zip** 95678

Project Location

County Placer
City Roseville
Region
Cross Streets Sunset Boulevard and a future extension of westbrook Boulevard
Lat / Long
Parcel No. 017-020-011,-016, 017-510
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 65
Airports
Railways
Waterways A tributary to Pleasant Grove Creek
Schools Roseville
Land Use F-B-X farming overlay district

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

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 3 N; Air Resources Board; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 10/29/2013 **Start of Review** 10/30/2013 **End of Review** 12/02/2013

Department of Airports
John Wheat
Director of Airports



County Executive
Bradley J. Hudson

County of Sacramento

Kathy Pease, Principal Planner
City of Roseville
Development Services Department-Planning Division
311 Vernon Street
Roseville, CA 95678

Bree Taylor, Noise and Sustainability Programs Coordinator
Sacramento County Department of Airports, Planning & Environment
6900 Airport Blvd.
Sacramento, CA, 95837

Ms. Pease,

This letter conveys the comments of the Sacramento County Department of Airports (SCDOA) with regard to the Notice of Preparation (NOP) for the Amoruso Ranch Specific Plan (ARSP) Environmental Impact Report (EIR). Our comments focus on potential noise impact implications relative to the current and planned future level of operations at McClellan Airfield (MCC) and Sacramento International Airport (SMF) as well as military training jets transitioning between Beale Air Force Base (Beale) and Mather Airport (MHR).

The project location is adjacent to, immediately to the north, the property designated for the Creekview Specific Plan. SCDOA (previously the Sacramento County Airport System) commented upon the Draft Environmental Impact Report for that project in February of 2011. The comments contained herein are essentially the same as those for the Creekview Specific Plan: the project's location within the un-jurisdictionally constrained Airport Planning Policy Area (APPA) for MCC, proximity to the Instrument Landing System (ILS) Approach course for MCC, overflight by aircraft arriving to SMF and Beale training jets. Our objective in referencing the APPA is to point out that this is in an area subject to aircraft overflight by large aircraft at altitudes less than 3,000 feet (ft) above Mean Sea Level (MSL) which may cause annoyance to residential or other sensitive uses.

For your consideration, SCDOA staff have performed a flight track analysis relative to the proposed site for aircraft arriving to MCC and SMF, and operating between Beale-MHR. (Close proximity of either MCC or SMF departure traffic to the site is infrequent.) Due to the site's relative proximity to arrival flight paths for MCC and SMF and location between Beale and MHR and given current peak operational tempos, the analysis reveals that residents of the proposed housing are likely to experience overflight by propeller and turbo-prop aircraft arriving to MCC approximately six times per day, commercial jet aircraft arriving to SMF approximately three times per day and military supersonic jet training aircraft transitioning between Beale and MHR approximately two times per day. The information provided herein is offered to assist you in determining whether further assessment is necessary to fully consider the potential for single event noise impacts.

Methodology:

The SCDOA Airport Noise and Operations Management System (ANOMS) was used to identify aircraft flight tracks representing operations at MCC, SMF and Beale-MHR in the vicinity of the proposed site. The flight tracking system uses Automated Radar Terminal System radar data from the Federal Aviation Administration and provides information on the location of aircraft in flight, time of flight, aircraft type (when available), and altitude.

In order to prepare an analysis which is best suited to depict the significance of aircraft operations we reviewed 2012 and 2013 data and selected the month with the highest number of operations for each of the airports: April 2012 for MCC, July 2012 for SMF and August 2012 for Beale-MHR.

The Vicinity Map shown on page 4, Figure 1 of the NOP was used to approximate the location in ANOMS; a point 0.5 mile south of the project address 5101 Sunset Blvd. was used as the center for the analysis. The total site acreage provided in the NOP is 694.40 which is equivalent to 1.085 square miles. A penetration gate¹ with a width of three miles and a track filter with a radius of one and a half miles were used to evaluate the site range in addition to a distance of one mile to either side of the site. The number of flight tracks flying through the track filter radius will generally be slightly larger than the number passing through the penetration gate.

Flight Track Analysis:

McClellan Airfield (MCC)

The location is approximately ten miles from the approach end of Runway 16 at MCC. Figure 1 depicts the location of MCC arrival flight tracks during April 2012 which flew through the 1.5 mile radius of the track filter relative to the proposed site (190 tracks).

The Instrument Landing System (ILS) Approach for MCC is located to the north of the airport and aligns with the centerline of Runway 16. WOODOO, BONDZ and DASHE depicted in the graphic are the navigational fixes which constitute the ILS. Figure 2 is a Penetration Gate Plot which depicts the altitudes at which these aircraft overflew the site; typically they were between 1,000 and 2,500 ft. MSL.

¹ A penetration gate is an imaginary plane spanning a location which allows an ANOMS user to graph the flight tracks that pass through the gate in order to determine the altitudes of the tracks.

Figure 1

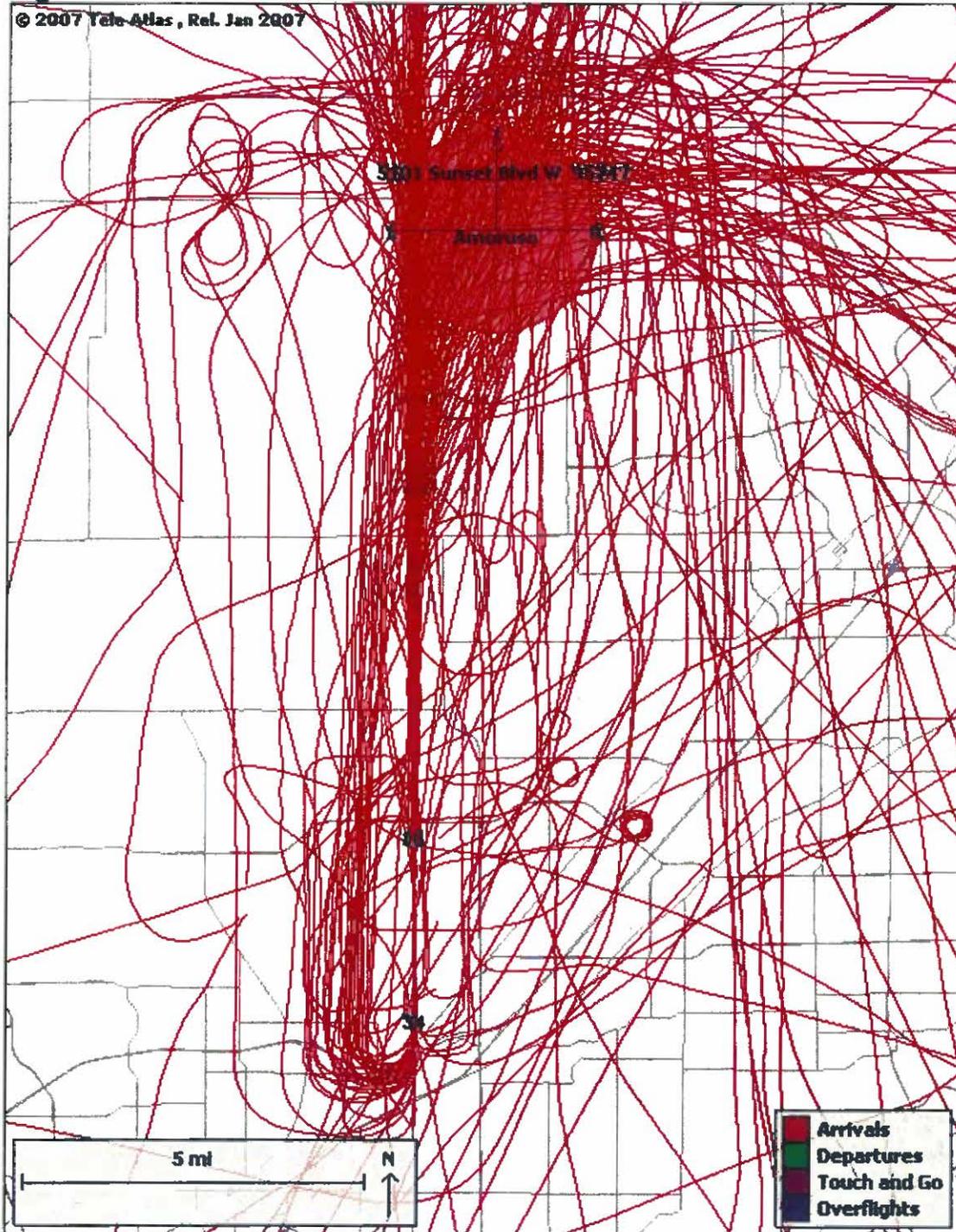


Figure 2

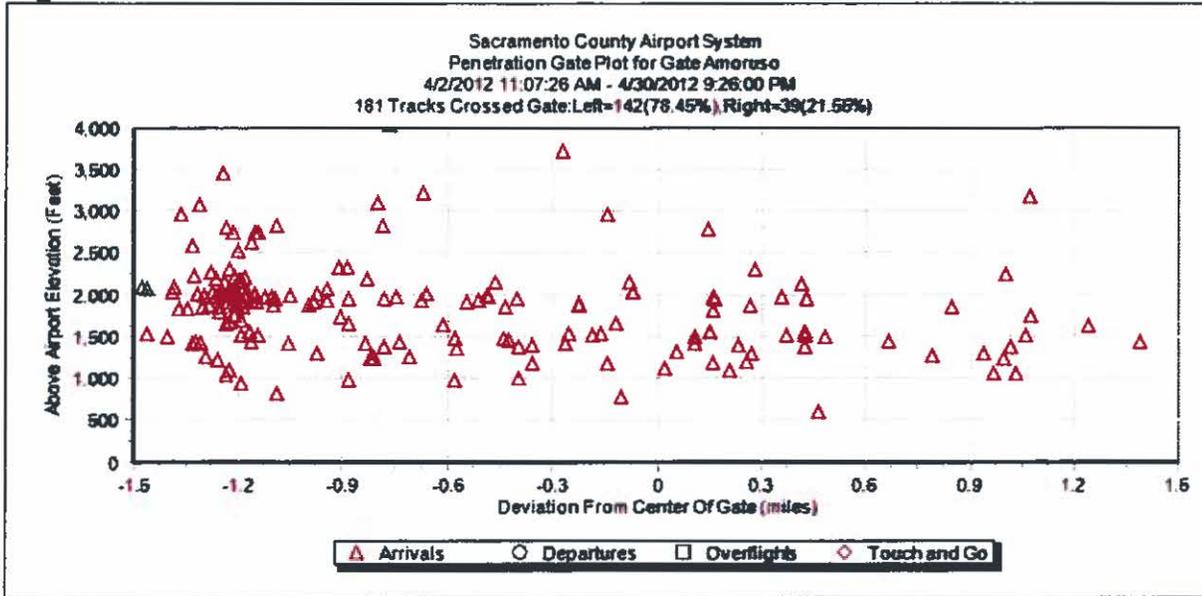


Table 1 identifies the number of aircraft by Aircraft Category [e.g. business jet (B), helicopter (H), narrow- and wide-body jet (J), military (M), propeller (P), regional jet (R), turboprop (T) and unknown (U)].

