

SECTION 12.0

RESPONSE TO COMMENTS

12.0 RESPONSE TO COMMENTS

12.1 OVERVIEW

The Draft Environmental Impact Report (EIR) for the proposed Amoruso Ranch Specific Plan (ARSP or Proposed Project) was issued on March 1, 2016, and circulated for public review and comment over a 45-day period that ended on April 15, 2016. The California Environmental Quality Act (CEQA) requires a review period of 45-days for EIRs that have been submitted to the State Clearinghouse for review by State Agencies. (Refer to CEQA Guidelines Section 15105[a] and Public Resources Code Section 21091[a].)

During the public review period, the City received eight comment letters on the Draft EIR, of which six letters were from State, regional, or local public agencies or service providers, and two letters were from individuals.

Table 12-1 provides the following information: (1) a comprehensive list of commenter letters; (2) the comment letter number used to identify the commenter; and (3) the page number of this section where those comments and responses begin.

The complete text of the written comments, and the City's responses to those comments is presented in this section. A copy of each comment letter, marked in the margin with the response numbering, is followed by its corresponding response(s). Following the response to comments at the back of this section, are meeting notes from the Transportation Commission, Design Commission, Public Utilities Commission, Park and Recreation Commission, and Planning Commission.

TABLE 12-1
LIST OF COMMENTERS ON THE DRAFT EIR

Comment Letter Number	Commenter	Page Number
1	California Department of Fish and Wildlife (CDFW)	12-3
2	Central Valley Regional Water Quality Control Board (CVRWQCB)	12-16
3	Jim and Gaynell Gleason	12-21
4	Jan McKinsey	12-46
5	Western Placer County Waste Management Authority (WPWMA)	12-71
6	Placer County Air Pollution Control District (PCAPCD)	12-76
7	Placer County	12-82
8	California Department of Transportation (Caltrans)	12-87

12.2 RESPONSES TO COMMENTS

In accordance with Section 15088(a) of the CEQA Guidelines and Public Resources Code Section 21091(d), this section of the Final EIR contains all comments received on the Draft EIR during the public

12.0 Response to Comments

review period, as well as the Lead Agency's responses to these comments. Good faith, reasoned, factual responses have been provided to all comments received that raise environmental issues. Detailed responses have been provided where a comment raises a specific issue, and a general response has been provided where the comment is relatively general. Where a comment does not raise an environmental issue, or expresses the subjective opinion of the commenter concerning the merits of the Proposed Project, the comment is noted but no response is provided. Comments that are outside the scope of CEQA review will be forwarded to the decision-makers for consideration when deciding whether to approve or deny the Proposed Project.

Comment Letter 1

From: Calderaro, Angela@Wildlife [<mailto:Angela.Calderaro@wildlife.ca.gov>]
Sent: Monday, March 21, 2016 8:51 AM
To: Pease, Kathy
Cc: Wildlife R2 CEQA
Subject: CEQA Comment: DEIR Amoruso Ranch Specific Plan (SCH 2013 102057)

Dear Ms. Kathy Pease,

The California Department of Fish and Wildlife (Department) is providing comments on the Draft Environmental Impact Report (DEIR) for the Amoruso Ranch Specific Plan (project) as both a trustee agency and responsible agency under the California Environmental Quality Act (CEQA). As trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of such species (Guidelines § 15386). The Department may also be a responsible agency for a project affecting biological resources where we will exercise our discretion after the lead agency to approve or carry out a proposed project or some facet thereof (CEQA Guidelines § 15096).

01-01

The project includes adoption of the proposed Amoruso Ranch Specific Plan, which would allow for the development of the residential, commercial, and public uses among others within the 694.4-acre project site, annexation and sphere of influence amendment of the entire 694.4-acre project site into the City of Roseville, and offsite improvements on 17.2 acres of the adjacent Al Johnson Wildlife Area, within the Sunset Boulevard West right-of-way, the recycled water tank site adjacent to the project area, and within the Tinker Pump Station and Tinker Road right-of-way.

Special-status Plants

Since the drought may affect whether certain plants will be identified, impacts may occur if surveys do not identify the plants because surveys were not conducted on multiple site visits and in multiple years. The Department recommends using established rare plant survey protocol, such as the *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html), to identify rare plants that may occur on the project site or otherwise be impacted by project activities. In addition, drought and other adverse conditions may mean that some plant taxa will not be evident or identifiable this year. This may be particularly true for annual and short-lived perennial plant taxa and plants with persistent long-lived seed banks that are known not to germinate every year. Because of these conditions, the failure to locate a plant during the floristic surveys of one field season does not constitute evidence that the plant is absent from the surveyed location. The timing and number of visits necessary to conduct a floristic survey should be determined by geographic location, the natural communities present and the weather patterns of the year, with the understanding that more than one field visit or field season may be necessary to accurately survey the floristic diversity of a site and detect the presence of special status plant taxa.

01-02

To make the most out of this field season the Department recommends that:

- Botanical surveys be floristic in nature (every plant taxon that occurs on a site is identified to the taxonomic level necessary to determine rarity and listing status);
- Surveys be conducted in the field at the time of year when target plant taxa are both evident and identifiable (usually during flowering or fruiting), and multiple visits to a site be made (e.g.

in early, mid, and late-season) to accurately survey the floristic diversity of the site and detect the presence of all special status plant taxa that are evident and identifiable;

- Nearby reference populations be visited whenever possible to determine if known special status plant populations are evident and identifiable this year, and to obtain a visual image of the target species, associated habitat, and associated natural community. Reference populations may be particularly important this year to ensure that the timing of surveys is appropriate and to help substantiate negative findings in adverse conditions caused by drought.

01-02
(cont.)

Again, additional field seasons of surveys may be necessary to accurately survey the floristic diversity of a site and substantiate negative findings. This may be particularly true when surveying for annual or short-lived perennial plant taxa during drought conditions, and in years where an evident and identifiable reference population could not be referenced.

Reports for surveys that are conducted this year should include a discussion of how the drought affects the comprehensiveness of the surveys, and the potential for false negative surveys. The size, condition, and phenological development of any special-status plant reference populations that were visited should also be described.

If suitable habitat is present, the Department recommends that surveys are conducted in accordance with the protocol identified above to determine whether any rare plants which are either State or federally listed, or meet the criteria pursuant to Guidelines Section 15380(b) are present. A full discussion of the determination and timing of species-specific mitigation to avoid impacts to sensitive plant species present within the vicinity of project site should be included in the CEQA analysis. CEQA guidelines Section 15021 establishes a duty for public agencies to avoid or minimize environmental damage where feasible. CEQA also requires that lead agencies give major consideration to preventing environmental damage, and 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. The Department recommends that the lead agency evaluate and demonstrate the project's ability to avoid and minimize both direct and indirect impacts to rare plants and their habitat, and require project modifications as necessary to accomplish these tasks. For those locations of the project site where impacts to sensitive plants are unavoidable, mitigation for this project should be established off-site in accordance with the off-site mitigation program elements. The mitigation plan should be developed that demonstrates specific details designed to accomplish these off-site mitigation program elements. Dwarf downingia is designated as CNPS 1B. Mitigation measure 4.8-3 states that if the rare plant are present and cannot be avoided then additional measures will be developed. This plant was observed on the project site; therefore, it cannot be avoided and a plan should be developed prior to determine significance after mitigation. Mitigation measure 4.8-3 does not require consultation with the USFWS or CDFW if the plant is not listed under an Endangered Species Act or rare (FGC 1913). Mitigation measure 4.8-3 also does not give performance standards for the restoration site. In addition, it is not clear whether compensatory mitigation relies solely on whether the rare plant species are found again during another round of surveys. The Department recommends that the lead agency condition the project to require Department's review and approval of a mitigation plan and that the mitigation plan require a 3:1 mitigation ratio (3 acres restored for each acre disturbed) and that performance standards are built into the plan. If performance standards are not met following ten years of monitoring, then additional mitigation would be required.

01-03

Riparian Habitat/ Streambed Alteration Agreement

The CEQA analysis should state what, if any, Department-jurisdictional features will be removed, disturbed, or otherwise altered by the project. The DEIR does not mention or show the limit of the Department's jurisdiction under FGC 1600. The Department's jurisdiction includes the bed, bank and channel and any associated habitat including areas where water has flowed and where the width of its course can be identified by physical or biological indicators which may include the area encompassed by the seasonal wetlands in Lot C. The DEIR should include a map showing a delineation of Department-jurisdictional features including but not limited to the riparian habitat and seasonal wetlands. The DEIR does not quantify impacts to our jurisdiction, which is distinct from the USACE's and SWRCB's definitions. The project would result in direct and indirect impacts to Department-jurisdictional features. The CEQA document should address direct (temporary and permanent), indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.

Direct Impacts

An entity (any person, State, local government agency, or public utility) should consider and analyze whether implementation of the proposed project will result in reasonably foreseeable potentially significant impacts subject to regulation by the Department under Section 1600 et seq. of the FGC. In general, such impacts result whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel, including ephemeral streams and watercourses. As a responsible agency under CEQA, the Department must rely on the CEQA analysis for the project when exercising our discretion after the lead agency to approve or carry out some facet of a proposed project, such as the issuance of a Lake and Streambed Alteration Agreement (LSAA). Therefore, the CEQA document should include specific, enforceable measures to be carried out onsite or within the same stream system that will avoid, minimize and/or mitigate for project impacts to the natural resources. If CDFW-jurisdictional features will be removed as a result of the project, the Department recommends a minimum *3 acres of restored habitat for each acre removed*. Mitigation measures should also describe when the mitigation measure will be implemented, and explain why the measure is feasible. The Department recommends that the CEQA document does not defer mitigation details to some future time. The CEQA document should identify the following items: how each measure will be carried out; who will perform the measures; when the measures will be performed; the performance standards and mechanisms for achieving success, and an assured source of funding to acquire and manage identified mitigation lands. The CEQA document should describe a range of enforceable mitigation measures that will be implemented in instances where approval and cooperation with the entities identified above either does or does not occur.

01-04

Indirect Impacts

Project activities may result in disrupted reproduction depending on the time of year construction occurs; noise, light, dust, and ground vibration during construction; and possible increased sedimentation into the seasonal wetlands and floodplain resulting from fill material inadvertently entering the waterway. Indirect impacts from development may occur from effects to water quality, increase in noise, light and human-wildlife interaction, as well as disturbances to wildlife species and the habitats on which they depend. The document states that post and rail fence and signage will be used to direct trail users to stay within the designated trail corridor. Even so, this is insufficient to ensure there will be no indirect impacts to this sensitive habitat.

Deferred Mitigation

CEQA Guidelines §15126.4 (a)(1)(B) states that formulation of mitigation measures should not be deferred until some future time. The DEIR includes a number of mitigation measures for biological resources (i.e. MM 4.8-1(a), MM4.8-1(b), MM 4.8-2, MM 4.8-7, MM 4.8-8), that rely on future approvals or agreements with USACE, USFWS and CDFW and entities entrusted with carrying out the project as a means to bring identified significant environmental effects to below a level that is significant. Because there is no guarantee that these approvals or cooperation with all of the above entities will ultimately occur, the Department believes that the above mitigation measures are unenforceable and do not bring the impacts to biological resources to below a level that is significant. MM 4.8-8 states that the project proponent will obtain a Streambed Alteration Agreement. As a responsible agency issuing a Streambed Alteration Agreement, the Department must rely on CEQA document to adequately address all potential impacts associated with the project and to have enforceable mitigation measures to avoid, minimize or mitigate those impacts. The Department cannot issue a Notice of Determination based on a CEQA document, which in turn relies on the Agreement for mitigation; it is circular logic. Mitigation measures in the DEIR rely on development of future mitigation plans with no agency oversight or approval. It is recommended that Mitigation Plans are developed prior to finalizing the DEIR and that any potential impacts associated with the Mitigation Plans are analyzed as well (i.e., restoration or enhancement of habitat may have impacts to sensitive resources).

01-05

Nesting Birds and Raptors

The project has the potential to disturb bird species or nests protected under the Migratory Bird Treaty Act (MBTA), FGC §3503 and 3503.5. Since project activities may occur during the nesting season (determined by region, species, and climate), construction activities could result in disturbance to nesting raptors and other migratory birds. Raptors and other migratory birds are protected under the MBTA and FGC §3503.5; therefore, potential impacts may be considered potentially significant unless adequate avoidance, minimization and/or mitigation is incorporated. If nests are identified on or adjacent to the project site, implementation of the project may adversely impact the success of the nest site and/or take a bird, their eggs and/or nest.

Mitigation Measure 4.8-6 states that preconstruction surveys will be conducted within 14 days prior to the start of construction. The Department recommends that this is changes to three (3) days prior to the start of construction. In addition, if there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted. Due to changes in weather patterns some birds are nesting earlier in the year. The Department recommends changing the nesting season dates from March 1st to February 15th so that surveys would be required between February 15th and September 1st. All measures to protect birds should be performance-based. While some birds may tolerate disturbance within 300 feet of construction activities, other birds may have a different disturbance threshold and “take” (FGC §86) could occur if the no-work buffers are not designed to reduce stress to that individual pair. The Department recommends including performance-based protection measures for avoiding all nests protected under the Migratory Bird Treaty Act and FGC §3503.5. A 300-foot no-work buffer may be sufficient; however, that buffer may need to be increased based on the birds’ tolerance level to the disturbance. Below is an example of a performance-based protection measure:

01-06

Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer will be increased such that

activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

01-06
(cont.)

Burrowing Owl

There are 8 CNDDDB occurrence records within a 10-mile radius (CDFW 2016; CNDDDB layer in BIOS). Suitable habitat for burrowing owl is present on and adjacent to the project site. Burrowing owls are present on the project site and the proposed project has the potential to significantly impact this species.