Table 1

Row Labels	Count of AC Categ.
B	8
H	6
J	6
P	65
T	25
U	80
(blank)	
Grand Total	190

Sacramento International Airport (SMF)

Figure 3 depicts the location of SMF arrival flight tracks during July 2012 which flew through the track filter relative to the proposed site (107 tracks). Figure 4 is a Penetration Gate Plot which depicts the altitudes at which these aircraft overflew the site; typically they were between 2,000 and 5,000 ft. MSL.

Figure 3

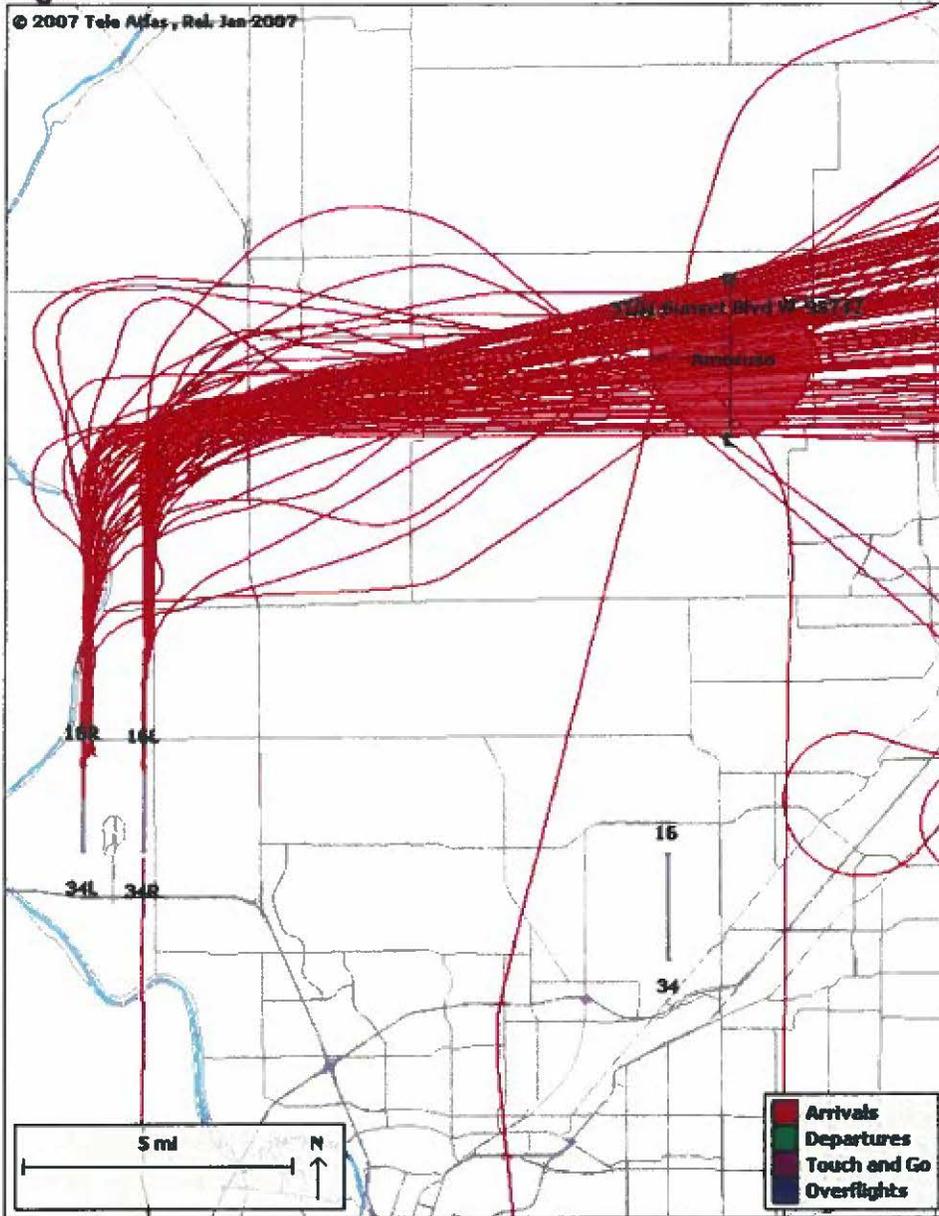


Figure 4

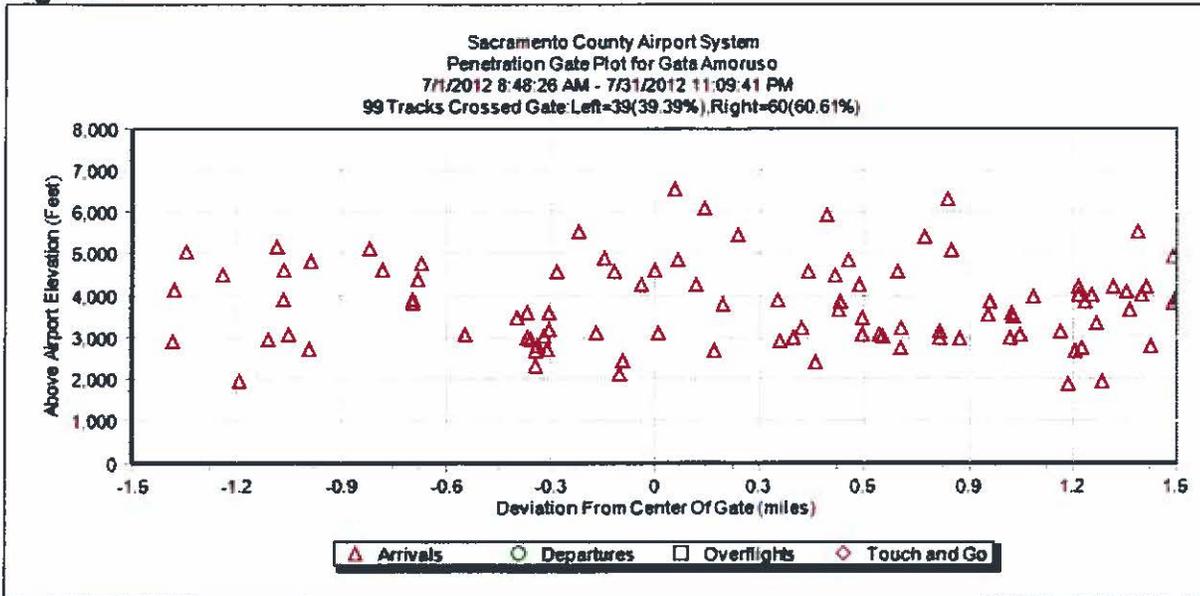


Table 2 identifies the number of aircraft arriving to SMF by Aircraft Category.

Table 2

Row Labels	Count of AC Categ.
B	2
J	98
P	5
R	1
T	1
(blank)	
Grand Total	107

Beale Air Force Base T-38 Training Operations

Figure 5 depicts the location of T-38 flight tracks. There were 71 which flew through the 1.5 mile radius of the track filter. T-38 is the aircraft identifier used for the Northrop T-38 Talons, twin-engine supersonic jet trainers, used by Beale to conduct flight training operations. Beale frequently deploys T-38s to operate at MHR. When these aircraft transition between Beale and MHR, they frequently overfly the site location. There are also a few T38s tracks flying to or from Beale but not MHR.

Figure 6 is a Penetration Gate Plot which depicts the altitudes at which these aircraft overfly the site; typically they were between 4,000 and 5,000 ft. MSL.