Under the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012), the Department recommends a qualified biologist will complete four surveys for burrowing owl. The biologist will conduct 4 survey visits: 1) at least one site visit between 15 February and 15 April, and 2) a minimum of three survey visits, at least three weeks apart, between 15 April and 15 July, with at least one visit after 15 June. Surveys will be conducted on the project site and within 150 meters of areas that will be directly or indirectly impacted by the project, where feasible. Surveys shall not be conducted during inclement weather, when burrowing owls are typically less active and visible. If burrowing owls or evidence of burrowing owls (e.g., whitewash or pellets) are not observed during surveys, no additional mitigation is necessary. If the birds are present, then there is potential for impacts to occur and the project proponent to take a bird protected under FGC. If any new burrowing owl colonizes the project site after the CEQA document has been adopted, it may constitute changed circumstances that should be addressed in a re-circulated CEQA document (CDFG 2012).

01-07

Passive relocation is considered an impact to the species unless there is adjacent natural habitat nearby. The Department recommends that mitigation measure 4.8-6 (b) is amended so it is consistent with the *Staff Report on Burrowing Owl Mitigation*. Namely, the project proponent should develop a Burrowing Owl Exclusion Plan approved by the Department. In addition, the impact analysis does not include compensatory mitigation for the loss of occupied burrowing owl habitat. This species was observed on the project site and would result in permanent loss of its habitat. The Department recommends that temporary and permanent loss of habitat is mitigated as outlined in the Department's staff report to include permanent protection of mitigation land, a management plan, and endowment.

California Endangered Species Act

The Department has regulatory authority pursuant to California Endangered Species Act (CESA) over projects that have the potential to result in the take^[1] of any species of wildlife designated by the California Fish and Game Commission as an endangered, threatened, or candidate species. Take of species protected pursuant to CESA is prohibited (Fish and Game Code [FGC] § 2080). However, the Department, may authorize the take of these species by permit if the conditions set forth in FGC Section 2081, subdivisions (b) and (c) are met (See also Cal. Code Regs., title 14, § 783.4).

01-08

The Department has concern that the project may adversely affect and may take a State-listed species. If the project may result in the take of any species protected pursuant to CESA, an incidental take permit, issued by the Department, should be obtained before the take occurs. If the Department issues an incidental take permit, the Department must rely on the CEQA document to prepare and issue its own findings regarding the project (CEQA Guidelines §§15096 and 15381). The Department will only use the

^[1] Take is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

CEQA document if it adequately addresses the effects of those project activities, including all avoidance, minimization and the mitigation required for the take authorization.

01-08
(cont.)

Any activity resulting in loss of habitat, decreased reproductive success, or other negative effects on population levels of species protected pursuant to CESA should be analyzed. Project activities should be designed to avoid and minimize the potential for take of CESA species. If the project has the potential to take CESA species, those impacts will need to be fully mitigated.

Tricolored Blackbird

Tri-colored blackbird is known to occur in the area; there are 14 occurrences within a 10-mile radius (CDFW 2016; CNDDDB layer in BIOS). Tricolored blackbird is a candidate for State listing. Any activity resulting in loss of habitat, decreased reproductive success, or other negative effects on population levels of species protected pursuant to CESA should be analyzed. Project activities should be designed to avoid and minimize the potential for take of CESA species. If the project has the potential to take CESA species, those impacts will need to be fully mitigated. The DEIR should address potential impacts to foraging habitat for tricolored blackbird as it may result in decreased reproductive success such as abandonment of a nearby colony site.

01-09

Swainson's Hawk

There are 29 occurrence records within a 10mile radius of the project (CDFW 2016; CNDDDB layer in BIOS). The loss of nesting and foraging habitat due to agricultural and urban expansion has greatly reduced the breeding range and abundance of Swainson's Hawk in California (CDFW 1993; 5-year Status Review: Swainson's Hawk). The CEQA document proposes mitigation which would contribute to the decline of the species. The Department recommends that mitigation for loss of Swainson's hawk foraging habitat includes 1 acre preserved for each 1 acre lost (1:1 ratio) *at a minimum*. The DEIR proposes a 0.75:1 ratio which is unacceptable. Even a 1:1 ratio represents a net loss as no new habitat is being created only existing land is being preserved. Over time the cumulative impact would be significant. In addition, riparian habitat represents high quality nesting habitat and any adjacent foraging habitat is of greater value as the hawk does not need to expend additional energy traveling farther to forage which may aid in having more reproductive success. Mitigation land should be of equal or greater value of foraging habitat for Swainson's hawk and preserved in perpetuity under a conservation easement. Nearby preserved nesting sites should be located in close proximity to the mitigation land. In addition the land should not have conflicting land uses (i.e., airports), or conflicting mineral rights or wind rights, and should have an endowment to manage land in perpetuity to uphold habitat values. Mitigation measure 4.8-7 states that the loss of foraging habitat will be mitigated through the Operations and Maintenance Plan prepared for the Section 404 Permit and the development of a Swainson's Hawk Grassland Habitat Mitigation Plan. Development of a plan or obtaining a permit is not mitigation for the loss of habitat. The Department recommends that any mitigation for loss of Swainson's Hawk foraging habitat is reviewed and approved by the Department, that it includes a greater than 1:1 mitigation ratio, and it includes management and funding in perpetuity specifically for Swainson's hawk.

01-10

For mitigation to Swainson's Hawk foraging habitat, the Department considers the following criteria.

- 1) Proposed mitigation parcel should be occupied by Swainson's Hawk
- 2) Foraging habitat mitigation sites should be in close proximity to the impact sites

- 3) Foraging habitat mitigation sites should contain at least the same quality or better of suitable foraging habitat than habitat impact sites
 - 4) Foraging habitat mitigation sites should be connected to other protected habitat thereby contributing to a larger habitat preserve
 - 5) Foraging habitat mitigation sites should be outside of areas identified for urban growth
 - 6) Foraging habitat mitigation sites should be managed in perpetuity as foraging habitat
 - 7) CEQA Lead Agencies should be supportive
 - 8) Regional conservation efforts should be supportive
- The Department recommends consistency with the Draft PCCP which uses an approximate 1.4:1 ratio, as that is the best available information for that area.

01-10
(cont.)

Placer County Conservation Plan

Although the Placer County Conservation Plan has not yet been adopted, the parties have signed the Planning Agreement, which requires a consistency review of interim projects in the Plan Area. This project is a "Interim Project" as described in the Planning Agreement which outlines an interim project process (Section 6.6) this process must be followed for all projects that meet the interim project definition. Since this process was not completed, the Department recommends that the CEQA document analyze the project's consistency with the Habitat Conservation Plan/Natural Communities Conservation Plan and provide the necessary documentation to the Wildlife Agencies as outlined in the Planning Agreement.

01-11

Thank you for considering our comments. If you could please reply and let me know you received this email, it would be greatly appreciated. Department personnel are available for consultation regarding biological resources and strategies to minimize impacts. If you have questions, please do not hesitate to contact me.

Regards,

Angela Calderaro

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To report a violation please notify the Californians Tum in Poachers and Polluters (CaTIP) program by calling 1-888-DFG-Caltip or texting "tip411" (numerically, 847411 – Start message with "Caltip") You can even send photos via text. Also, the CaTIP App can be downloaded for free via the Google Play Store and iTunes App Store.

Note: I do not work most Thursdays.

RESPONSE TO COMMENT LETTER 1 FROM CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW)

Response to Comment 1-1

Comment noted. The California Department of Fish and Wildlife's (CDFW's) role as a responsible agency is acknowledged in Section 2.13.2 of the EIR.

Response to Comment 1-2

This comment recommends using established rare plant survey protocol to identify rare plants that may occur on the project site. The comment also indicates that more than one field visit or field season may be necessary to accurately detect the presence of special status plants and indicates drought conditions may affect the results of the surveys and produce false results.

As discussed in Section 4.8.2 of the Draft EIR and the Biological Resources Assessment (BRA) included as Appendix P of the Draft EIR, protocol-level special-status plant surveys of project site were conducted during the 2009, 2011, and 2015 bloom seasons (ECORP, 2013a; 2013b; and 2015a). All surveys were conducted in accordance with the *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW, 2000), along with U.S. Fish and Wildlife Service (USFWS) and California Native Plant Society (CNPS) protocols. An analysis of precipitation information included as Appendix AA to this Final EIR indicates that that in 2011 rainfall was 130 percent of the 65 year average (1961-2015) and 67 percent of average in 2015, and that all surveys were conducted during years that fell within the "normal" range of annual precipitation (i.e. within one standard deviation). Given that multiple surveys were conducted within normal precipitation years over a seven year period, and all surveys followed USFWS, CDFW, and CNPS protocols, the conclusions in the EIR are well supported by scientific evidence. Further, EIR Mitigation Measure 4.8-3 requires that prior to construction of each phase of the project, the Applicant shall consult with USFWS if more than 3 years have passed since the latest survey results to determine the need for additional surveys. Should additional surveys be required, they are to be conducted according to CDFW, CNPS, and USFWS protocols. EIR Mitigation Measure 4.8-3 also defines performance standards for mitigation protocol should special status plant species be identified in subsequent surveys of the project site. No changes to the EIR conclusions or mitigation recommendations are required.

Response to Comment 1-3

Impacts to special status plant species were addressed in Impact 4.8-3 of the Draft EIR and mitigation measures to avoid and minimize impacts are outlined in Mitigation Measure 4.8-3. Consistent with the recommendations of this comment, mitigation requires that populations of special status plants be avoided, and if avoidance is not feasible, then additional measures such as seed collection and/or transplantation shall be developed in consultation with the appropriate agencies (CDFW and USFWS). Dwarf *Downingia* is not on the CNPS List 1B as indicated in the comment, but is instead on the CNPS List 2B.2, which includes plants that are moderately threatened in California, but more common elsewhere. Plants are measured as a population, not as acreage as is the case with wetlands. Requiring a 3:1 acreage mitigation ratio and 10 years of monitoring for this species is not appropriate given that it is not listed pursuant to the Federal Endangered Species Act (FESA) or the California Endangered Species

Act (CESA), there is no available technology for replicating or multiplying seeds from this species, and there is no source to purchase additional seeds for this species. The plant is very small in stature, measuring 1-2 inches in size; thus, it is too delicate for direct transplantation and the seeds are microscopic. Guaranteeing survivorship is infeasible due to its annual nature and inability to compete with associated native and non-native plant species. Additionally, Dwarf Downingia populations are often found in areas that have been disturbed. Temporary soil disturbance benefits the species by exposing bare soil with seed source and creating gaps in vegetation for the plant to grow into. If open space areas are undisturbed, the plant population will not likely persist for 10 years, which is typical for the species. Mitigation measures require that that soil inoculum be collected from the Dwarf Downingia population and placed at the offsite created and/or restored wetlands to further the long-term viability of this sensitive plant species. Created and/or restored wetlands will require monitoring according to Section 404 permit guidelines and therefore transferred inoculum would be covered under such efforts. No further mitigation is required.

Response to Comment 1-4

This comment indicates that the EIR should include a figure delineating the areas of the project site that are subject to CDFW jurisdiction under Fish and Game Code 1600.

The Draft EIR disclosed the project site's existing natural features, including wetlands, waters of the U.S., streams and creeks, riparian habitat, and special status species located on the project site or for which suitable habitat exists on the site (refer to Section 4.8, Figure 4.8-1, and Table 4.8-4 of the Draft EIR). The Draft EIR also calculated and disclosed the extent of the Proposed Project's impacts on these features and all biological resources that could be affected by development of the project as proposed, as well as feasible mitigation for all such impacts. CEQA does not require a delineation of CDFW jurisdictional features, because a legal determination of the precise extent of CDFW's jurisdiction over resources impacted by the project ultimately lies with the State, not with the City, the lead agency for the EIR. Nonetheless, the City believes that by providing a full discussion of the project site's existing natural features and the extent of the potential impacts on wetlands and other water features and dependent species and habitat, the EIR provides the necessary information required under CEQA for CDFW's subsequent decision as a responsible agency on a permit application for a Streambed Alteration Agreement. Fish and Game Code 1602 defines CDFW's jurisdiction as the "bed, channel, or bank of, any river, stream, or lake." The project site contains three feature types with beds and banks: 1.92 ac intermittent drainage, 0.002 ac ephemeral drainage, and 0.023 ac seasonal creek. The seasonal creek is within the Al Johnson drainage improvements area and will be temporarily impacted. The intermittent drainage and ephemeral drainage are within planned open space; there is potential to affect 0.08 ac of intermittent drainage for the crossing of Westbrook Boulevard.

In addition to the EIR's discussion of wetland impacts and mitigation, a discussion of potential impacts to riparian habitat and the need to obtain a Streambed Alteration Agreement from CDFW was provided under Impact 4.8-8 of the Draft EIR. Mitigation Measure 4.8-8 states that a Streambed Alteration Agreement shall be obtained, and then lists specific mitigation measures that must be implemented, including, but not be limited to, the use of a bridge and/or culvert for the road crossing, that is large enough that wildlife have enough space to pass without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and revegetation of stream corridor

habitat that has been damaged due to the project's construction. The City, as lead agency, and CDFW, as the responsible agency for issuing the Streambed Alteration Agreement, has oversight and approval to ensure that this measure is implemented by the Applicant. As required under CEQA, the Mitigation Monitoring and Reporting Program (MMRP) that will be adopted by the City if the project is approved will specify the parties responsible for implementing the mitigation and overseeing and enforcing its implementation. Final road improvement and bridge plans have not been developed at this stage in the planning process, thus the precise area of impact cannot be calculated and exact the timing of improvements is unknown. The Streambed Alteration Agreement shall identify the final mitigation plan and ratio of restored habitat for each acre removed based upon final engineering plans.