Figure 5

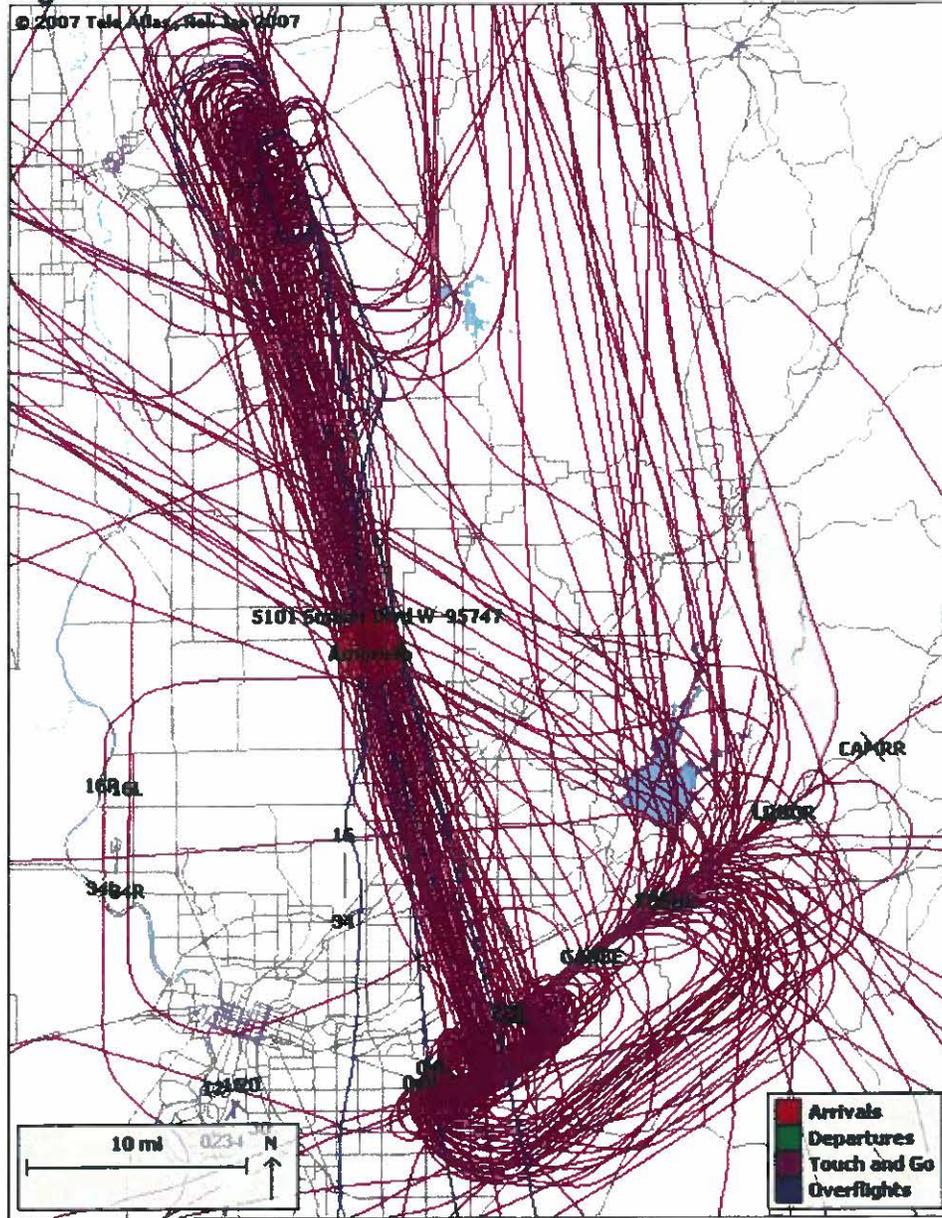
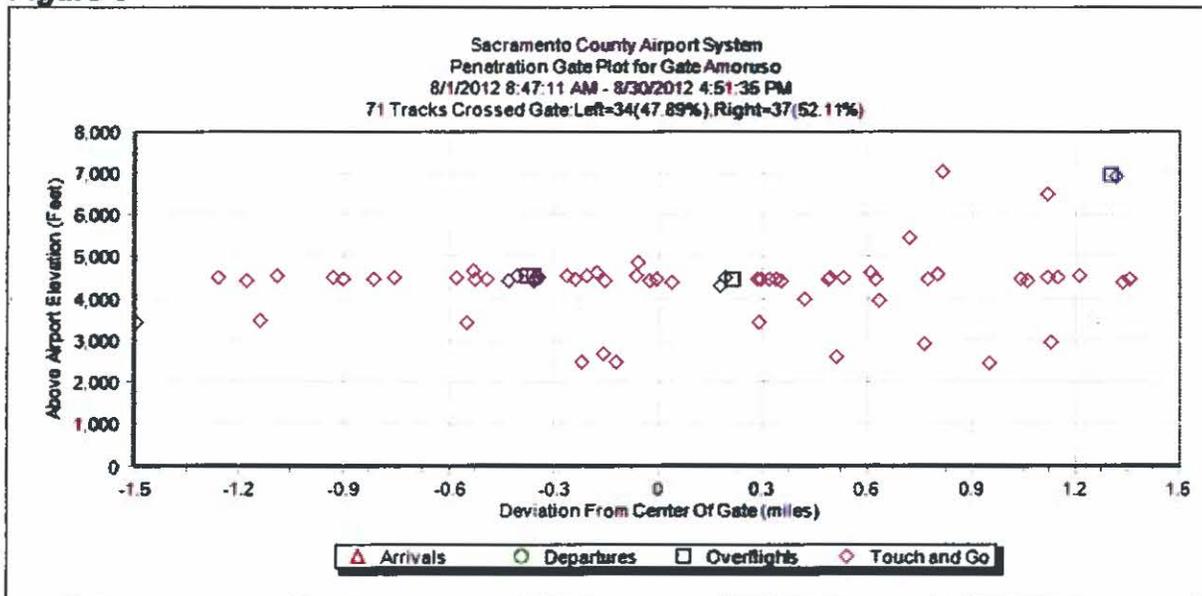


Figure 6



SCDOA appreciates the opportunity to provide these comments. Should you have any questions, please contact me at (916) 874-0483 or at taylorbr@saccounty.net. Thank you for your consideration.

Sincerely,

Bree Taylor
Noise & Sustainability Programs Coordinator
Planning & Environment

Department of Transportation
Michael J. Penrose, Director



RECEIVED
NOV 18 2013
Planning Department

Divisions
Administration
Maintenance & Operations
Engineering & Design

County of Sacramento

November 15, 2013

Kathy Pease
Principle Planner, AICP
Development Service Department-Planning Division
311 Vernon Street
Roseville, CA 95678

SUBJECT: COMMENTS ON THE NOTICE OF PREPARATION (NOP) OF A PROPOSED DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE AMORUSO RANCH SPECIFIC PLAN, SPHERE OF INFLUENCE, AND ANNEXATION.

Dear Ms. Pease:

The Sacramento County Department of Transportation has received the Notice of Preparation for the above referenced DEIR. Our comments are simply that we would expect that if this project has any impacts on the transportation facilities in the County of Sacramento that mitigation measures be included in the DEIR that address these impacts. To that end we would request that any county roadways that would experience increased traffic volumes from the development be studied in the DEIR. In looking at the plan it appears that there appears to be the possibility for traffic shed to come from connections at Watt Avenue, Walerga Road, Antelope Road, etc.

If impacts are found, we would request that the City of Roseville enter into an agreement with the County of Sacramento to implement these mitigation measures. This same model is being discussed on the Sierra Vista Specific Plan. If you have any questions please call me at (916) 875-2844.

Sincerely,

A handwritten signature in blue ink that reads "Kamal Atwal".

Kamal Atwal, P.E.
Associate Transportation Engineer
Department of Transportation

KA/mp

Cc: Matt Darrow, DOT
Kate Rose, Department of Community Development

Robert B. Leonard
Chief Deputy County Executive

Department of Water Resources
Michael L. Peterson, Director



Bradley J. Hudson
County Executive

County of Sacramento

November 21, 2013

Kathy Pease
City of Roseville
Email kpease@roseville.ca.us

Subject: Amoruso Ranch annexation NOP-DEIR (ref. 2011PL-039)

Ms. Pease:

The subject proposed development lies within the watersheds draining toward the area known as Natomas. There is much work underway on the Natomas levee improvement project sponsored by Sacramento Area Flood Control Agency, with the City and County of Sacramento and the County of Sutter, and assisted by the US Army Corps of Engineer and the California Department of Water Resources. Included in this project is reduction of flood flows over the Sankey Road weir. All such projects are bound to the California Central Valley Urban Level of Protection Criteria, the 1:200yr flood standard.

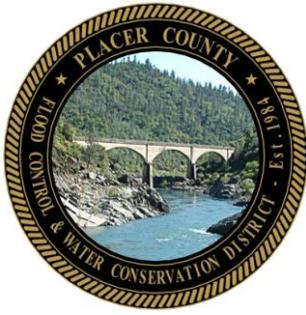
The subject notice of preparation reports that flood mitigation was analyzed in the Reason Farms drainage study. However, that study seems to only account for the 1:100-yr flood. It is important to incorporate 1:200yr flood peak flow and volume mitigation into the drainage master plan for the developing watershed. Such modeling would necessarily account for the latest understanding of flood frequency and water surface elevation in the Sacramento River and the cross canal. It is important to the region, as projects are planned and developed, to account for the 1:200yr flood hazard impacts downstream particularly in sensitive watersheds such as this.

Thank you for inviting us to comment on this project, if there are questions or comments, feel free to contact me.

Sincerely,

George H. Booth
Senior Civil Engineer (916)874-6484

E-copy Carl Walker CWalker@roseville.ca.us; Tim Washburn, washburnt@SacCounty.NET; Dan Peterson, dwpeterson@co.sutter.ca.us



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

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

November 26, 2013

Kathy Pease, Principal Planner
City of Roseville
Development Services Department
311 Vernon Street
Roseville, CA 95678

RE: Amoruso Ranch Specific Plan / NOP of a Draft EIR

Kathy:

We have reviewed the Notice of Preparation for the subject project's Draft Environmental Impact Report (DEIR) and have the following comments.

The proposed development has the potential to create the following impacts:

- a.) Increases in both peak flow rates and volume runoff at downstream locations.
- b.) Overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities.
- c.) The alteration of 100-year floodplain boundaries.

Future EIRs must specifically quantify the incremental effects of each of the above impacts due to the proposed residential and commercial improvements, and must propose mitigation measures where appropriate.

Neighboring property owners have notified Placer County officials and the District of their concerns about the subject project's impacts on stormwater drainage in the area. Therefore, the District requests that the project applicant provide a detailed analysis of the development's increases in peak flow and volume runoff and its impacts on the existing drainage conditions surrounding the Amoruso Ranch Specific Plan area.

The District requests the opportunity to review future environmental documentation for the subject project. Please call me at (530) 745-7541 if you have any questions regarding these comments.

A handwritten signature in blue ink, appearing to read "Andrew Darrow".

Andrew Darrow, P.E., CFM
Development Coordinator

d:\data\letters\cn13-78.doc

Thomas J. Christofk, Air Pollution Control Officer

December 2, 2013

SENT VIA E-MAIL: kpease@roseville.ca.us

Kathy Pease
Development Services Department-Planning Division
311 Vernon Street
Roseville, CA 95678

SUBJECT: Amoruso Ranch Specific Plan (#2011 PL-039), Notice of Preparation of a Draft Environmental Impact Report

Mrs. Pease,

Thank you for submitting the **Amoruso Ranch Specific Plan** (Project) and associated **Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)** to the Placer County Air Pollution Control District (District) for our initial review and comment. The proposed project includes a total of 3,040 dwelling units; 135 acres of open space; 24 acres for dedication to parks; 13 acres of public/quasi-public uses; and 27 acres of a mixed use commercial village center. The proposed project includes a nonparticipating property to be designated for urban reserve. The District provides the following comments for consideration.

Environmental Review

The District developed a California Environmental Quality Act (CEQA) Air Quality Handbook (Handbook) in 2012 to assist public agencies with the preparation of air quality analyses for land use projects within Placer County. This Handbook provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available via the District's website at <http://www.placer.ca.gov/departments/air/landuseceqa>. Additional detail relating to the following recommended items can be found within the Handbook.