Response to Comment 1-5

It is the responsibility of the City as the lead agency to ensure the mitigation measures are implemented in accordance with the adopted MMRP for the Proposed Project. If responsible agencies do not issue the necessary approvals and permits required to implement the Proposed Project, the project will not move forward. Refer to **Response to Comment 1-4**. Biological mitigation measures acknowledge that permits would be required from responsible agencies, and also identify minimum specific mitigation requirements and performance standards that must be implemented to avoid impacts. Off-site mitigation properties were clearly identified in the EIR and potential impacts were addressed in the document – see Figure 4.8-2 and Impact 4.8-3 regarding potential impacts to rare plant populations.

In the recent California Supreme Court decision, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439, a petitioner made a similar argument against mitigation adopted by the defendant agency, contending that the respondent agency's adopted mitigation for potential off-site parking impacts was not enforceable because it depended on the cooperation of municipal agencies having jurisdiction over parking in the vicinity of the proposed project. The Court disagreed with the petitioner's argument that this conclusion violated CEQA, finding that while the respondent agencies "cannot guarantee local governments will cooperate to implement permit parking programs or other parking restrictions, the record supports the conclusion these municipalities 'can and should' (Pub. Resources Code § 21081, subd. (a)(2)) do so." Here, because of the mitigation measures that contemplate the need for future approvals or agreements with U.S. Army Corps of Engineers (USACE), USFWS, and CDFW as a means to reduce significant biological impacts to a less than significant level, the City finds that the post-mitigation conclusions are reasonable and supported by substantial evidence. The wetlands avoidance/mitigation plan and permits required from these other agencies are within the scope of their jurisdiction and authority to approve and the purpose of the anticipated interaction with these agencies is to reduce impacts on the resources regulated by these agencies to a less than significant level pursuant to the respective laws and regulations governing the affected resources and agencies. If the permit applications and plans comply with the resource agencies' regulations and guidance, they can and should be approved. If a permit is not issued, the approvals will not be issued, and the project will not be allowed to move forward. The project is conditioned to obtain regulatory approvals before the City would allow development to move forward. Therefore, the conclusions in the EIR that these mitigation measures would be effective and enforceable are based in evidence and applicable law.

Response to Comment 1-6

Comment noted. Impacts to nesting birds and raptors were addressed in Impact 4.8-6 of the EIR. In response to the suggestions in this comment, Mitigation Measure 4.8-6 has been revised to require that nest surveys be conducted within 3 days prior to start of construction activities, and that surveys be re-conducted if there is a break in construction activities lasting more than 2 weeks. Additional performance standards have been added to Mitigation Measure 4.8-6 consistent with the recommendations of this comment. It should be noted that the EIR indicates that the nesting season starts on February 1st, which is more conservative than CDFW's recommendation of February 15th.

Response to Comment 1-7

The Draft EIR acknowledges that burrowing owls occur within the project site and recommends appropriate mitigation measures in accordance with the requirements of CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFW, 2012). Because the timing of construction activities is not known, it may not be feasible to conduct three surveys with one survey occurring after June prior to initiating site work during each phase. Therefore, the Draft EIR mitigation requires that a take avoidance survey be conducted in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFW, 2012). Appendix D of the Staff Report states "Field experience from 1995 to present supports the conclusion that it would be effective to complete an initial take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the Detection Surveys section above". Passive relocation of owls is outlined as a type of exclusion within the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Mitigation Measure 4.8-6 has been revised to clarify that a Burrowing Owl Exclusion Plan shall be developed in accordance with CDFW guidance. The plan will acknowledge onsite preservation that includes suitable owl habitat.

Loss of burrowing owl foraging habitat is addressed under Impacts 4.8-6 and 4.8-7 of the EIR. Implementation of Mitigation Measure 4.8-7 would reduce the impacts from loss of foraging habitat to a less-than-significant level by protecting 591.3 acres of similar habitat in southwestern Placer County in perpetuity. This will be accomplished via on-site preservation of 91.4 acres and through the preservation of 499.9 acres of grassland communities within the three off-site Mitigation Properties, which provide suitable burrowing owl habitat, in proximity to the project site, and within the same watershed. As discussed in the BRA included as Appendix P of the Draft EIR, burrowing owls have been observed within the Mourier West Property, shown on Figure 4.8-2.

The comment asserting that the EIR may need to be recirculated if any new burrowing owl colonizes the project site after the CEQA document has been adopted is an inaccurate statement of the law. Recirculation is required if significant new information is added to an EIR after it has been circulated but before it is certified. After an EIR is certified, no subsequent or supplemental EIR shall be required unless (a) there is a further discretionary approval required; and (b) there is substantial evidence of new or more severe significant impacts due to project changes, changed circumstances, or new information which was not known and could not have been known at the time the EIR was certified. Because this EIR already identifies potentially significant impacts to burrowing owls and proposes mitigation to reduce those impacts to a less than significant level, a discovery at some point in the future of any new burrowing owl

colonies within the project area would not constitute changed circumstances prompting subsequent analysis under CEQA.

Response to Comment 1-8

Comment noted. The Draft EIR disclosed the project site's existing natural features, including the potential for State listed special status species or suitable habitat to occur within the project site (refer to Section 4.8). The Draft EIR also calculated and disclosed the extent of the Proposed Project's impacts on these species, as well as feasible mitigation for all such impacts. The City believes that by providing a full discussion of the project site's existing biological resources and the extent of the potential impacts on species and habitat, the EIR provides the necessary information required under CEQA for CDFW's subsequent decision on a take permit application, should one be required.

Response to Comment 1-9

As discussed in the Draft EIR Section 4.8 and BRA included as Appendix P, there are no known nesting colonies and there is no suitable nesting habitat present on the project site for Tri-colored blackbird; however, Tri-colored blackbird has been observed foraging within the project site. Impact 4.8-7, which addresses loss of foraging habitat for migratory birds, has been revised to clarify that grassland habitat on the site also provides suitable foraging habitat for Tri-colored blackbird. Additionally, the discussion has been revised to clarify that off-site mitigation properties provide foraging habitat and support suitable nesting habitat and a known nesting colony of Tri-colored blackbird; therefore, implementation of Mitigation Measure 4.8-7 will reduce potential impacts to foraging habitat for Tri-colored blackbird to less than significant. No additional mitigation is required.

Response to Comment 1-10

As detailed in Table 4.8-7, the majority of impacted Swainson's hawk foraging habitat within the project site is within one-mile of a known nest site and is required to be mitigated for at a 1:1 ratio; only 17.4 acres is located further than one-mile from a known nest, and thus is proposed to be mitigated at a 0.75:1 ratio. These compensatory mitigation requirements are consistent with the published CDFW guidelines for mitigation and the City believes this standard provides an appropriate level of compensatory mitigation. The proposed off-site mitigation properties meet CDFW's criteria for mitigation as follows:

- 1) *Proposed mitigation parcel should be occupied by Swainson's hawk*
The off-site mitigation parcels are located within 10 miles of an active Swainson's hawk nest, which is the effective foraging range according to the CDFW Guidelines. Swainson's hawk have been observed over the Mourier West and Skover properties located approximately three miles west of the project site. Further these properties are immediately north of the City's 1,700-acre Al Johnson Wildlife Area. Therefore, substantial land is available proximate to the project site to provide adequate land for Swainson's hawks.
- 2) *Foraging habitat mitigation sites should be in close proximity to the impact sites*
The offsite parcels are located within three-miles of the project site, well within the effective foraging range of Swainson's hawk.
- 3) *Foraging habitat mitigation sites should contain at least the same quality or better of suitable*

foraging habitat than habitat impact sites

The offsite parcels are a combination of former agricultural fields, now fallow, and annual grassland. It is well documented that Swainson's hawk in the Central Valley regularly forage in agricultural lands, even more so than annual grasslands. Therefore, the offsite lands will be of equal or greater foraging habitat value.

- 4) *Foraging habitat mitigation sites should be connected to other protected habitat thereby contributing to a larger habitat preserve*

The offsite mitigation parcels are over 200 acres in size and situated within an agricultural or open space landscape. The matrix of various land-uses of agriculture and open space contributes to the high foraging habitat quality of the region. As indicated in number 1 above, they are immediately north of the City's 1,700 acre Al Johnson Wildlife Area, which would provide substantial connectivity and enlarge an existing open space area.

- 5) *Foraging habitat mitigation sites should be outside of areas identified for urban growth*

The offsite mitigation parcels are outside the proposed urban growth areas, as shown in Placer County Conservation Plan (PCCP) Resource Acquisition areas zoned for agricultural use

- 6) *Foraging habitat mitigation sites should be managed in perpetuity as foraging habitat*

As required by mitigation, the off-site mitigation properties will be managed in perpetuity for multiple species, including Swainson's hawk, as open space within a matrix of agriculture and adjacent open space lands.

- 7) *CEQA Lead Agencies should be supportive*

The City, as the lead agency for the project, is supportive of the mitigation approach. The Swainson's hawk Grassland Habitat Mitigation Plan to be developed will be subject to City review and approval.

- 8) *Regional conservation efforts should be supportive*

Use of the proposed mitigation properties will not conflict with regional conservation efforts.

The City is not a participating party in the PCCP. Although, the Proposed Project may participate and may be included in the PCCP as a special entity, this planning document is still in draft form, and its recommendations have not been approved and adopted. As explained above, however, the offsite mitigation lands proposed for the Project include high-quality Swainson's hawk foraging habitat, and the off-site mitigation land is within the area targeted for conservation under the draft PCCP.

Response to Comment 1-11

The commenter's characterizations of the Planning Agreement under the PCCP are incorrect. The Planning Agreement does not contain a mandate to perform a "consistency" review. A "party" to the Agreement must request such a review and the City of Roseville is not a party. While the City understands that an amendment is being considered, the Planning Agreement expired on December 1, 2015, and pursuant to Section 9.6, it is not currently in effect.



Central Valley Regional Water Quality Control Board

29 March 2016

RECEIVED

Kathy Pease
City of Roseville
311 Vernon Street
Roseville, CA 95746

APR 01 2016
Planning Department

CERTIFIED MAIL
91 7199 9991 7035 8364 4578

COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, AMORUSO RANCH SPECIFIC PLAN PROJECT, SCH# 2013102057, PLACER COUNTY

Pursuant to the State Clearinghouse's 1 March 2016 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the Request for Review for the Draft Environment Impact Report for the Amoruso Ranch Specific Plan Project, located in Placer County.

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

I. Regulatory Setting

Basin Plan

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

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

02-01

United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

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

Clean Water Act Section 401 Permit – Water Quality Certification

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

Waste Discharge Requirements – Discharges to Waters of the State

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

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

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

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

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

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

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

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

Regulatory Compliance for Commercially Irrigated Agriculture

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

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water*

02-01
(cont.)

(Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

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

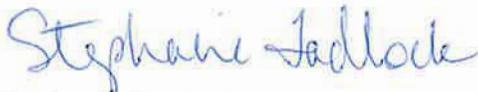
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

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

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

02-01
(cont.)

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

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

RESPONSE TO COMMENT LETTER 2 FROM CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD (CVRWQCB)

Response to Comment 2-1

The information provided by the Central Valley Regional Water Quality Control Board (CVRWQCB) is noted. An analysis of the potential impacts to surface and groundwater quality from the development of the Proposed Project is provided in Section 4.12 and 4.13 of the EIR.

**Jim and Gaynell Gleason
6495 Sunset Blvd West
Roseville, CA 95747**

April 12, 2016

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

Re: Comments to Amoruso Ranch Specific Plan Draft EIR

Dear Ms. Pease:

We are submitting this letter in response to the request for public comment on the Draft Environmental Impact Report for the Amoruso Ranch Specific Plan (“Draft EIR”), for which the City of Roseville is the lead agency. As you know, our 160-acre ranch (“Gleason Ranch”) borders both the western boundary of the Amoruso Ranch Development project site (“ARD Site”) and the northern border of the City of Roseville Al Johnson Wildlife Area, previously known as Reason Farms (“Reason Farms”).

We have serious concerns about this project, as the Draft EIR fails to recognize, and in many cases fails to adequately mitigate, many of the Amoruso Ranch project’s significant environmental impacts. As you know, we hired an attorney and sought to engage with Brookfield Residential (“Brookfield”) early in the process, with the goal of addressing our concerns without the need for a formal objection to the project. We also submitted extensive written comments, dated May 8, 2015, to the Amoruso Ranch Specific Plan Area Drainage Master Plan dated February 2015 (“May 2015 Gleason Letter”). However, Brookfield has not engaged us in a meaningful way (as summarized in the May 2015 Gleason Letter), and the Draft EIR fails to address the concerns previously raised. Therefore, we request that the City of Roseville Planning Commission reject the Draft EIR until these issues have been addressed.

03-01

I. Impact on Adjacent Agricultural Uses

Section 4.1 of the Draft EIR acknowledges the incompatibility of the proposed project with adjacent agricultural uses. The discussion of these issues sections 2.12 and 2.35 omits the Gleason Ranch from this discussion. While the Gleason Ranch is discussed in section 4.1, the impacts are not completely accurate and the mitigation measures are inadequate.

03-02

The Draft EIR states that on adjacent lands it is “not expected that heavy agricultural uses, such as growing row crops that would require spraying of pesticides or herbicides, would be conducted.” (Draft EIR at 4.1-41.) However, the Gleason Ranch has utilized the aerial application of herbicides and fertilizers for many years. The Draft EIR summarily concludes that the project has no significant impact on surrounding agricultural uses, but Brookfield failed to seek basic information regarding those uses and included false assumptions in its Draft EIR. This illustrates that the Draft EIR cannot adequately assess the project’s environmental impacts.

03-03

Additionally, the Draft EIR states that the incompatibility of residential and agricultural uses will be addressed through disclosures in the deeds of residential lots. However, this is insufficient for a number of reasons. A *restriction*, including a *covenant* not to sue regarding existing and potential agricultural uses, would be beneficial. In one instance, the Draft EIR provides that there will be a “deed restriction” (see 4.1-40), but in other instances it makes clear that this will merely be a *disclosure* (see 2.12; 4.1-41). Disclosures will protect Brookfield from suits for failure to disclose the conditions, but they are not designed to serve as a defense for adjacent landowners who are subject to frivolous nuisance suits.

03-04

Additionally, this disclosure would only be included for residences within 100 feet of the agricultural uses. Common sense dictates that residences more than 100 feet away may bring nuisance suits and the Draft EIR includes no analysis to support this arbitrary limitation.

The Draft EIR notes that once the project is annexed into the City, the County’s more restrictive requirements for buffers between residential and agricultural uses will not apply to the project. (4.1-42.) It states that “[d]ue to the City’s urban nature, the City does not have such policies.” (4.1-42.) The fact that the City policies are inadequate to address these environmental impacts does not excuse inadequate measures. Brookfield should simply exceed the City’s minimum requirements as necessary to prevent a significant impact. As an example, Brookfield should include a covenant not to sue for existing or permitted adjacent agricultural uses in deeds for residences throughout the project.

03-05

II. Impact on Aquifer

At a recent “neighborhood meeting” with the residents of the existing Amoruso Way development, Brookfield representatives stated that the project would only utilize surface water, not groundwater. However, Brookfield did mention that it would be “storing water in the aquifer for possible use in the future.”

03-06

The Draft EIR states that the project will have the capacity to pump up to 2.59 million gallons/day or 18,000 gallons/minute. (4.12.1.4.) No mention is made of the fact that all of the residents of Amoruso Way and Gleason Ranch are on domestic wells drawing from the same aquifer. Additionally, the Draft EIR lacks controls to ensure that this will not adversely impact the aquifer. For example, it fails to provide procedures to ensure that water withdrawn by the

project does not exceed water added to the aquifer (beyond that which would normally be added by natural means).

03-06
(cont.)

Given the groundwater issues experiences in California, the Draft EIR should not be approved without significantly more analysis of the projects potential impact on the aquifer.

III. Drainage Impacts

As you already know, the potential drainage impacts to Gleason Ranch from the proposed Amoruso Ranch project are of paramount importance to us given that we have been experiencing flooding on Gleason Ranch as a direct result of neighboring development projects. On the advice of our attorneys, we hired a hydrologist, Ken Cawley, to conduct a preliminary review of the draft Amoruso Ranch Specific Plan Area Drainage Master Plan dated February 2015 (“2015 Draft MDP”). Attached as Appendix A,¹ which is incorporated herein by this reference, are comments and questions regarding the draft MDP developed with Mr. Cawley’s assistance. Also attached as Appendix B, which is incorporated herein by this reference, are photographs taken 2-3 days after a brief two-day storm we experienced in December 2014, which provide helpful insight regarding the current drainage issues. Lastly, attached as Appendix C, which is incorporated herein by this reference, are elevations of relevant areas recently surveyed by our engineer, which in some cases conflict with elevations reported and relied upon in the 2015 Draft MDP.

03-07

Unfortunately, the Drainage Master Plan included as Appendix I to the Draft EIR (“MDP”) fails to address the comments raised in the May 2015 Gleason Letter. Therefore, we are including most of those comments below, with some modifications to address changes to the proposed drainage plan.

Below is a summary of our main drainage-related concerns associated with the proposed Amoruso Ranch development.

As explained in the MDP, rice field berms installed on Reason Farms many years ago have altered the historical drainage pattern of nearly 45% of the ARD Site runoff. These berms have caused drainage from the ARD Site to back up onto Gleason Ranch at the point identified as Discharge Point G, where it enters an irrigation runoff ditch. (See MDP p. 17.) There is a broken culvert in this berm as discussed in Appendix B, but it was wholly inadequate even when it was fully functioning.

03-08

When the City of Roseville made public its plans to purchase Reason Farms, it promised to restore this historical drainage pattern, which has not happened. The prior version of the MDP, dated August 15, 2014, at page 31, also proposed removal of berms on the eastern boundary of Reason Farms. However, the current MDP instead proposes a large mote along the

¹ While the comments in Appendix A reference the 2015 Draft MDP, they remain relevant and are being submitted as comments to the MDP.

western boundary of the ARD Site (the West Channel) carrying the water to University Creek. As discussed in Appendix A, we have concerns about the efficacy and potential impact of the mote. We also have concerns about the impact of this water once it enters Reason Farms, which cannot be adequately analyzed because the necessary surface elevation data have not been provided. (See Appendix A.)

03-08
(cont.)

One of the flooding issues which we have only briefly addressed in our contact with the City is the potential for flooding of homes on Amoruso Way, the subdivision located just north of the ARD Site. Drainage from the ARD Site can affect Amoruso Way directly and indirectly. Currently, a portion of the ARD Site drainage heads north through the Amoruso Way subdivision, including summer irrigation runoff. Last summer, this irrigation runoff nearly flooded an Amoruso Way home when the flow was blocked downstream by a homeowner attempting to pump the irrigation runoff. While this was a man-made incident, it underscores the fact that this runoff travels through, and can impact, Amoruso Way residents.

03-09

Additionally, runoff entering the Gleason Ranch has the potential to back up from Gleason Ranch into the Amoruso Way subdivision. There are multiple natural drainage patterns passing through the Amoruso Way subdivision, which travel southwest through a creek on Gleason Ranch. This creek converges below the Gleason Ranch barn with the irrigation runoff ditch that runs along the southern border of Gleason Ranch. Storm water runoff entering Gleason Ranch from the ARD Site (directly, or indirectly via Reason Farms) enters this irrigation creek, converges with the creek flowing from Amoruso Way, and can back up into Amoruso Way. Therefore, if Brookfield develops the ARD site with insufficient or delayed mitigation measures, it will adversely impact both Gleason Ranch and the Amoruso Way subdivision. Many of the Amoruso Way residents may not have lived here during the major flooding events we have experienced over the past 40 years.

In addition to the runoff from the ARD Site and the natural drainage from the Northeast, Gleason Ranch is also impacted by storm water runoff from Toad Hill to the northwest. On March 31, 2015, I showed you a short video of these waters crossing Sunset Boulevard West into the Mourier East parcel with great intensity following the December 2014 storm documented in Appendix B.

03-10

Item 5 of Appendix A discusses in more detail why the project's reliance on a City Retention Basin at Reason Farms constitutes illegal, **delayed mitigation**. To this point, it is worth noting that the project description admits that the "City Retention Basin project *plays a large role* in the drainage system of the ARSP, as well as the rest of the City." (Draft EIR at 2-46 (emphasis added).) It goes on to reference the benefits of the retention basin based on its description in a final EIR certified in 2003. While this gives the illusion that the retention basin will be completed, a final EIR provides no such assurances. In fact, the City engineers have admitted to us that millions of dollars more will have to be committed in funding if the retention basin is ever to become a reality.

03-11

For all the reasons discussed above and stated in Appendix A, we are extremely worried that the Amoruso Ranch project would exacerbate the existing drainage problem at Gleason Ranch unless adequate mitigation measures are developed.

Below are observations from the April 8, 2015 meeting Brookfield held with the property owners of the Amoruso Way subdivision. These comments were included in the May 2015 Gleason Letter, but they remain relevant.

1. During the meeting, I pointed out a number of deficiencies with the MDP (which are also described in this letter and the attached appendices). Mr. Norman did not refute any of my points. Instead, Mr. Norman suggested that the MDP deficiencies were our fault since Brookfield had to submit an incomplete MDP due to our request. As you know, this allegation is patently false. We requested a copy of the MDP *when available*, and thus our request should not have had any impact on the timing of Brookfield's submission.
2. Ms. Green stated that Brookfield had "been planning this project for 10 years." If Brookfield is hoping to get its EIR approved this summer, then why has it waited until now to complete a master drainage plan? It appears that Brookfield designed the project without giving due consideration to the potential drainage issues, and is now trying to come up with a master drainage plan that would work with the design. This seems backwards and provides a strong disincentive for Brookfield to consider potential mitigation measures that may impact that design.
3. One of the points I raised during the April 8, 2015 community meeting is that the MDP does not include any details as to the "restoration of University Creek," which was expressly discussed on page 30 of the prior version of the MDP, dated August 15, 2014. This "man-made" (according to Kris Kraft, City of Roseville Engineer) ditch is at present not only undersized for current runoff but is also extremely unstable.
4. At the meeting, one of the Kimley Horn hydrologists said that Brookfield is only planning on building a dirt-lined "mote," so that some of the water could be absorbed into the ground. Brookfield and the City should consider that, as pointed out in the MDP, this ground is highly impervious, which would lead to very little infiltration in a sloped channel.
5. Brookfield's representatives stated that Brookfield did not have to address the impacts of Placer Parkway because Placer Parkway is not part of the proposed Amoruso Ranch project. While that may be true, we believe that Brookfield and the City should make sure that mitigation measures designed to reduce the Amoruso Ranch project's flood and drainage impacts would be feasible and effective when the Placer Parkway is built.

03-12

03-13

6. Mr. Norman also said that Brookfield was holding this community meeting because it wanted to be a "good neighbor." As you are aware, that has not been our experience to date. Rather, Brookfield's representatives have displayed a rather dismissive attitude towards us and our concerns.

03-14

We appreciate you, as well as the City of Roseville Planning Commission, taking the time to consider our concerns regarding the proposed Amoruso Ranch project.

Sincerely,

Jim Gleason



Gaynell Gleason



cc: William Ness, Project Manager
US Army Corps of Engineers, Sacramento District
1325 J Street, Room 1350
Sacramento, California 95814-2922

Brookfield Residential
Deanne Green, Project Manager
2271 Lava Ridge Court, Suite 220
Roseville, CA 95661

G. Braiden Chadwick, Esq. (via e-mail)
Mark Gleason, Esq. (via e-mail)

APPENDIX A

APPENDIX A

Comments on the Amoruso Ranch Specific Plan Area Drainage Master Plan (dated February 2015)

1. The Amoruso Ranch Specific Plan (“ARSP”) Area Drainage Master Plan (“MDP”), dated February 2015, proposes construction of a mote, or channel, on the western border. This West Channel (as identified on Table 2¹) is key to protecting Gleason Ranch from flooding. It appears likely that this channel will be required to carry stormwater discharge from future Placer Parkway.
 - a. What will be the fate of the west channel once it is traversed by Placer Parkway?
 - i. For example, our understanding is that the Placer Parkway has not been designed. Therefore, how has it been determined that the West Channel can pass under the Placer Parkway and *still* have sufficient elevation to continue flowing south to University Creek? Also, the channel, including any culverts, will need to drain completely to avoid growing mosquitos, etc.
 - ii. Plans also need to address the issue of culverts plugging with debris, which is a common problem.
 - iii. Any culverts used need to address vector control issues in the same fashion as open portions of the West Channel, as discussed on page 42 of the MDP.
 - b. Similarly, how will the West Channel pass through the hills that lie between Discharge Point G and University Creek on the Amoruso Ranch Development project site (“ARD Site”)?
 - c. Exhibit 8A shows designed cross section for the West Channel. It is unclear whether the West Channel has been sized to carry the considerable amount of additional stormwater the Parkway will generate.
 - d. The Placer Parkway alignment shown will obliterate the natural drainage channel of PL10Q1. Therefore, the West Channel will need to be designed to carry:
 - i. Natural peak flows from PL10Q1;
 - ii. Additional stormwater from ARSP impervious surfaces in the relevant portion of the development; and
 - iii. Additional stormwater from Placer Parkway impervious surfaces.

¹ Unless otherwise indicated, all references to Tables and Exhibits in this Appendix A shall mean the Tables and Exhibits appearing in the MDP.

2. The MDP does not sufficiently evaluate the impacts below discharge point E (i.e., discharge from ARSP into University Creek).
 - a. The MDP indicates that approximately 45% of the historical drainage from ARSP flowed through the area now known as the City of Roseville Al Johnson Wildlife Area, previously known as Reason Farms (“Reason Farms”) (see MDP p. 6).
 - b. Below discharge point E, no water surface *elevation* data is presented relative to the modeled 2-, 10- and 100-yr events (post-project). *Peak flow rates* are presented, but they are not translated into surface elevations. How are we to judge the extent of overbank flows into Reason Farms (which is below discharge point E) without translating peak flow rates into water surface elevations?
 - c. Without this information (i.e., predicted water surface elevations), we cannot be assured that overbank flows into Reason Farms will not over-top the berm and back into the Gleason Ranch property.
 - i. Note that the rice field in the northeast corner of Reason Farms has an elevation of 79’-82’. The ditch on the south fence of the Gleason Property runs from 74.1’ elevation to 70.1’, where it converges with a historical drainage creek below the Gleason Property barn at 65’ (see Appendix C).
 - ii. Also note, the ditch on the south fence of the Gleason Property, was only intended to carry low-flow summer irrigation runoff.
 - d. Why doesn’t the flood water analysis in Exhibits 9-12 consider impacts to the north or west of ARSP, such as the effect on the Gleason Property or Reason Farms (which may affect the Gleason Property)? These exhibits analyze the flood water impact to the south and east of ARSP, but the west and north are notably absent. It appears that the flood water analysis should be carried through all the way to Pleasant Grove Creek.
 - e. A recent runoff event in December 2014 produced overbank flows in University Creek that nearly filled the Reason Farms bermed fields (see Appendix B). This was a high-frequency, low return period event. We have photographic evidence of this occurrence. If flows far less than 100-yr magnitude result in significant flooding of Reason Farms, as observed, it raises serious concerns that a more significant event would cause backwatering through Reason Farms onto Gleason Ranch.
 - f. MDP Exhibit 12 shows the future fully developed 100-yr floodplain at the downstream limit in University Creek topping out at 78.76 feet. (See MDP Exhibit 12, XS 100.) We again make reference to a photograph in our possession that was taken of the December 2014 event where water from University Creek is entering Reason Farms by overtopping a berm that is shown on maps as having an elevation in the neighborhood of 80 feet (see Appendix B). As stated in item 1(d)

APPENDIX B

Photographs

All photographs in this Appendix B were taken 2-3 days after a storm in December 2014.