1. 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 (O_3) standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}). 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.
2. The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related construction and operational emissions. 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 modeling analysis should use the vehicle miles traveled (VMT) data from the Project's traffic study, based on a reasonable worst-case scenario, as well as emission factors from the most recent version of EMFAC. The analysis should document all emission factors, assumptions, and modeling inputs and outputs (i.e., expected traffic, mix of light-duty and heavy-duty vehicles, existing and future nearby land uses, etc.) and provide justification for changes to default values within the model.

3. The District recommends the following Project-level Thresholds of Significance when analyzing the Project related construction and operational activities to determine potential air quality impacts.

PCAPCD Recommended Project-Level Thresholds	
82 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG) Particulate Matter (PM ₁₀)

4. The District currently does not have a recommended threshold for construction or operational related greenhouse gas (GHG) emissions. However, a determination of significance should be disclosed and based on the Project's potential to interfere with GHG reduction goals established by regulatory requirements. Mitigation measures should be included to reduce potentially significant levels of GHG emissions. The CAPCOA guidance document "Quantifying Greenhouse Gas Mitigation Measures" provides additional resources to identify feasible mitigation measures and quantify emission reductions¹.
5. The District recommends the following Cumulative-level Thresholds for the purposes of identifying if additional mitigation measures are necessary. Additional information on the District's Cumulative Threshold can be found in [Chapter 2](#) of the District's CEQA Handbook (October, 2012)².

PCAPCD Recommended Cumulative-Level Thresholds	
10 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG)

6. In the event that 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. Recommended Mitigation Measures (Construction)

Appendix C. Recommended Mitigation Measures (Operational)

Appendix G. Mitigation Measures (Greenhouse Gases)

7. 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 problems³. Wood burning devices are a source of PM emissions which contribute to the region's air pollution. The District recommends the City prohibit the construction or use of wood burning devices within the Project area.
8. The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document if any intersection or roundabout is determined by the traffic study to degrade to a level of service "E" or "F" as a result of this project, alone or cumulatively; or where the total project-level CO emissions exceed 550 lbs/day.
9. The DEIR should identify and analyze potential health risks by locating land uses where sensitive individuals are most likely to spend time (i.e., schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities) within 500 feet to any existing or proposed major road ways (urban roads with 100,000 vehicles/day, or rural roads with 50,000

¹ <http://www.capcoa.org/documents/>

² <http://www.placer.ca.gov/~media/apc/documents/Planning/CEQAHandbook/Final/PCAPCDCEQAHandbook2.ashx>

³ <http://www.epa.gov/ncer/science/pm/>

vehicles/day), as well as stationary sources, where there is the potential for exposure to toxic air contaminants (TAC) and other hazardous air pollutants (e.g., such as diesel particulate matter (DPM) from diesel exhaust). The DEIR should describe the level of analysis, such as a Health Risk Assessment (HRA) or other modeling analysis, necessary to determine if the Project will have the potential to cause adverse health impacts. The DEIR should also include discussion and analysis of the future Placer Parkway.

Additionally, the following strategies⁴ are recommended by the California Air Resources Board to minimize health related impacts on sensitive receptors proposed within close proximity to any identified major road way or stationary source. Additional guidance is provided within Chapter 4 of the District's Handbook.

- Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day;
- Avoid siting new sensitive land uses within 1,000 feet of a distribution center;
- Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50 foot separation is recommended for typical gas dispensing facilities.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2333 or agreen@placer.ca.gov if you have any questions.

Sincerely,



Angel Green
Associate Planner
Planning & Monitoring Section

cc: Yu-Shuo Chang, Planning & Monitoring Section Supervisor

⁴ Recommendations are based primarily on data showing that the air pollution exposures can be reduced as much as 80% with the recommended separation. Source: <http://www.arb.ca.gov/ch/landuse.htm>
City of Roseville, Amoruso Ranch Specific Plan, Notice of Preparation

December 1, 2013

RECEIVED
DEC 02 2013
Planning Department

Kathy Pease, AICP
Principal Planner
City of Roseville
Development Services Department – Planning Division
311 Vernon Street
Roseville, CA 95678

Subject: Notice of Preparation of a Draft Environmental Impact Report

Re: Amoruso Ranch Specific Plan, Sphere of Influence and Annexation, Files: 2011PL-039, ANN-000007, SPA-000043, GPA-000061, RZ-000058, DA-00004

Location: 5101 Sunset Boulevard, unincorporated Placer County

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

Dear Kathy Pease,

On behalf of Toad Hill Estate Residents, I'd like to submit the following major concerns with the projected/proposed plans of the site as mentioned above that would affect nearby properties particularly the homes in Toad Hill Ranch Estates of Amoruso Way, Roseville. These items must be addressed in the Draft Environmental Impact Report.

- Flooding - there is an unstable flow of water that comes through all the properties. Movement of any kind will affect the flow of water that will pass through Toad Hill Ranch Estates. There is a natural flow that needs to be taken into consideration and not blocked or worse conditions for current residences.
- Drainage – whatever plans are put into place for the development, proper drainage must be taken into account for the South side of West Sunset Boulevard which drains through / under the road to the North into the residences of Toad Hill Ranch Estates of Amoruso Way, Roseville. Proper drainage is important considering the amount of water that flows through the neighboring properties. There are plans already set forth for Toad Hill Ranch Estates (back from when the estate was initially established) that needs to be accounted for to understand and deal with the flow of water to address the drainage and flooding issues. In order to ensure that the development does not hinder nor create further problems than what is already occurring; developers and the City need to work with the neighboring existing communities to ensure proper drainage from storms to protect all homes and future homes in the area.
- Residents of Toad Hill Ranch Estates have wells. Disturbance of water source being affected or contaminated. Brookfield mentioned not drilling for water and using surface resources.
- Traffic – West Sunset Boulevard from Fiddymont toward Howsley/99 is a two lane road. Though it may not be a piece of property that the developer has purchased, the City should not ignore the

roads and continue for it to be unsafe for the users – automobiles and cyclists. The road needs to be dealt with accounting for the increased traffic through the area. The road needs to be maintained, possibly widen and take into account the drainage and flooding that occurs underneath the road through adjacent properties.

- Noise control – Brookfield states creating a wall to block off noise but not deal with the road that creates more environmental and transportation issues. As current residences in the area, we appreciate and would like to maintain the peace and quiet we have had since the neighborhood has been established at Toad Hill Estates of Amoruso Way, Roseville.
- Displacement of wildlife and its natural habitat. There are plenty of owls, hawks, coyotes, species of rabbits, etc. that live in the area. We also have seasonal birds such as cranes, Canadian honkers that migrate through the area.
- The effect of the proposed project/plan to creeks that house the frogs, fishes, crawdads, and other species.
- Though Toad Hill Estates is considered the unincorporated Placer County yet is part of Roseville, could it or will it become incorporated.
- Though there was talk/discussion of the Pleasant Grove Retention Basin Project, the concern is its location and the sustainability of the basin. Water collection in the area is very heavy that there is concern that the true volume will not be considered for the area and breakage and overflow will occur which will put the residences in danger.
- Will the current residences of Toad Hill Ranch Estates have the opportunity to be served by Roseville Electric.

The above is a brief summary of some of the major concerns stated at the Amoruso Estates Neighborhood Presentation of November 12, 2013 that was given by Brookfield and Associates where you were also present.

Thank you for the opportunity to address issues and concerns regarding the Amoruso Ranch Specific Plan mentioned in the header of this letter.

Sincerely,



Brian and Arlene Chacon
3431 Amoruso Way
Roseville, CA 95747
916/780-1991

Cc: Susan Rohan, Mayor – Roseville City Council, 311 Vernon Street, Roseville, CA 95678
Carol Garcia, Vice Mayor – Roseville City Council, 311 Vernon Street, Roseville, CA 95678
Tim Herman, Council Member – Roseville City Council, 311 Vernon Street, Roseville, CA 95678
Pauline Roccucci, Council Member – Roseville City Council, 311 Vernon Street, Roseville, CA 95678
Bonnie Gore, Council Member – Roseville City Council, 311 Vernon Street, Roseville, CA 95678
Michelle Bertolino, Director – Roseville Electric, 2090 Hilltop Circle, Roseville, CA 95747
Ed Kriz, Director – Environmental Utilities, City of Roseville, 311 Vernon Street, Roseville, CA 95678

Kevin Payne, Director – Planning/Development Services, City of Roseville, 311 Vernon Street,
Roseville, CA 95678

US Army Corps of Engineers – Sacramento District HQ Office, 1325 J Street, Room 1350
Sacramento, CA 95814

Betty Yee, Anne Littlejohn, Jacque Kelley – Central Valley Regional Water Quality Control Board,
11020 Sun Center Drive, Suite 200, Rancho Cordova, CA 95670-6114

Office of Director - California Department of Fish and Wildlife, 1416 9th Street, 12th floor,
Sacramento, CA 95814

Tina Bartlett, Regional Manager – California Department of Fish and Wildlife North Central
Region, 1701 Nimbus Road, Rancho Cordova, CA 95670



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

ADMINISTRATION

December 4, 2013

Kathy Pease
Principal Planner, Planning Division
Development Services Department
City of Roseville
311 Vernon Street
Roseville CA 95678

SUBJECT: Amoruso Ranch Specific Plan, Notice of Preparation

Dear Ms. Pease:

Thank you for providing Placer County the opportunity to review the NOP for the Amoruso Ranch Specific Plan. We have reviewed the document and compiled the following comments for your consideration.

PLANNING DIVISION:

The project could result in land use conflicts with several existing land uses immediately adjacent to the project boundary and in the project vicinity.

Agricultural Buffers – Specific Plan Parcel AR-18 totals 69.8 acres and is located in the northwest portion of the Amoruso Ranch Specific Plan area. Parcel AR-18 is proposed to be designated Low Density Residential (0.5-6.9 dwelling units per acre) and would be allocated development rights for up to 311 dwelling units at an average density of 4.46 dwelling units per acre. The land use plan shows that residential units would be developed up to the edge of the plan area and that no open space land use buffer is proposed to be incorporated that would buffer the Specific Plan development from adjacent agricultural land uses.

This portion of the plan area is located immediately east of and adjacent to a working cattle dairy within unincorporated Placer County. Construction and operation of the proposed project could result in significant land use conflicts with this farming operation that could result in significant impairment to the dairy operation, including closure or relocation due to the incompatible nature of the proposed residential densities of the Specific Plan. The project should be modified to include an open-space land use buffer on the northwest portion of the project boundary to ensure compatibility of the contemplated land uses with existing agricultural uses in the unincorporated County. For guidance, the project should reference the following goals and policies of the Placer County General Plan and incorporate appropriate changes to the project. In addition, the EIR should analyze these land use compatibility issues and propose appropriate mitigations to reduce project impacts:

Goal 7.B: To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas.