Photograph 1: Ariel photograph looking northeast from Gleason Ranch across the Amoruso Ranch Development project site ("ARD Site") toward the Amoruso Way subdivision seen on the left side. This shows the historical drainage pattern across ARD Site, flowing Southwest towards the City of Roseville Al Johnson Wildlife Area, previously known as Reason Farms ("Reason Farms").



Photograph 2: Photograph taken from the Gleason Ranch, showing runoff from the ARD Site (left side of photograph) draining onto the Southeast corner of the Gleason Ranch, identified as Discharge Point G in the Amoruso Ranch Specific Plan Area Drainage Master Plan dated February 2015 (“MDP”).



Photograph 3: Photograph of Discharge Point G looking easterly from Gleason Ranch. Three days after the storm, there was still flooding and water was flowing down the irrigation ditch on the South border of Gleason Ranch. These are the waters that the city engineers assumed flowed south out of the Gleason Ranch ditch, into Reason Farms. However, the elevations provided in Appendix C shows that this is not the case. The Gleason Ranch ditch is lower than the rice checks and gets increasingly lower as it travels west and then north going from 74.1 ft at the southeast corner of Gleason Ranch to 65 feet at the back of the Gleason Ranch barn, where it converges with historical drainage from the northeast.



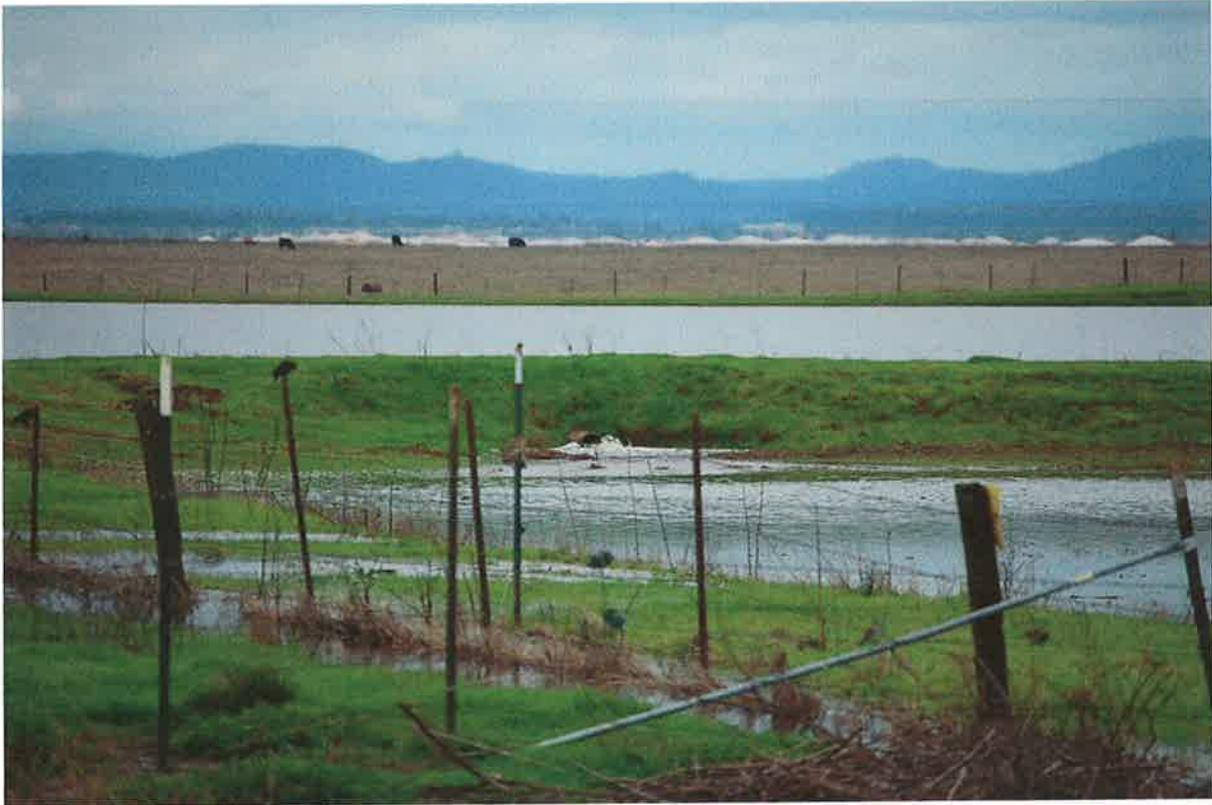
Photograph 4: Photograph of the irrigation ditch on Southern border of Gleason Ranch, looking Westerly toward the Southwest corner of Gleason Ranch. This water then travels North and converges with another creek below the barn on Gleason Ranch.



Photograph 5: Photograph of what is identified as Discharge Point F in the MDP, looking Westerly from ARD Site toward Reason Farms. Historically, the ARD Site drainage flowed through this area before the berm was added with a 24" culvert. The addition of this berm caused ARD Site runoff to backup and flood Gleason Ranch. The culvert is now broken (see center of photograph). City of Roseville staff has indicated that the city would replace this culvert, but that would be a waste of time and resources as the fully functioning culvert was insufficient to prevent flooding of Gleason Ranch. Additionally, this is the site where the proposed Placer Parkway crosses from the western boundary of the ARD Site.



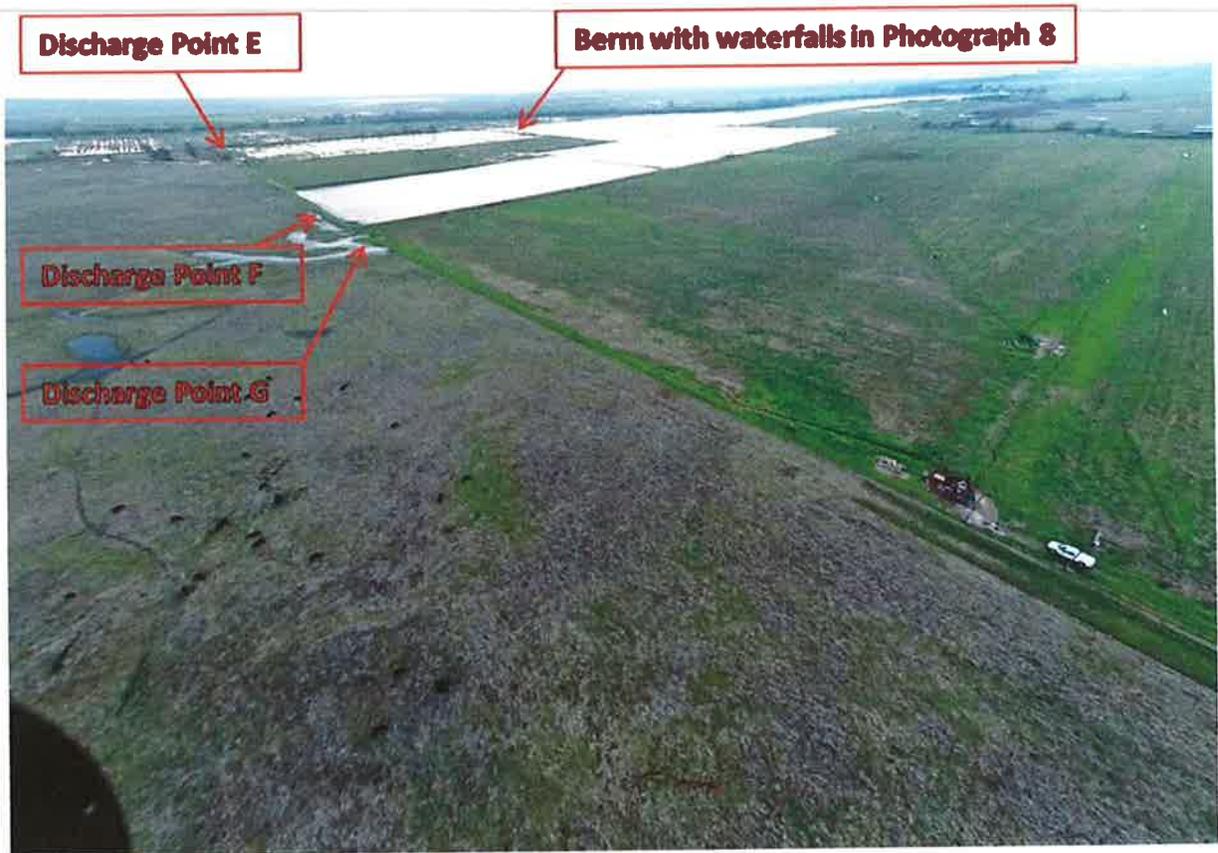
Photograph 6: Photograph of Reason Farms taken from Gleason Ranch, facing slightly South of due East. This is the same flooded check pictured in Photograph 5, but from the opposite side. The berm pictured in photograph 5 is just above the midway point of this photograph. Pictured in the center is a berm on the west side, which has only an 8” culvert (see center of photograph). The culverts in all subsequent berms in Reason Farms are also undersized.



Photograph 8: Photograph of Reason Farms, looking South from Gleason Ranch (see callout on Photograph 9). The top half of the photograph shows water that came from the southeast rice check on Reason Farms (filled by University Creek) and flowed west, flooding two-thirds of the fields. As shown, there were still waterfalls overtopping the berm three days after the storm. The bottom half of the photograph shows water filling the northern checks of Reason Farms, which originates from the culvert at Discharge Point F.



Photograph 9: Ariel photograph showing Reason Farms inundated with water three days after the storm. Water in the southwest rice check is starting to recede by overflowing the berm and flowing into the Southwest rice check.



APPENDIX C

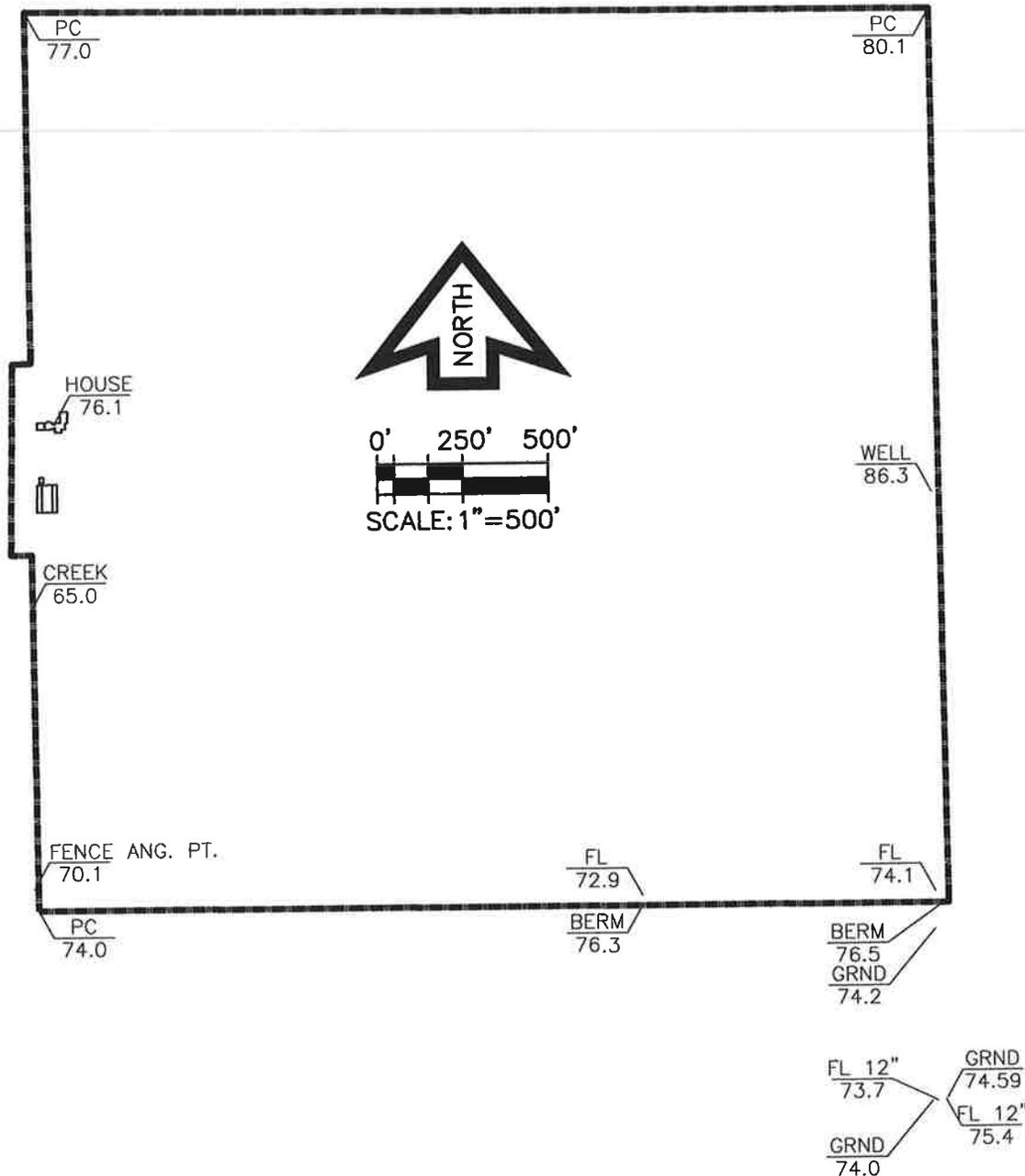
APPENDIX C

Elevation Exhibit

The attached Elevation Exhibit shows the elevations of various points around the Gleason Ranch and Reason Farms. The scale is 1" = 500'. The measurement labeled FL 74.1 is located at approximately the point identified as Discharge Point G in the Amoruso Ranch Specific Plan Area Drainage Master Plan dated February 2015 ("MDP"). The measurement labeled GRND 74.59 is located approximately 550' further south, at approximately the point identified as Discharge Point F in the MDP.

These elevations refute the MDP conclusions that ditch on the south boundary of Gleason Ranch runs east toward Amoruso Ranch and that heavy flows in that ditch overtop into Reason Farms to the south. (See MDP at 6 ¶ 2; 11 ¶ 5; 14; 16, Table 1.)

SUNSET BOULEVARD WEST



ELEVATION EXHIBIT

GLEASON RANCH
6495 SUNSET BLVD WEST
ROSEVILLE
PLACER COUNTY
CALIFORNIA



5805 FLEET COURT
ROCKLIN, CA 95765
PHONE: (916) 624-1221

DRAWN BY: SRO
DATE: MARCH 30, 2015

JOB NO: GG-559

RESPONSE TO COMMENT LETTER 3 FROM JIM AND GAYNELL GLEASON

Response to Comment 3-1

As noted by the commenter, the City provided the commenter with a copy of the draft Drainage Master Plan dated February 2015 for their review and comment, as part of the consultation effort to address the commenter's concerns. This consultation included letters, phone calls, and in person meetings with both City staff and technical experts, both at the Gleason Property and the City offices. Since the receipt of the letter dated May 8, 2015 ("May 2015 Gleason Letter"), which provided comments on the February 2015 Master Plan, the City and applicant have undertaken additional analysis and efforts to address the comments raised. The conclusions of these efforts are provided in the Draft EIR and the Drainage Master Plan dated February 2016, included as Appendix I of the Draft EIR. Refer to response to comments below regarding how the Final EIR addresses the concerns raised by the commenter.

Response to Comment 3-2

Impact 4.1-3 does not conclude that the Proposed Project is incompatible with adjacent agricultural uses. Rather, the analysis concludes that the approximately 60-foot wide linear open space parcel (AR-98) located along the western project site boundary, which includes an approximately 50-foot or greater, open channel drainage facility, with a post and cable or tubular steel fence placed on both sides of the channel and landscaping on the east of the channel, would prevent pedestrian access and provide a buffer with adjacent agricultural uses; thereby preventing disturbance to agricultural activities. Additionally, the analysis notes that the distance of proposed residences from the western property line (at least 100 feet) would limit potential disturbance of proposed residences from agricultural uses to the west. The analysis concludes that impacts associated with compatibility with agricultural uses are less-than-significant, and, therefore, mitigation measures are not required under CEQA. Please refer to **Response to Comments 3-3** and **3-5** regarding specific comments on the accuracy of the impact analysis.

Section 2.12 of the EIR summarizes the types of disclosures that will be provided to buyers and occupants of residential property in the project site to ensure that future residents are adequately notified regarding certain existing land uses. While Section 2.12 does not refer to the Gleason Ranch by name, it does refer to the agricultural uses to the west of the project site and, therefore, does not omit Gleason Ranch from the discussion. Referring to the Gleason Ranch by name is not necessary or pertinent to the referenced discussion. The EIR does not include a Section 2.35; therefore, no response can be given regarding the content of that section.

Response to Comment 3-3

It should be noted that it is the Lead Agency who prepares environmental documents under CEQA, not the applicant. As described in Section 1.5, the City of Roseville is the Lead Agency for the Proposed Project because it holds principal responsibility for approving the Proposed Project. The City bases the analysis in the EIR on information that is available and provided to it. In response to the information provided by the commenter, the EIR has been revised to clarify that the current cattle grazing operation on the Gleason Ranch occasionally includes the aerial application of herbicides and fertilizers. Additionally, a discussion of the application practices for minimizing offsite drift required by the California

Department of Pesticide Regulation, who oversees the County Agricultural Commissioners who carry out and enforce pesticide and environmental laws and regulations locally, has been added to the EIR. Compliance with these practices would minimize the potential for nuisance at proposed residences, which would be located a minimum of 100 feet from the western property line.

Regardless of the current use of herbicides and fertilizers, the existence of a buffer and other design solutions to prevent pedestrian access to adjacent agricultural uses would continue to prevent disturbance to agricultural activities, resulting in a less-than-significant impact (See Impact 4.1-3 and **Response to Comment 3-2**).

Response to Comment 3-4

Impact 4.1-3 has been revised to clarify that there will be a “deed disclosure” rather than a “deed restriction” consistent with the discussion in Section 2.12 of the EIR. Additionally, Sections 2.12 and 4.1 of the EIR have been revised consistent with the requirements in the draft Development Agreement to clarify that the deed disclosure regarding agricultural uses would be included for all residences within the Proposed Project rather than just residences within than 100 feet of the western boundary.

Agricultural activities within unincorporated Placer County, including the Gleason Property, are legally protected from nuisance lawsuits by the Placer County Right-to-farm ordinance (County Code 5.24.040) which states that “no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than one year if it was not a nuisance at the time it began.” The deed disclosure that would be included as a condition of the Proposed Project is consistent with the noticing requirement of the Placer County Right-to-farm ordinance (County Code 5.24.040(E)).

Response to Comment 3-5

As described in Impact 4.1-3 and **Response to Comment 3-2**, the Proposed Project was found to have a less-than-significant impact in regards to compatibility with neighboring agricultural uses; therefore, further mitigation measures are not necessary to reduce potential impacts. Refer to **Response to Comment 3-4** regarding the potential for nuisance suites against existing or permitted agricultural uses.

Response to Comment 3-6

The EIR states that the distribution system for the Proposed Project would include one on-site groundwater well that is projected to have a delivery capacity of 2.16 to 2.59 mgd or 1,500 to 1,800 gpm, not 18,000 gpm as indicated by the commenter. This well would be designed for both injection and extraction as part of the City’s Aquifer Storage and Recovery (ASR) Program to augment water supplies during “drier” years and as a mechanism to provide operational flexibility. As described in detail in Sections 2.7.1 and 4.12.1 of the EIR, water demand for the Proposed Project would be met through the acquisition of 1,500 AFY of treated surface water from the Placer County Water Agency (PCWA). The treated water supply is highly reliable and is expected to have full (100 percent) reliability in all hydrologic

conditions (Normal, Single Dry, Multiple Dry water years). Therefore, the use of groundwater during Single Dry and Multiple Dry water years is not anticipated to be needed to serve the Proposed Project. However, because groundwater is in the toolkit of potential water sources if needed by the City who will be serving the Proposed Project on an interim basis, the potential impacts from use of groundwater during dry years was conservatively discussed in Impact 4.12.1-7 of the Draft EIR. As concluded therein, over the life of the Proposed Project (assumed to be 100 years) the amount of banked groundwater obtained through the fallowing of Reason Farms is greater than the estimated demands of the City; therefore the City has sufficient groundwater supplies if needed during the dry years. Furthermore with the abandonment of the three existing wells onsite, the actual amount of groundwater banked by the City each year would be greater.

As discussed therein, as part of the City's ASR Program, the ASR well proposed as part of the Proposed Project would be subject to the same level of monitoring and tracking as the rest of the ASR wells. The ASR Program closely monitors and tracks injection and extraction water (i.e. banking), regardless of migration, to ensure no net impacts to the aquifer and therefore increased groundwater supply reliability (a stated project purpose of the ASR Program). The ASR program's monitoring and tracking was previously found to be sufficient to prevent adverse impacts to the groundwater gradient from ASR Operations. Therefore, this was determined to be a less-than-significant impact.

Response to Comment 3-7

Refer to **Response to Comment 3-1** regarding the previous consultation regarding drainage impacts and refer to response to comments below regarding how the Final EIR addresses the concerns raised by the commenter.

Response to Comment 3-8

The Drainage Master Plan (Appendix I of the EIR) and Section 4.13 of the EIR acknowledges the flooding that currently occurs on the Gleason Property and Toad Hill Ranches during rain events. City policy is that proposed projects maintain pre- and post drainage conditions. However, recognizing the existing conditions and a desire to help alleviate the situation to the extent feasible, the ARSP Drainage Master Plan (Appendix I), including the westerly open channel drainage facility, has been designed to route flows away from this ponding area to alleviate the existing flooding issues on the neighboring Gleason Property and Toad Hill Ranches. The westerly open channel drainage facility will connect to University Creek at the location where the natural channel ends and the modified trapezoidal channel begins near the agricultural area. Connection at this location will also minimize backwater effects of the existing berm on the east side of University Creek discussed by the commenter. The efficacy of the Drainage Master Plan, including the westerly open channel drainage facility, was completed for the 2-year, 10-year, and 100-year storm scenarios.

Impact 4.13-4 addresses the potential impacts of stormwater run-off from the site. As described therein, in Pre-Project conditions, the water from the Gleason Property and Toad Hill Ranches would eventually drain to University Creek downstream from the proposed discharge location. Therefore, the Proposed Project would not change the overall amount of water in the Pleasant Grove Creek watershed, although it would alter the point at which it enters the creek system. Small increases in peak flow under Post-Project

conditions from the 2- and 10-year events reflect the addition of flows that would normally negatively impact off-site properties to the north. The slight increases in peak flow in the 2- and 10-year storm events were determined to potentially result in impacts to off-site flooding or siltation. Mitigation Measure 4.13-5 was recommended, which requires the Applicant develop a plan to monitor for erosion attributable to the Proposed Project, and to implement measures to remediate and prevent erosion should it occur. With implementation, this would be a less-than-significant impact.

Response to Comment 3-9

As required by the Development Agreement, incremental components of the drainage master plan necessary to serve each phase of development will be constructed at the time of such development and generally concurrent with roadway improvements. As described in **Response to Comment 3-8**, the ARSP Drainage Master Plan (Appendix I), including the westerly open channel drainage facility, has been designed to route flows away from the Toad Hill Ranches on Amoruso Way to alleviate the existing flooding issues. Therefore, the Proposed Project would have a beneficial impact on Toad Hill Ranches and Gleason Property in regards to flooding and there is no potential for impacts as a result of “delayed” mitigation or improvements.

Response to Comment 3-10

No response required regarding impacts to the Gleason Property from the northwest. That area is under the jurisdiction of Placer County and would not be affected by the Proposed Project.

Response to Comment 3-11

The Pleasant Grove Retention Basin Project at the Al Johnson Wildlife Area is a planned, programmed improvement and the City is currently collecting fees through its Regional Flood Control Program to fund its construction. Developer fees are collected at the time of building permit issuance; the City has yet to collect the necessary funding from several developments, including the Sierra Vista Specific Plan and Creekview Specific Plan, that have been approved but not issued building permits. However, it should be noted that projects that have not been constructed do not generate a need for storage at the Pleasant Grove Retention Basin; therefore, their mitigation for any increase in volumetric flows has not been delayed. Similar to previous projects, Mitigation Measure 4.13-3 would require Proposed Project to be annexed into the City's Drainage Fee District and pay the Pleasant Grove Drainage fee to the City prior to the approval of each building permit, which would cover the cost of retention for the Proposed Project's contribution to the need to construct the Pleasant Grove Retention Basin Project. The annexation and payment of fees is also outlined in the Development Agreement between the Applicant and the City. Because the Pleasant Grove Retention Basin Project is a programmed project with a funding mechanism to address downstream volumetric flooding impacts as a result of cumulative development, the requirement for the Proposed Project to contribute a fair share payment towards this improvement is not considered illegally deferred mitigation.

Response to Comment 3-12

No response required regarding the allegation that any deficiencies in the draft Drainage Master Plan were due to the commenters' request for the document. This comment does not raise an environmental issue.

No response required regarding the potential disincentive for the applicant to consider potential mitigation measures that may impact design. This comment expresses the subjective opinion of the commenter. The Drainage Master Plan for the Proposed Project effectively drains the stormwater from the project site, including redirecting stormwater away from the Gleason Property and Toad Hill ranches, thereby reducing flooding in those areas.

As described in Impact 4.13-4, the Proposed Project would slightly increase peak flow rates during the 2- and 10-year storm events along a stretch of University Creek which may lead to increased siltation and erosion. This increase in flow is caused by the Proposed Project diverting existing flows that currently flood neighboring parcels and routing them south to University Creek. Mitigation Measure 4.13-5 requires the Applicant develop a plan to monitor for erosion attributable to increased flows in University Creek as a result of the Proposed Project, and to implement measures to remediate and prevent erosion should it occur. After mitigation, the impacts due to the increases in 2- and 10-year peak flows are reduced to less-than-significant levels. No other mitigation associated University Creek was determined to be necessary.

As described in Section 2.8.2 of the EIR and noted by the commenter, the proposed open channel concept for routing water would be dirt-lined, which may provide some additional infiltration. However, in order to provide a more conservative analysis, Appendix B of the Drainage Master Plan does not count the channels as a separate land use type within the overall impervious percentage calculations. The infiltration rates assumed for the post-project hydrology analysis are included in Appendix B of the *Amoruso Ranch Specific Plan Drainage Master Plan* included as Appendix I of the EIR.