Policies:

- 7.B.1. The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible, except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.
- 7.B.3. The County shall consider fencing subdivided lands adjoining agricultural uses as a potential mitigation measure to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include:
 - ✓ The type of agricultural operation (i.e., livestock, orchard, timber, row crops);
 - ✓ The size of the lots to be created;
 - ✓ The presence or lack of fences in the area;
 - ✓ Existing natural barriers that prevent trespass; and,
 - ✓ Passage of wildlife.
- 7.B.4. The County shall continue to enforce the provisions of its Right-to-Farm Ordinance and of the existing state nuisance law.
- 7.B.5. The County shall encourage educational programs to inform Placer County residents of the importance of protecting farmland.

In addition, both Alternative 2 and Alternative 3 (as identified in the Notice of Preparation) should incorporate open space buffers and/or large-lot residential land uses in this portion of the plan area for the alternatives analysis.

Sunset Industrial Area Buffer and Compatibility – The east boundary of the Specific Plan is located immediately adjacent to the Agriculture / Fairgrounds Relocation Area of the Sunset Industrial Area Plan (SIAP) within unincorporated Placer County. This area of the SIAP may ultimately include land uses that are significantly different from those planned for the Amoruso Ranch Specific Plan, which are predominantly low, medium and high-density residential. Future land uses and projects within the Agriculture / Fairgrounds Relocation Area could include outdoor amphitheaters, motocross tracks and equestrian centers, and industrial type agricultural uses such as feed lots and slaughter houses.

The SIAP is very important to the economic health of Placer County, its citizens, and its businesses by providing a broad range of primary wage earner jobs and economic opportunities for individuals, business, and industry. The continued ability to provide the raw materials and industrial services produced by industries within the SIAP are critical to the future well-being of the County. The EIR should analyze the potential land use conflicts resulting from encroachment of residential development immediately adjacent to the SIAP. The EIR should propose mitigation measures to reduce any conflicts, including but not limited to recordation of Buyer's Awareness Deed Disclosure statements over the project property notifying prospective land owners that they are located adjacent to an Industrial Plan Area, and that future development of lands within the Plan Area may result in nuisance from noise, odor, dust, vibration, industrial traffic and industrial land uses.

Landfill Buffer – The proposed Specific Plan is located just beyond the County's one-mile residential development buffer from the Western Regional Sanitary Landfill and landfill expansion area. Nonetheless, the EIR should analyze the potential for landfill odors and noise from landfill operations to adversely affect residential and commercial land uses within the proposed Specific Plan. In order to protect the long-term function and viability of the landfill, the EIR should consider

mitigation measures, such as recordation of Buyer's Awareness Deed Disclosure statements, to inform prospective property owners of the proximity to the landfill and the landfill expansion area.

ENGINEERING AND SURVEYING DIVISION:

1. It appears that an incorrect Assessor Parcel Number was provided in the NOP for the participating property owned by Jennifer Amoruso, APN 017-010-011. That APN should be 017-101-011. In addition, the non-participating property owned by Wagner, APN 017-10-010, should be APN 017-101-010.
2. The official County road name is Sunset Boulevard West.
3. Placer County has recently received a drainage complaint from a property owner with a parcel addressed off Amoruso Way, north of the ARSP area. The property owner is concerned about existing and future flooding impacts of the ditch/tributary to Pleasant Grove Creek that flows from the existing residences north of Sunset Boulevard West in a southwest direction under Sunset Boulevard West to APN 017-020-029. Apparently, this ditch/tributary holds water year-round, and rain events cause the ditch to back up, overtop Sunset Boulevard West, and potentially threaten the homes on Amoruso Way. The ARSP project EIR should analyze whether any project runoff will flow towards the west, further exacerbating this existing flooding issue. In addition, mitigation measures should be included in the EIR to reduce the ARSP project's impacts to this existing flooding issue to a less than significant level.
4. The noise analysis should determine the appropriate locations and materials for sound walls adjacent to and along the future Placer Parkway roadway. The developer should be required to construct the soundwalls prior to the commencement of building construction.
5. The noise analysis should examine the need for sound mitigation along Sunset Blvd West.
6. The project shall be conditioned to require dedication of right-of-way for Placer Parkway. The Tier I EIS/EIR for Placer Parkway analyzed a 1,000-foot-wide swath for the proposed alignment which should be reflected in the Specific Plan Land Use Plan. A narrower right-of-way could be proposed if the project applicant can demonstrate that the reduced right-of-way width is adequate to accommodate the approved Parkway cross sections (see attachment) and show how it will align and transition with the roadway at either end.
7. The Land Use Plan shows residential zoning immediately adjacent to the Placer Parkway which is not consistent with the Tier 1 EIS/EIR for the Parkway. The zoning should be modified to be consistent with the adopted Parkway environmental documents.
8. The Land Use Plan shows the extension of Westbrook to Sunset West ending in an emergency vehicle access way with no intersection at Sunset Boulevard West. Once the Placer Parkway is constructed, how will this EVA connection be provided, or will it still be necessary? What are the City's future plans for Westbrook? Does the City anticipate the roadway ending at Placer Parkway or an overpass/underpass being constructed to extend the roadway over the Parkway and Sunset Blvd West?
9. The project will be required to construct frontage improvements along Sunset West. The frontage improvements may include 32 feet of pavement within a 60-foot-wide right-of-way. The type, location, and extent will need to be reviewed and approved by Placer County.

10. The developer will need to submit improvement plans for review and approval by Placer County prior to issuance of an encroachment permit or execution of an encroachment agreement for construction of frontage improvements along Sunset West, the proposed Emergency Vehicular Access (EVA), the temporary EVA connection, and potential future roadway connection of Westbrook. This should be included in the required agency permits/approvals section of the Draft EIR.
11. With previous land development projects, the County and City have prepared a traffic analysis that determined the cross jurisdictional transportation impacts and appropriate fiscal mitigation. The County would like to discuss the justification and benefits prior to this study being prepared.

ENVIRONMENTAL ENGINEERING DIVISION, SOLID WASTE:

Placer County provides staff and management to the Western Placer Waste Management Authority (WPWMA). The WPWMA is a regional agency comprised of Placer County and the Cities of Roseville, Rocklin and Lincoln. WPWMA provides recycling and waste disposal opportunities to communities in western Placer County.

1. The Draft EIR should discuss the amount of solid waste anticipated to be generated during construction as well as after project completion at build out, with all homes, school, and commercial buildings occupied.
2. The Draft EIR should also provide more detail about the plans and proposed operation of the recycling area on AR-41. Please note that the City of Roseville and WPWMA entered into an agreement regarding the flow of solid waste and recyclable materials to WPWMA's facilities. Any recycling program must be consistent with Section 4A of the attached agreement.

To aid the consultant in preparing a complete and accurate analysis on Solid Waste Utilities, a document that summarizes the solid waste management and infrastructure in Placer County is attached.

The County appreciates the opportunity to review and comment on the Notice of Preparation for the Amoruso Ranch Specific Plan project and looks forward to working collaboratively with the City as the project moves forward.

Sincerely,

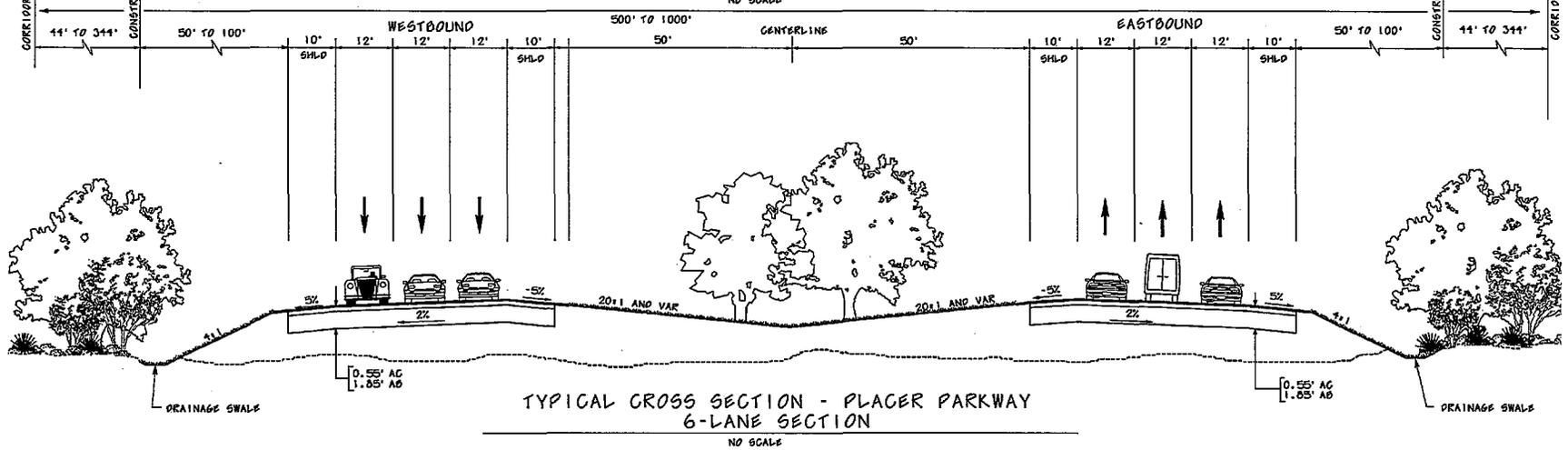
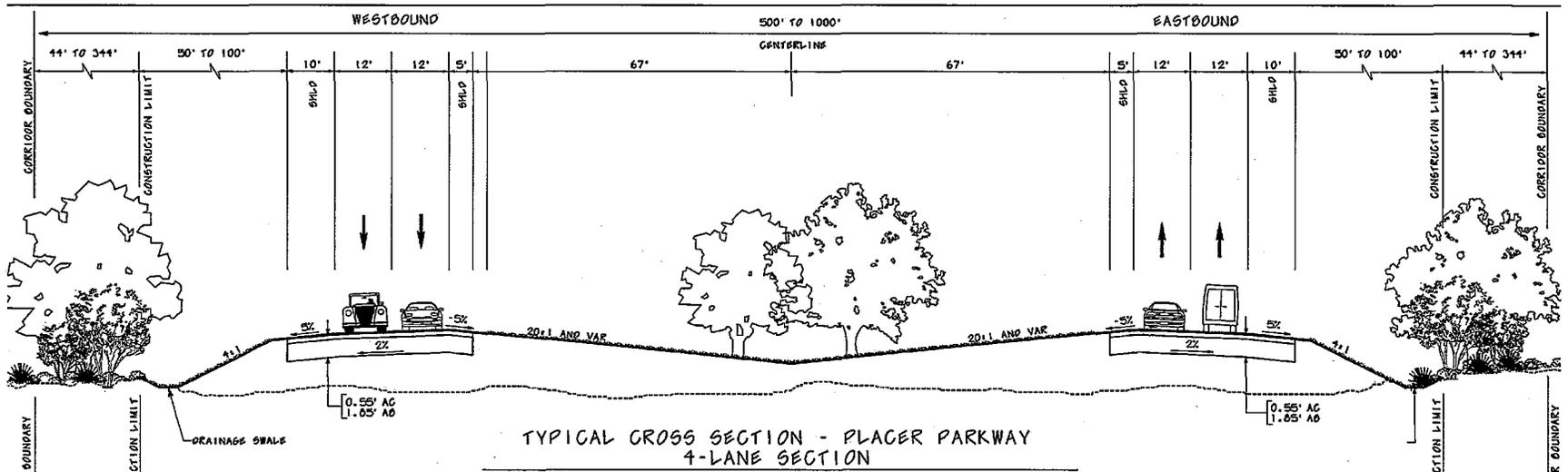