Response to Comment 3-13

As described in the Drainage Master Plan (Appendix I of the EIR), without Placer Parkway design details, including stormwater conveyance associated with the Placer Parkway, it is not possible at this time to include stormwater conveyance facilities within the ARSP Area that will accommodate the unknown future conditions with a built-out Placer Parkway. However, the design of the stormwater facilities within the ARSP Area have been proposed so that they can readily be modified, integrated and/or work collaboratively with the ultimate Placer Parkway drainage system when the design is fully developed and advanced beyond its current preliminary status of alignment reservation. In order to accommodate for the potential flows from Placer Parkway, the drainage analysis presented in the Drainage Master Plan includes Placer Parkway under developed conditions, i.e. increased impervious area, without exact design details.

Response to Comment 3-14

No response required. This comment expresses the subjective opinion of the commenter.

City of Roseville
Development Services - Planning Division
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Wayne Wiley, Associate Planner - WWiley@Roseville.ca.us
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(916) 774-5276 FAX 774-5129

April 15th 2016

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APR 15 2016
PERMIT CENTER

Dear Ms. Pease and Mr. Wiley,

Subject: Comments on Draft Environmental Impact Report/DEIR for the Amoruso Ranch Specific Plan/ARSP.

Thank you for the opportunity to comment on the DEIR for the Amoruso Ranch Specific Plan ARSP.

A major concern is Developer Fees. Infrastructure and services needed for the new development, and the related impacts to existing infrastructure and services should be fully funded by the Developer and not current taxpayers.

Traffic Impact Fees:

Highway 65/80 is a traffic mess and badly in need of improvements.

Is a Transportation Tax being proposed for Placer County voter approval and when? How can the voters be asked to approve a Transportation Tax when it apparently appears that adequate fees have not been collected from new development?

In my opinion, the amount of needed improvements shows the Developer Impact Fees have been inadequate. I understand South Placer Regional Transportation Authority /SPRTA is responsible for implementing this traffic impact fee program that would apply to ARSP. As a member of SPRTA, can Roseville request a new/revised study to address the need to increase Developer Impact Fees? As I recall, SPRTA Fees from other projects were used/borrowed to complete the Hwy 65 Lincoln By-Pass. Although, this was a very good and much needed important Hwy Improvement Project, how much was used and have those fees for other Projects been recovered? If the fees have not been recover which projects have been impacted and how much? Please have the City and SPRTA coordinate a response since the ARSP will impact Hwy 65/80.

Note: See below Attachments from El Dorado County/EDC showing their Impact Fees. Roseville fees are dramatically lower.

I first raised the EDC Traffic Impact Fee issue and provided the information during the West Roseville Specific Plan/WRSP. The WRSP does not show the increase in SPRTA Fees that the subsequent Sierra Vista and Creekview Specific Plans included (see Appendix J, page 34). - Can't / shouldn't these fees be increased anytime changes to a Specific Plan Development Agreement/DA require a change? I feel these Fees are still too low. Please, reference the EDC Impact Fees. Although Roseville may have different factors that would be involved in any

04-01

new/revised nexus study, the need for widening, interchange improvements and/or new highways/expressways is driven by new development and should be paid for by new development. An adequate nexus study could address the pass-thru traffic and the existing residents vs the new residents issues that would be required in a Placer County nexus study.

04-01
(cont.)

Blue Oaks & SR65 Interchange: This Interchange is becoming a nightmare. The back-up on Blue Oaks is increasing almost daily. Westbrook Blvd in ARSP will have the traffic flow onto Blue Oaks adding congestion. In the past, it was said; Blue Oaks at Foothill to the freeway would not be widened; and due to the rail line tracks/ overpass and the power lines, the Interchange could not be improved. This is not acceptable.

04-02

This is a Truck Route, congested and requires improvements and the improvements should be planned. What is being planned for road widening and interchange improvements? Can Roseville request the Blue Oaks Interchange be added to the SPRTA list of projects to be funded? This project should be included when calculating the SPRTA Impact Fees. If this can't be done, please explain why? Note: This issue was raised during past Specific Plan approvals.

Roadways in the City of Roseville: At one time, the General Plan Goal was to maintain a Roadway Level of Service/LOS - "C". Although, overall the City does a good job with the roadway system, the roads are becoming congested and in need of repair and improvements. Maintaining the highest LOS on our streets is very important to me; and is a Health and Safety Issue for our Community. I do not feel our Quality of Life in Roseville should accept a lower LOS as Significant and Unavoidable requiring Statements of Overriding Consideration. Also, Due to the economic downturn, in 2009 and again recently in 2010, the City Council approved a Staff request to extend deferring or waiving certain impact fees for another year. Were any Road projects involved? Please clarify what services or projects have been impacted and which fees have been waived or deferred. Have the deferred fees been recovered? What fees were waived and what are the totals by service or project?

04-03

Mitigation: Hopefully a new SPRTA Impact Study can be done. Can the ARSP and Development Agreement include wording to add any increases in Traffic Impact Fees and/or Inflation factors to all units yet to be built? .

Also, in the past, some road impacts have been mitigated with a potential "Regional/ or Joint Traffic Impact Fee Agreements". However, some of these "Agreements" have yet to be agreed to and implemented. What good is it, if the mitigation doesn't have an "Enforceable Mitigation Agreement"? Is Roseville currently collecting their portion of impact fees that would be required in any Joint Agreement? This is unclear? I believe, it had been said that these Fees could not be determined until a Joint Agreement is in place. Please clarify. If Roseville projects create impacts and will need to pay into a Fee Agreement to cover their impacts, why isn't it feasible to start collecting something toward those portions of impacts? Please clarify?

04-04

Placer Parkway: The Placer Parkway Tier 1 EIR has been certified and completed with No-Access Buffer and/or Interchanges/Intersections. Will the ARSP allow an Interchange or other roadway that will in any way be in conflict with the already approved Placer Parkway EIR? If so, how is this legally possible? Please explain - including any legal requirements. This concern includes clarification of access to both sides of the ARSP across the Placer Parkway. I was unable to find this clarification on the CD/Internet. Will any Mitigation and/or Design prevent any Interchange/ Intersection with traffic lights to cross Placer Parkway? If a No-Access Buffer was part of The Tier 1 Placer Parkway EIR, will any conflict with that EIR require an additional Buffer in the ARSP? Why isn't an ARSP parallel Road to the Placer Parkway part of the Design Plan to allow for future access to the Placer Parkway in future Tiers? Will all of these conflicts and improvements due to the ARSP be fully funded by the ARSP? Also, why isn't a parallel road in all development along the Placer Parkway considered given all the projects and growth that may occur in the future? This could potentially provide an additional corridor for need traffic flows including maybe a Placer type of Light Rail System years in the future? Isn't a Mass Transit System a possibility especially considering all the higher education facilities Placer County may have?

04-05

WATER: Why aren't the Development Approvals and Entitlements based on Supply tied to Drought Years? Although the DEIR says the ARSP will need to provide a new water source, are there really any new water rights? Will conservation of existing residents justify the ARSP to move forward?

04-06

Police Sub-Station:

With all the traffic and growth in the area, please contact the police department about a need for a police sub-station in the West Area of Roseville to ensure response times are the best they can be. Can a Fee Program be developed for all the pending/proposed and potential projects in the area to fund the staff, land and facilities needed to serve this area? Can or should the County Sheriff Department be contacted for any interest in a shared/joint-use facility?

04-07

DEIR Review: A hard copy of the DEIR and Appendixes was not available for public comment review in the Main Roseville Library. Although there is limited public participation in EIR Reviews in Roseville, EIR Hard Copy availability is needed for anyone working Monday thru Friday until 5pm. The Library hours include Saturday and after 5pm availability. If I have raised any issues or questions discussed in the DEIR, please provide a response – working from a CD or Online with such a volume of information is very difficult. I may have missed the answer to some of my above questions.

04-08

CONCLUSION: There appears to be a concern higher development fees will limit or drive out new development. I feel we are in a highly desirable prime area. The proximity to the Capital and the International Airport is making Roseville an outstanding choice for development opportunities. I would like Roseville to maintain our current quality of life and level of service standards without added costs or increased taxes to current residents due to new development.

04-09

Thanks you for your time and consideration in reviewing my concerns.

Respectfully submitted,

Jan McKinsey



8085 Stagecoach Circle, Rsvl, Ca 95747 916 783-9211

Copy to: SPRTA/ PCTPA

See Below: Traffic Fee Attachments.: Rsvl- on pg. 3A - & EDC (to be included with this letter in th DEIR)

Residential Traffic Fees 2015-2016 Cont'd

Specific Plans	Type of Housing	Traffic Mitigation	Highway 65 JPA	South Placer Regional Transportation (SPRTA)	South Placer Regional Transportation (SPRTA)	City/County Traffic Impact
NERSP	Single Family	\$3,646	\$186,009	\$1,800.52	\$0.00	\$60.74
	Apartment	\$2,224.06	\$119.61	\$671.32	\$0.00	\$37.05
	Condominium	\$2,807.42	\$150.99	\$847.40	\$0.00	\$46.77
	Senior Adult Housing - Detached	\$984.42	\$52.94	\$297.14	\$0.00	\$16.40
SRSP East	Senior Adult Housing - Attached	\$583.36	\$31.37	\$176.08	\$0.00	\$9.72
	Single Family	\$1,381	\$186.09	\$1,000.52	\$0.00	\$60.74
	Apartment	\$842.41	\$119.61	\$671.32	\$0.00	\$37.05
	Condominium	\$1,063.37	\$150.99	\$847.40	\$0.00	\$46.77
SRSP West	Senior Adult Housing - Detached	\$372.87	\$52.94	\$297.14	\$0.00	\$16.40
	Senior Adult Housing - Attached	\$220.96	\$31.37	\$176.08	\$0.00	\$9.72
	Single Family	\$4,726	\$196.09	\$1,100.52	\$0.00	\$60.74
	Apartment	\$2,882.86	\$119.61	\$671.32	\$0.00	\$37.05
WRSF Eldorado	Condominium	\$3,639.02	\$150.99	\$847.40	\$0.00	\$46.77
	Senior Adult Housing - Detached	\$1,276.02	\$52.94	\$297.14	\$0.00	\$16.40
	Senior Adult Housing - Attached	\$756.16	\$31.37	\$176.08	\$0.00	\$9.72
	Single Family	\$4,306	\$524.90	\$911.97	\$0.00	\$820.51
WRSF Westpark	Apartment	\$2,626.66	\$320.18	\$556.30	\$0.00	\$500.51
	Condominium	\$3,315.62	\$404.17	\$702.22	\$0.00	\$631.79
	Senior Adult Housing - Detached	\$1,162.62	\$141.72	\$246.23	\$0.00	\$221.54
	Senior Adult Housing - Attached	\$688.96	\$83.98	\$145.92	\$0.00	\$131.28
SVSP Westbrook	Single Family	\$2,675	\$524.90	\$911.97	\$0.00	\$820.51
	Apartment	\$1,631.75	\$310.19	\$556.30	\$0.00	\$500.51
	Condominium	\$2,059.75	\$404.17	\$702.22	\$0.00	\$631.79
	Senior Adult Housing - Detached	\$722.25	\$141.72	\$246.23	\$0.00	\$221.54
Creekside	Senior Adult Housing - Attached	\$428.00	\$83.98	\$145.92	\$0.00	\$131.28
	Single Family	\$4,951	\$524.90	\$911.97	\$6,332.28	\$1,438.54
	Apartment	\$2,715.11	\$320.19	\$556.30	\$1,862.69	\$877.51
	Condominium	\$3,427.27	\$404.17	\$702.22	\$4,875.86	\$1,107.68
Creekside	Senior Adult Housing - Detached	\$1,201.77	\$141.72	\$246.23	\$1,709.72	\$388.41
	Senior Adult Housing - Attached	\$712.16	\$83.98	\$145.92	\$1,013.16	\$230.17
	Single Family	\$6,711	\$524.90	\$911.97	\$6,332.28	\$1,438.54
	Apartment	\$4,093.71	\$320.19	\$556.30	\$3,862.69	\$900.40
Creekside	Condominium	\$5,167.47	\$404.17	\$702.22	\$4,875.86	\$505.43
	Senior Adult Housing - Detached	\$1,811.97	\$141.72	\$246.23	\$1,709.72	\$177.23
	Senior Adult Housing - Attached	\$1,073.76	\$83.98	\$145.92	\$1,013.16	\$105.02

ARSP Summary of Attachments pg 3A

ATTACHMENT

EL DORDAO COUNTY TIM FEES by DISTRICTS

2011-12 Adjustment
Effective April 13, 2012

Traffic Impact Fee District



- Fully Executed 2012 TIM Fee Resolution Posted Mar 30, 2012, 2:00 pm
- Exhibit B (Project List)
- Exhibit C (Map - TIM Fee Districts) Updated 2/22/2012
- Exhibit E (TIM Fee Comparison)
- TIM Fee Presentation 02/14/2012
- Traffic Impact Mitigation (TIM) Fee Offset Program for Affordable Housing

EI Dorado County DRAFT TAZ Maps

- Folsom Taz Map [5.37 MB posted 01-22-2010]

TIM Fees (Effective April 13, 2012)