MICHAEL J. JOHNSON, AICP
Agency Director

Attachments:

- Placer Parkway Typical Cross-Section (Conceptual) (1 page)
 - EIR Guidance Document (2 pages)
 - Agreement for Delivery of Solid Waste (7 pages)
- cc. EJ Ivaldi, Environmental Coordination Services
Paul Thompson, Deputy Planning Director
Rick Eiri, Engineering and Surveying Deputy Director
Ken Grehm, Department of Public Works Director
Wesley Nicks, Environmental Health Services

Andy Fisher, Facility Services, Parks
Dave Atkinson, Environmental Engineering Division
Chris Hanson, Environmental Engineering Division
Kristina Berry, LAFCO Executive Officer
Karin Schwab, County Counsel
Project File



Tier 1 EIS/EIR

Typical Cross-Section
(Conceptual)

Figure 2-2

June 2007

**EIR Guidance Document
Placer County Department of Facility Services
Environmental Engineering Division (Solid Waste)**

The purpose of this document is to provide guidance to those preparing environmental review documents, specifically Public Utilities / Solid Waste sections, for land development projects in western Placer County. This document summarizes the solid waste management, processes, and infrastructure in western Placer County.

Collection

Solid waste in the unincorporated areas of western Placer County, the cities of Rocklin and Auburn, and the town of Loomis is collected by Recology Auburn Placer. The cities of Roseville and Lincoln provide their own collection services. Recycling programs vary by jurisdiction.

Management

The Western Placer Waste Management Authority (WPWMA) is a regional agency comprised of Placer County and the Cities of Roseville, Rocklin and Lincoln. WPWMA provides recycling and waste disposal opportunities to those communities as well as the City of Auburn and the Town of Loomis.

A majority of the solid waste collected in western Placer County is first processed at the WPWMA Material Recovery Facility (MRF). The MRF recovers, processes, and markets recyclable materials from the waste stream. The facility also processes source separated wood waste and green waste and accepts separated recyclables, including electronics and other universal wastes (e.g. batteries and fluorescent lamps), at the recycling drop-off and/or buy-back center.

Residual waste from the MRF is transported to the Western Regional Sanitary Landfill (WRSL). The landfill is specified as a Class II/Class III non-hazardous site. Hazardous waste from households and Conditionally Exempt Small Quantity Generators is accepted at the Permanent Household Hazardous Waste Collection Facility (PHHWCF), located next to the MRF.

WPWMA owns and oversees the operations of the landfill, MRF, compost facility, and PHHWCF which are located at the corner of Athens Avenue and Fiddymont Road. A private firm, under contract to WPWMA, manages the day-to-day operation of the facilities.

Permit Limits and Site Constraints (updated November 2013)

The WRSL is permitted to accept 1,900 tons per day and 624 vehicles per day; it currently receives an average of 803 tons per weekday and 94 vehicles per day (2012 average). The landfill has a permitted design capacity of 36,350,000 cubic yards and a remaining capacity of 25,677,557 cubic yards (July 2013). Under current land use and development conditions, the landfill has a permitted lifespan extending to 2058.

The MRF has a permitted processing capacity of 1,750 tons per day and 1,014 vehicles per day; for the period of January 1 through December 31, 2012, the average weekday tonnage received at the MRF was 1,064 tons and the average weekday vehicle count at the MRF was 520. The MRF expanded in 2007, increasing its processing capacity of municipal solid waste and construction and demolition debris to 2,200 tons per day. The compost portion facility of the facility has a permitted processing capacity of 75,000 cubic yards or approximately 37,500 tons and a design capacity of approximately 164,000 cubic yards or 82,000 tons.

The MRF typically diverts approximately 30 percent from the MRF processing lines; however this does not include the additional recyclables received and diverted via the facility's buy-back center, drop-off center, compost facility, and landfill diversion (inert waste and construction/demolition waste). The facility-wide diversion rate achieved in 2012 was over 44 percent.

EIR Analysis

Environmental reviews for development projects should estimate the short-term impacts from construction and demolition (C&D) debris generated during construction and the long-term impacts from solid waste generated from the project after completion. The analysis should determine if the increase in waste will impact the lifespan of the WRSL, the processing capabilities of the MRF, the permitted capacity of either facility, or require construction of a new or expanded disposal facility.

If the waste generated by the project could create a significant impact according to the standards listed above, mitigation measures should be identified. The environmental consultant should determine which measures are appropriate for the project. Potential mitigation measures include, but are not limited to, mandatory C&D diversion, green waste collection service, recycling space allocation in commercial developments, community recycling centers, new solid waste facility, or contribution of fair share of cost to expand to add facilities.

For more information, please see www.placer.ca.gov/recycle or www.wpwma.com.

**AGREEMENT
FOR DELIVERY OF SOLID WASTE
BETWEEN
THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY AND
THE CITY OF ROSEVILLE**

THIS AGREEMENT is made as of ~~February 2,~~ 2005 by and between the **WESTERN PLACER WASTE MANAGEMENT AUTHORITY** (the "Authority") and the **CITY OF ROSEVILLE** (the "City"). *March 10, 2005*

RECITALS

WHEREAS, the Authority is a public entity organized pursuant to California Government Code Sections 6500 et seq. for the purpose of constructing, operating and maintaining a sanitary landfill and related facilities; and

WHEREAS, the Authority owns and operates the Western Regional Sanitary Landfill (the "Landfill") and the Western Placer Materials Recovery Facility (the "Materials Recovery Facility"); and

WHEREAS, the members of the Authority are the City, Placer County, and the cities of Lincoln and Rocklin (collectively, the "Member Agencies"); and

WHEREAS, the Authority, in order to assist its Member Agencies in achieving the solid waste diversion goals required by the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 et seq., (the "Act"), has constructed a Materials Recovery Facility whose functions include the recovery and subsequent marketing of recyclable materials such as paper, cardboard, glass, metals and plastics, thereby diverting them from land disposal; and

WHEREAS, an expansion to the original Materials Recovery Facility is needed in order to handle anticipated growth in the service area; and

WHEREAS, the Authority has determined that, in order to assure the successful and cost-effective operation of the expanded Materials Recovery Facility, it will be necessary to obtain additional long-term contractual commitments from its Member Agencies and other municipalities now using the Materials Recovery Facility, that solid waste generated within their respective jurisdictions will be delivered to the Materials Recovery Facility; and

WHEREAS, the City wishes to support the Authority's efforts to expand the Materials Recovery Facility and recognizes the interrelationship between the assurance of solid waste flow (both in terms of quantity and composition) and the successful operation of the Materials Recovery Facility.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the parties agree as follows:

1. DELIVERY OF SOLID WASTE

The City currently provides solid waste collection services to its residents, businesses and other solid waste generators directly, utilizing City-owned vehicles and City employees. The City shall deliver all solid waste collected within the geographic jurisdiction of the City by this City-operated program to the Materials Recovery Facility. All solid waste so collected shall be delivered to the Materials Recovery Facility, or to such other location as may be directed by the Authority, without any processing after having been collected, except as provided for herein.

If, in the future, the City decides to replace the City-operated solid waste collection program, in whole or in part, with a program operated by a solid waste enterprise, it shall require such solid waste enterprise to continue to deliver, unprocessed, all solid waste collected to the Materials Recovery Facility, or to such other location as may be directed by the Authority.

2. DEVELOPMENT OF MATERIALS RECOVERY FACILITY

The Authority shall, provided it receives assurances of solid waste deliveries of the type contemplated in Section 1 from its Member Agencies and other Authorized Users of the Landfill sufficient in its judgment to successfully and economically operate the Materials Recovery Facility, diligently pursue expansion of the Materials Recovery Facility in a manner consistent with Request For Proposals 9313, entitled "Material Recovery and Compost Facility Operations and Design and Construction Management of an Expansion of the Existing Materials Recovery Facility".

3. TERM

The term of this Agreement shall commence on July 1, 2005 and shall expire on July 1, 2014. This Agreement will remain in full force and effect regardless of whether the City continues to be a member of the Authority.

4. RECYCLING AND RECYCLABLE MATERIALS

The parties recognize that assurances of the delivery of minimum quantities of solid waste, with a stable portion thereof representing materials with recyclable value, is essential in order (a) to design an expansion to the Materials Recovery Facility, (b) to structure the economic terms of an agreement for its construction and operation by third parties, and (c) to attract proposals from qualified firms to design, build and operate the expanded facility on economic terms favorable to the Authority and, therefore, to its Member Agencies.

The Parties also recognize, however, that Member Agencies may have to conduct, or authorize, source reduction and recycling activities in addition to the Materials Recovery Facility in order to meet the ultimate 50 percent diversion goal of the Act. For that reason, it is not the intent of this Agreement to preclude all such source reduction or recycling activities by the City but rather to require that such activities be consistent with the terms of this Agreement

In light of these considerations, the parties agree:

A. The City shall not initiate additional City-operated or authorized recycling programs which would have the effect of diverting materials from the Materials Recovery Facility or of reducing the amount of recyclable materials in the municipal solid waste delivered to the Materials Recovery Facility from within the City, except with the prior written consent of the Authority. For purposes of this Agreement, the phrase "additional City-operated or authorized recycling programs" shall mean any solid waste recycling program or activity not currently operated, approved or authorized by the City within its boundaries which the City may hereafter operate, approve, permit, franchise, or authorize. The Authority may in its sole discretion withhold its consent to the City's engaging in a new recycling program unless the City demonstrates to the Authority's sole satisfaction that such a program is necessary in order for the City to comply with the Act, that the goals of such program cannot be achieved by the City's continued use of the Materials Recovery Facility, and that such a program will not materially interfere with the successful and/or economic operation of the Materials Recovery Facility.

This section is not intended to apply to programs conducted by City employees in which materials generated in construction and maintenance of City roads and other City-owned property (such as asphalt, concrete, dirt and wood trimmings) are recycled and reused. The City shall have sole discretion and responsibility for marketing materials collected through City-operated or authorized recycling programs.

B. The City shall not authorize, through provisions in a franchise or contract, any solid waste enterprise to engage in the recovery of recyclable materials from the City waste stream prior to delivery to the Materials Recovery Facility without the prior written consent of the Authority. If the Authority gives such written consent but thereafter, if the Authority's Board of Directors finds, at a public meeting and on the basis of a staff report, that any such recovery program by City-franchised solid waste enterprises is materially interfering with the Authority's ability to secure an operator and/or financing for the Materials Recovery Facility or with its successful and/or economic operation, it may give notice of that finding to the City, requesting that the City take action to prohibit or regulate such programs. Upon receipt of a notice containing such a finding and request, the City shall promptly, and to the extent that it determines it has legal authority to do so, modify franchise provisions so as to prohibit such recovery program or to require that materials recovered by such solid waste enterprises be delivered to the Materials Recovery Facility without further processing.

5. POWERS OF AUTHORITY

The City agrees that the Authority has the power and duty to establish rules and regulations for the use of the Materials Recovery Facility including, but not limited to:

A. Fees for the use of the Materials Recovery Facility, including the right to refuse entry (to the Materials Recovery Facility and/or Landfill) to vehicles of persons to whom credit has been extended who are delinquent in payment.

B. Restrictions or prohibitions on entry (to the Materials Recovery Facility and/or Landfill) to vehicles of persons which are violating obligations of their franchise, contract, license, permit or other authorization from the City, after written notification and action by the Authority's Board of Directors authorizing enforcement of such restrictions.

C. Determinations of the types of materials which will be accepted for processing at the Materials Recovery Facility and those (such as sewage sludge and inert materials such as concrete and asphalt) which will be delivered directly to the Landfill.

D. Restrictions and/or prohibitions on the delivery of hazardous waste, medical wastes, designated wastes, and other solid wastes which may not, under applicable laws, regulations and permits, be accepted for processing at the Materials Recovery Facility or disposed of at the Landfill.

6. REGULATION OF WASTE BY CITY

The Authority recognizes that the City has limited ability to control the presence of small quantities of hazardous wastes in the solid waste placed for delivery by residents and businesses and collected by solid waste enterprises. The Authority acknowledges that the City cannot and does not guarantee that no hazardous wastes will be delivered by solid waste enterprises and/or members of the public to the Materials Recovery Facility.

The City, in turn, recognizes that the cost of operating the Materials Recovery Facility will depend, in part, on the effectiveness of programs implemented by the City, the other Member Agencies and the Authorized Users to minimize the presence of hazardous waste in the ordinary residential/commercial waste stream.

The City has adopted Programs and policies designed to exclude the introduction of Hazardous Waste/Designated Waste into the ordinary waste stream and thus its delivery to the Materials Recovery Facility. These programs and policies are more fully described in Exhibit A. The City shall maintain these programs and policies in effect and shall use good faith efforts to implement them, to enforce their use by solid waste enterprises operating under a franchise, contract, license, permit or other authorization from the City, and to encourage their use by City residents. The City will likewise encourage its residents to use the Authority's household hazardous waste programs.

7. DEFINITIONS

The following terms shall have the following meanings unless the context clearly requires otherwise:

- a. **Authority**: means the Western Placer Waste Management Authority.
- b. **Authorized Users**: means the cities of Auburn, Colfax and Loomis.
- c. **City**: means the City of Roseville.

d. **Disposal:** means the management of solid waste through landfilling or transformation at permitted solid waste facilities.

e. **Member Agencies:** means the City, Placer County, and the cities of Lincoln and Rocklin.

f. **Person:** means an individual, firm, association, copartnership, political subdivision, government agency, municipality, industry, public or private corporation, or any other entity whatsoever.

g. **Processing:** means the reduction, separation, recovery, conversion or recycling of solid waste.

h. **Recycle; Recycling:** means the process of collecting, sorting, cleaning, treating and reconstituting materials that would otherwise become solid waste and returning them to the economic mainstream in the form of raw material for new, reused or reconstituted products which meet the quality standards necessary to be used in the marketplace. "Recycling" does not include Transformation.

i. **Recyclable Materials:** means materials contained in the waste stream that can be recycled after recovery through source-separation and collection or through processing at a central facility for mixed materials.

j. **Solid Waste:** means all putrescible and nonputrescible solid, semi-solid and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, discarded home and industrial appliances, dewatered, treated or chemically fixed sewage sludge which is not hazardous waste, vegetable or animal solid and semi-solid wastes and other discarded solid and semi-solid wastes.

Solid Waste includes recyclable materials, and mixed recyclables, which have been discarded by the generator thereof.

Solid Waste does not include:

(1) hazardous wastes or low level radioactive waste regulated under Sections 25800 et seq. of the Health and Safety Code;

(2) medical waste which is regulated under Sections 25015 et seq. of the Health and Safety Code;

(3) abandoned vehicles and parts thereof; and

(4) recyclable materials, and mixed recyclables which have not been discarded by the generator.

k. **Solid Waste Enterprise:** means any individual, partnership, joint venture, unincorporated private organization, private corporation or other person which is regularly engaged in the business of providing solid waste handling services.

l. **Solid Waste Handling:** means the collection, transformation, storage, transfer or processing of solid waste.

m. **Source-Separation**: means the segregation, by the waste generator, of materials designated for separate collection for some form of materials recovery or special handling.

n. **Transformation**: means incineration, pyrolysis, distillation, gasification or biological conversion other than composting.

o. **Unprocessed**: means without having undergone processing.

8. REVENUES FROM SALE OF RECYCLE MATERIALS

In order to facilitate the Authority's development of a Materials Recovery Facility, the City hereby relinquishes, waives and abandons for the term of this Agreement any claim it may now have or may in the future have to any portion of the revenues received by the operator of the Materials Recovery Facility and/or the Authority from the sale or other disposition of materials (whether source-separated or recovered through on-site processing) delivered to the Materials Recovery Facility.

9. NOTICE

Any notice required by or allowed under this Agreement shall be in writing and delivered to the parties by deposit in the United States mail, postage prepaid, certified mail, addressed as follows:

If to the Authority: Western Placer Waste Management Authority
c/o Placer County Department of Facility Services
11476 C Avenue, DeWitt Center
Auburn CA 95603

If to the City: City of Roseville
316 Vernon Street
Roseville, CA 95678
Attn: City Manager

Either party may change the address to which notices to it are to be sent.

10. EXHIBITS

All exhibits are attached hereto and are incorporated herein by this reference.

11. AMENDMENTS

This Agreement may only be amended by a writing signed by both parties.

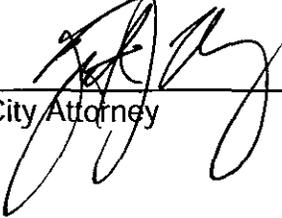
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF ROSEVILLE

By: 
City Manager

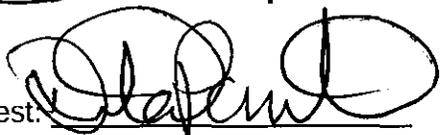
Attest: 
City Clerk

Approved as to form:


Acting City Attorney

**WESTERN PLACER WASTE
MANAGEMENT AUTHORITY**

By: 

Attest: 

Approved as to form:


Counsel to the Authority

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE, STE 150 - MS 19
SACRAMENTO, CA 95833
PHONE (916) 274-0638
FAX (916) 263-1796
TTY 711

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DEC 04 2013

Planning Department



*Flex your power!
Be energy efficient!*

December 2, 2013

032013-PLA-0137
2011PL-039
SCH# 2013102057

Kathy Pease, Principal Planner, AICP
City of Roseville
Development Services Department - Planning Division
311 Vernon Street
Roseville, CA 95678

Amoruso Ranch Specific Plan, Sphere of Influence, and Annexation – Notice of Preparation (NOP)

Dear Ms. Pease:

Thank you for including the California Department of Transportation (Caltrans) in the NOP review process for Amoruso Ranch Specific Plan (ARSP) Environmental Impact Report (EIR). The proposed ARSP includes a total of 694 acres. The specific plan proposes to develop a total of 3,040 dwelling units with low, medium, and high density residential land uses on 347 acres. Proposed land uses also include a total of 135 acres set aside in permanent open space; 24 acres for dedication to parks; 13 acres of public/quasi-public uses (elementary school, substation, well site, and recycling drop off areas); 23 acres for commercial uses; and 27 acres of mixed use commercial (commercial, office, residential) village center. The project is located at 5101 Sunset Boulevard within an unincorporated part of Placer County, and is 4.5 miles west of State Route (SR) 65 and 9 miles east of SR99/SR70. The following comments are based on the NOP received.

Project Assumptions and Timelines

We acknowledge the City of Roseville is a member of South Placer Regional Transportation Authority (SPRTA), which is a Joint Powers Authority comprised of the Cities of Lincoln, Rocklin, Roseville and the County of Placer, and is responsible for implementing a traffic impact fee program to fund specified regional transportation projects. Several of the key projects that are in the SPRTA capital improvement program are in close proximity to the ARSP development and will improve mobility within Placer County; however, the timing of this project in relation to other projects has not been specified. For instance, according to the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan, the Phase 1 Placer Parkway project is scheduled to be finished by 2020; however, it is unclear if this completion date proceeds or is subsequent to full build out of the ARSP, or if the ARSP development will be phased.

To clarify transportation and local development assumptions related to the NOP, we respectfully request a meeting with your office to discuss the timeframes of the proposed ARSP build out in relation to transportation and local development projects that may be included in the existing and cumulative conditions analysis for the Draft Environmental Impact Report. Please contact us to arrange a meeting prior to the commencement of the traffic analysis for this project.

Traffic Analysis

The Institute of Traffic Engineers (ITE) book indicates that total trips generated by this development are about 2,200 trips for the A.M. peak hour and 3,070 trips for the P.M. peak hour. We recommend that a Traffic Impact Study (TIS) be prepared to assess the impacts of this project to the State Highway System.

The TIS should incorporate the following scenarios:

- Existing conditions without the project for the current year
- Existing conditions plus the project by phases
- Cumulative condition without the project
- Cumulative condition with project build-out

The TIS should provide a Level of Service (LOS) analysis for the following locations:

- SR-65 / Blue Oaks Boulevard Interchange
- SR-65 / Sunset Boulevard Interchange
- I-80 / SR-65 Freeway to Freeway connectors
- SR99/ Howsley Road Interchange
- SR99 / Riego Road Interchange
- SR99 / Elverta Road Interchange
- SR99 / Elkhorn Boulevard Interchange
- I-5 / SR99 Freeway to Freeway connectors

The study should include analysis for freeway mainlines, ramps, ramp terminal intersections, and trip distribution. A merge/diverge analysis should be performed for freeway and ramp junctions. All analysis should be based on A.M. and P.M. peak hour volumes. The analysis should include the individual, not averaged, LOS and traffic volumes applicable to all intersection road approaches and turn movements. Please see the TIS guide for detail, which is available at the following website address:

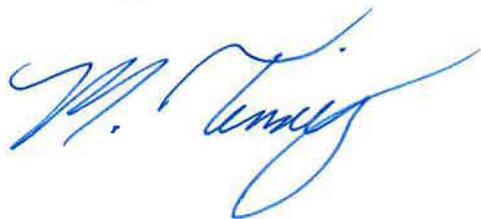
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

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

If you have any questions regarding these comments or require additional information, please contact Jeffrey Morneau, Intergovernmental Review Coordinator for Placer County at (916) 274-0679 or by email at: jeffrey.morneau@dot.ca.gov.

Ms. Pease, Development Services Department - Planning Division
Amoruso Ranch Specific Plan, Sphere of Influence, and Annexation – Notice of Preparation
December 2, 2013
Page 3

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Tinney", is written over the typed name.

MARLO TINNEY
Chief, Office of Transportation Planning – East

Cc: Scott Morgan, State Clearinghouse



RECEIVED

DEC 04 2013

Planning Department

City of Lincoln • City of Rocklin • City of Roseville • Placer County

December 2, 2013

Kathy Pease, AICP
Principal Planner
City of Roseville
Development Services Department – Planning Division
311 Vernon Street
Roseville, CA 95678

RE: NOP for Amoruso Ranch Specific Plan Draft EIR

Dear Ms. Pease,

Thank you for the Notice of Preparation (NOP) for the Draft Environmental Impact Report (EIR) for the Amoruso Ranch Specific Plan (ARSP). The NOP mentions that the future planned alignment of Placer Parkway bisects the ARSP plan area (page 9) and the future Placer Parkway is identified on the land use plan (Figure 2).

The proposed Placer Parkway is a high priority regional transportation project. It is a part of the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy 2035 (MTP/SCS 2035) and its Metropolitan Transportation Improvement Program (MTIP 2013/16). The Placer Parkway will connect State Route (SR 99) at Sankey Road to SR 65 at Whitney Ranch Parkway. The Federal Highway Administration (FHWA), Caltrans, and the South Placer Regional Transportation Authority (SPRTA) completed a Tier 1 environmental review (FHWA-CA-FEIS-2009-46 and SCH No. 2003092069) to select and preserve a 500-foot to 1,000-foot wide corridor for Placer Parkway. The identification of a precise roadway alignment within the selected corridor for a four-lane (ultimate six-lane) freeway with up to five interchanges will be the subject of a later Tier 2 EIR, which Placer County is currently taking the lead on the first segment between State Route 65 and Foothills Boulevard.

On December 3, 2009, the SPRTA Board certified the Final Program EIR and adopted Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring & Reporting Program for CEQA compliance (SPRTA Board Resolution #09-06). The Board also selected the Placer Parkway corridor – Alternative #5 with a No-Access Buffer (SPRTA Board Resolution #09-07). On May 7, 2010, FHWA issued a Record of Decision selecting Placer Parkway Corridor Alternative 5 with a non access buffer zone pursuant to the National Environmental Policy Act (NEPA).

On February 22, 2012, the SPRTA Board adopted the following Placer Parkway Corridor Policy:

1. The Placer Parkway Corridor Tier 1 environmental document provides for:
 - a. Limited access between Pleasant Grove Road and Fiddymont Road and
 - b. Potential adjustments to the corridor width as part of the Tier 2 environmental document.
2. Support jurisdiction efforts on project level development proposals in the Parkway vicinity so long as they:
 - a. Do not jeopardize Tier 1 approvals and regulatory agency agreements
 - b. Do not result in increased net costs to the overall Parkway project

The proposed ARSP is located in the section of Placer Parkway with a 1,000 foot wide corridor. Attached is the adopted Placer Parkway Alternative 5 corridor. The ARSP should reflect the latest corridor alignment so that identification of the future roadway is not precluded during the Tier 2 environmental process.

The proposed ARSP also identifies a new interchange on Placer Parkway at Westbrook Boulevard. This location is not included in the current Placer Parkway Alternative 5 corridor and would need to be pursued as a separate project.

SPRTA appreciates the City of Roseville's cooperation and participation in the Placer Parkway planning and environmental process. If you have any questions, please contact me at (530) 823-4030.

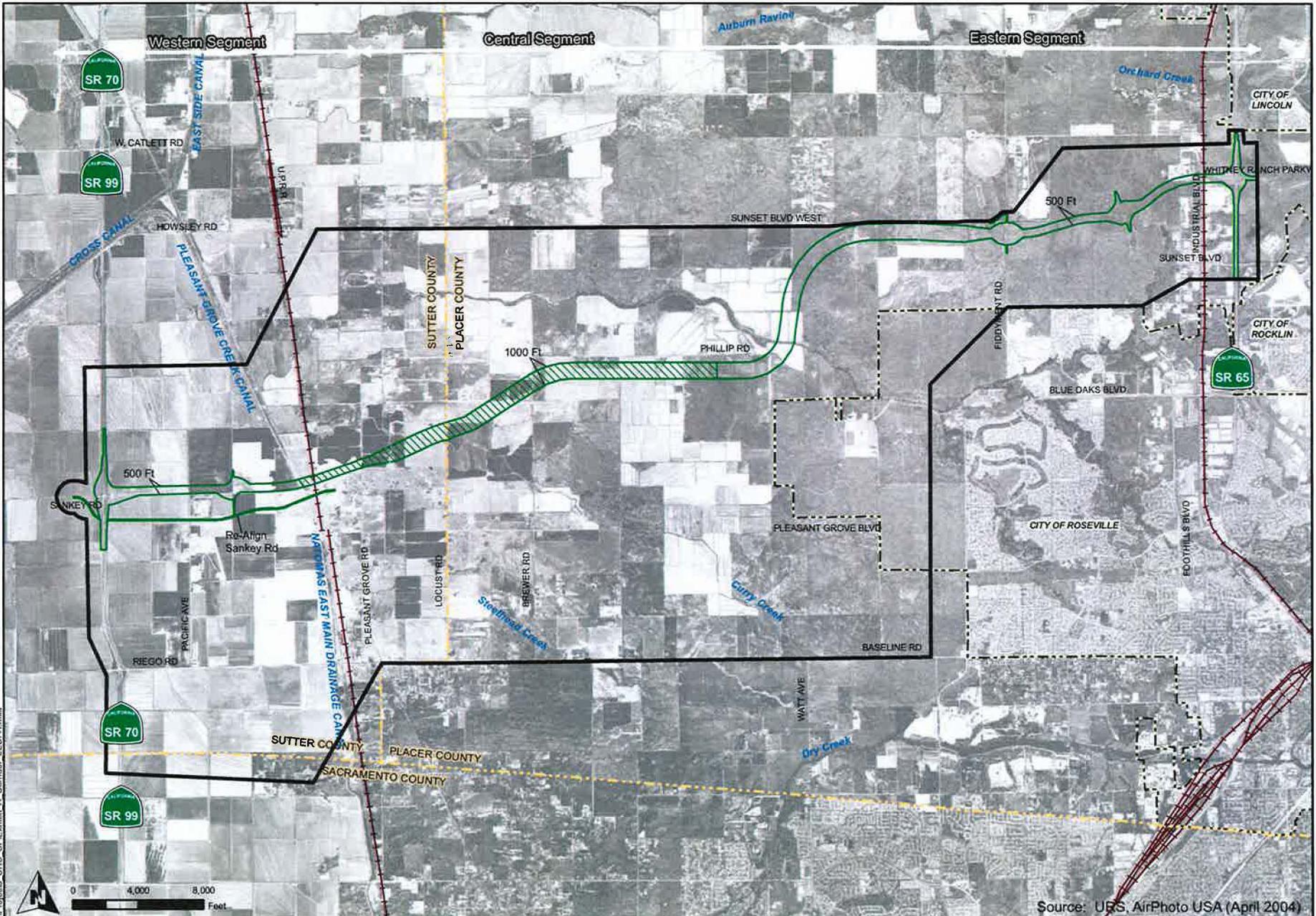
Sincerely,



Celia McAdam, AICP
Executive Director

Enclosure – Selected Placer Parkway Corridor (Alternative 5) with No-Access Buffer

Copies: Loren Clark, Placer County Planning Department
Rich Moorehead, Placer County Public Works
Gary Sweeten, Federal Highway Administration
Laura Walsh, Caltrans



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- Study Area Boundary
- City Boundary
- County Boundary
- Multiple Easements



**Placer Parkway
 Corridor Preservation
 Tier 1 EIS/EIR**

**Selected Placer Parkway Corridor
 with No-Access Buffer**

Exhibit A
Resolution No. 09-07
December 3, 2009