Land Use Type	Fee Zone							
	Number							
	1	2	3	4	5	6	7	8
	Total Fee							
SFD (Unit)	14,640	35,740	35,740	13,330	13,470	23,420	14,750	28,140
MFD (Unit)	9,530	23,300	23,300	8,620	8,720	15,240	9,580	18,370
Age Restricted SFD (Unit)	N/A	13,580	13,580	N/A	N/A	N/A	N/A	10,690
Age Restricted MFD (Unit)	N/A	8,850	8,850	N/A	N/A	N/A	N/A	6,980
High-Trip Commercial (Sq. Ft)	16.45	22.30	22.44	17.91	17.89	18.00	17.53	18.29
General Commercial (Sq. Ft)	7.66	10.42	10.49	8.33	8.31	8.32	8.17	8.60
Office (Sq. Foot)	1.97	2.66	2.68	2.14	2.12	2.12	2.10	2.20
Industrial (Sq. Foot)	1.25	1.70	1.70	1.37	1.35	1.35	1.32	1.40
Warehouse (Sq. Foot)	0.63	0.86	0.86	0.69	0.68	0.68	0.66	0.71

TIM Fees (Effective April 13, 2012)

Land Use Type	Fee Zone							
	Number 1	Number 2	Number 3	Number 4	Number 5	Number 6	Number 7	Number 8
	Total Fee							
Church (Sq. Foot)	0.63	0.86	0.86	0.69	0.68	0.68	0.66	0.71
Gas Station (pump)	7,730	9,860	9,930	8,310	8,300	8,310	8,170	8,310
Golf Course (per hole)	6,286	8,586	8,634	6,824	6,818	6,847	6,744	7,067
Campground (campsite)	2,505	3,247	3,273	2,675	2,673	2,687	2,645	2,931
Bed & Breakfast (rented room)	1,259	1,629	1,638	1,348	1,357	1,359	1,317	1,461

• Notes:

1. All 2004 General Plan Traffic Impact Mitigation Fee Program fees for all projects shall be paid at the building permit stage. The fees charged will be the fees in effect on the date a completed building permit application is accepted by the Development Services Department's Building Services. Pursuant to the terms of the Board of Supervisors Policy B-15 for fee deferral, some residential projects may be eligible to elect to pay the fee over a five-year period
2. No fee shall be required for remodeling of existing residential units that were built pursuant to a valid building permit from County of El Dorado's Development Services Department's Building Services.
3. The fees for non-residential structures shall be based on the projected use of structures, as determined by plans submitted for building permits, and shall be paid prior to the issuance of a building permit. Pursuant to the terms of Board of Supervisors Policy B-3 for fee deferral, some non-residential projects may be eligible to defer payment of the fee until issuance of the certificate of occupancy, or pursuant to the terms of Board of Supervisors Policy B-3, may elect to pay a portion of the fee over a five-year period.
4. Mobile homes on permanent foundations shall be subject to the single-family residential fee.
5. Second dwelling as defined under County Code Chapter 17.15.020 shall be subject to the multi-family fee.
6. Fees for Age Restricted housing (also know as Senior Citizen housing) are applicable to developments that meet the following:
 - a. Definitions in California Civil Code Sections 51.2 and 51.3;
 - b. Are within community regions that have or will be served by public infrastructure (including but not limited to sewer, water, and transportation).

7. Single-family Age Restricted Residential fee is 38% of the Single-family Residential fee rate as defined in the appropriate TIM Fee Zone. Multi-family Age Restricted Residential fee is 38% of the Multi-family Residential fee rate as defined in the appropriate TIM Fee Zone. The Age Restricted fees have been established based upon trip generation rates for land use categories 251 and 252 from the Institute of Transportation Engineers' Trip Generation, 8th Edition.
8. A gas pump (defined) is a customer service location with a fuel delivery device containing fuel dispensing hose(s), which may or may not be located on an island or other raised platform.
9. At the discretion of the Director of Transportation, an applicant required to pay a fee calculated on the basis of the above schedule may receive a full or partial waiver of the fee or may receive credits against future fee obligations, and/or future reimbursements for any road improvement expenditures in excess of applicants fee obligation, if the Director of Transportation certifies that the applicant has constructed improvements included in the 2004 General Plan Traffic Impact Mitigation Fee Program through other funding mechanisms.
10. For circumstances wherein a building permit withdrawal is approved by the appropriate County department(s) and a refund is requested and approved, the refund will be made payable to the owner(s) of record of the parcel on the date the application for the refund is submitted, or whomever the aforementioned owner(s) of record legally designates.
11. The fees set forth above in this Exhibit A will be adjusted annually with any revised fees taking effect on, or about, July 1st of each year, by updating improvement cost estimates using actual construction costs of ongoing and completed projects, the most current cost estimates for those projects that are far enough along in the project development cycle to have project specific cost estimates, and for all other projects, the Engineering News Record Building Cost Index (ENR-BCI) (20 Cities). The Department of Transportation will also incorporate any changes to the land use forecasts should new General Plan land use forecasts become available.

Zone 1: East of Pollock Pines

Zone 2: Cameron Park/Shingle Springs

Zone 3: West of Placerville

Zone 4: North County

Zone 5: East of Placerville

Zone 6: Pleasant Valley

Zone 7: South County

Zone 8: El Dorado Hills

The TIM Fee Program's "Land Use Types" are primarily based on the input land uses for the County's General Plan Transportation Demand Model (TDM). These descriptions were further refined based on descriptions of similar land uses in the reference manual: "Trip Generation", published by the Institute of Transportation Engineers (ITE). References listed below are to this manual. These descriptions do not include all possible uses.

Single Family Dwellings (SFD): Single family detached homes on individual lots,

including mobile/modular homes on a permanent foundation and homes within a retirement community. (Reference: Land Uses 210, 240, 251)

Multi-family Dwellings (MFD): Two or more attached dwelling units with a common wall (irrespective of whether they are on the same or different lots/parcels). Examples include: apartments, condominiums, and townhouses. Each unit in a MFD pays the Multi-family rate. (Reference: Land Uses 220, 221, 222, 223, 224, 230, 231, 232, 233, 252)

High trip commercial: Examples include: convenience markets*, fast food restaurants (with or without drive-through windows), drive-through banks, car washes. Square footage includes the gross floor area. (Reference: Land Uses 851, 852, 853, 912, 932 – 940, 948)

General commercial: Examples include: walk-in banks, restaurants, supermarkets, theaters, hotels/motels, bowling alleys, daycare centers, hardware/paint stores, building/lumber stores, new/used car sales, libraries, community centers, hospitals, retail, wholesale/retail nurseries, customer accessible areas of post offices, warehouse outlet stores, tasting rooms, auto repair/service, gyms, fitness centers, health clubs, clubhouses. Square footage includes the gross floor area. (Reference: Land Uses 300 – 399, 812 – 850, 854 – 896, 911, 918 – 931, 941 – 943, 400 – 499)

Office: Locations where affairs of businesses, professional persons, or firms are conducted. Office buildings may house a mixture of tenants. Examples include: medical/dental offices, veterinary, insurance, real estate, corporate headquarters, employee work area of post office, general business offices, public /private schools. Square footage includes the gross floor area. (Reference: Land Uses 520 – 550, 630, 640, 710, 714, 715, 720, 732)

Industrial: Examples include: light/heavy manufacturing, assembly, utilities, processing/manufacturing areas for wineries, laboratories. Square footage includes the gross floor area. (Reference: Land Uses 110, 120, 130, 140)

Warehouse: Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas. Examples include: warehouse, ministorage, high-cube warehouse. Square footage includes the gross floor area. (Reference: Land Uses 150, 151, 152)

Churches: Buildings in which public worship services are held, including churches, synagogues, mosques, and similar places of worship. Churches typically house an assembly hall or sanctuary; it may also house office areas, meeting rooms, classrooms (e.g., Sunday school areas) and, occasionally, dining, catering, or party facilities. This category does not include separate structures devoted to non-religious purposes such as a separate office building or school building. These would be charged at the office category rate. Square footage includes the gross floor area. (Reference: Land Uses 560, 561)

Gas station*: Includes gasoline/service stations where the primary business is the fueling of motor vehicles. Rates are based on the number of pumps. A pump is capable of filling one car with fuel at a time. For example, one physical structure with 2 hoses that can be used to fill 2 different vehicles simultaneously, would be the equivalent of 2 pumps. (Reference: Land Use 944)

* Gas stations combined with convenience markets are charged the higher of either the “Gas station” category rate, or the “High trip commercial” rate.

For questions, please call 530-621-5941 or 530-621-5943

See below for 2nd EDC Attachment



*This is the
Correct Version
of Resolution 070
"D" was deleted
by Board. "E"
then became "D";*

RESOLUTION NO. 070-2010
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Amending the 2004 General Plan Traffic Impact Mitigation (TIM) Fee Program
and Adopting TIM Fee Rates**

WHEREAS, the County Board of Supervisors has long recognized the need for new development to help fund the roadway and bridge improvements necessary to serve that new development; and

WHEREAS, starting in 1984 and continuing until the present time, the Board has adopted and updated various fee resolutions to ensure that new development on the western slope pay to fund its fair share of the costs of improving the county and state roadways necessary to serve that new development; and

WHEREAS, the County prepared a new General Plan entitled "2004 El Dorado County General Plan: A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief", and in July of 2004 adopted that plan; and

WHEREAS pursuant to Public Resources Code Section 21000 et seq., on August 22, 2006, with Resolution 265-2006, the County certified the Traffic Impact Mitigation Fee Program Supplement to the 2004 General Plan Environmental Impact Report, issued a Supplemental Statement of Overriding Considerations, and made Supplement Findings of Fact; and

WHEREAS pursuant to Government Code Section 66001 et seq., the County adopted the 2004 General Plan Traffic Impact Mitigation Fee (TIM) Program on August 22, 2006, with Resolution 266-2006; and

WHEREAS Resolution 205-2008 adopted on July 29, 2008, provided that said fees shall be adjusted annually by an increase or decrease in the project costs by updating improvement cost estimates using actual construction costs of ongoing and completed projects, the most current cost estimates for those projects that are far enough along in the project development cycle to have project specific cost estimates, and for all other projects, the Engineering News Record-Building Cost Index; and

WHEREAS Resolution 114-2009 adopted on June 2, 2009, amended the 2004 General Plan Traffic Impact Mitigation Fee Program and left the TIM Fee Rates unchanged from 2008; and

WHEREAS the County has determined that it is necessary to define and further clarify the conditions under which a refund of Traffic Impact Mitigation fees will be considered; and

WHEREAS after a full public hearing during which the fee structure was studied and reviewed the Board determined to adopt the updated fee structure as presented by staff at the public hearing;

NOW THEREFORE, BE IT RESOLVED:

A. The Board of Supervisors hereby adopts the amended 2004 General Plan Traffic Impact Mitigation Fee Program and the fees as shown in the attached Exhibit A within each of the areas of benefit shown on the map in Exhibit C.

B. Those building permit applicants that have final applications submitted and accepted after the effective date of the amended 2004 General Plan TIM Fee Program (August 7, 2010) will pay the fee rate(s) listed in the attached Exhibit A.

C. All TIM Fee Program receipts are to be expended on projects shown on Exhibit B; the proportions paid for each project by the West Slope TIM account, the El Dorado Hills TIM account, and the Highway 50 TIM account are also shown on Exhibit B.

D. All references to earlier programs in agreements, conditions of approval, mitigation measures, etc., will be assumed to apply to the new TIM Fee Program where:

1. References to the former RIF are assumed to also include the new 2004 EDH TIM
2. References to the former TIM are assumed to also include the new 2004 TIM
3. References to the former State TIM and the former Interim Highway 50 programs are assumed to also include the new 2004 Highway 50 TIM.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 8 day of June, 2010, by the following vote of said Board:

Ayes: Raymond J. Nutting, James R. Sweeney, John Knight

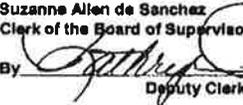
Ron Briggs, Norma Santiago

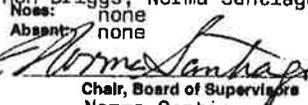
Noes: none

Absent: none

ATTEST

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By 
Deputy Clerk


Chair, Board of Supervisors
Norma Santiago

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: Suzanne Allen de Sanchez, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

EXHIBIT A

**TO RESOLUTION 070-2010 SETTING THE 2004 GENERAL PLAN TRAFFIC
IMPACT MITIGATION FEE**

FEE ZONE NUMBER 1

PROJECT	HIGHWAY COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	3,710.00	13,300.00	17,010.00
Multi-family Residential	2,430.00	8,650.00	11,080.00
High-Trip Commercial (per sq. foot)	2.53	16.50	19.03
General Commercial (per sq. ft)	1.18	7.68	8.86
Office (per sq. foot)	0.30	1.98	2.28
Industrial (per sq. foot)	0.19	1.25	1.44
Warehouse (per sq. foot)	0.10	0.63	0.73
Church (per sq. foot)	0.10	0.63	0.73
Gas Station (per pump)	1,190.00	7,750.00	8,940.00
Golf Course (per hole)	966.00	6,310.00	7,276.00
Campground (per campsite)	383.00	2,510.00	2,893.00
Bed & Breakfast (per rented room)	193.00	1,260.00	1,453.00

Board of Supervisors Resolution 070-2010 Adopted June 8, 2010

TIM (Traffic Impact Mitigation) Fees

FEE ZONE NUMBER 2

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	12,100.00	29,600.00	41,700.00
Multi-family Residential	7,780.00	19,400.00	27,180.00
High-Trip Commercial (per sq. foot)	7.83	18.20	26.03
General Commercial (per sq. ft)	3.67	8.50	12.17
Office (per sq. foot)	0.94	2.17	3.11
Industrial (per sq. foot)	0.61	1.38	1.99
Warehouse (per sq. foot)	0.30	0.70	1.00
Church (per sq. foot)	0.30	0.70	1.00
Gas Station (per pump)	3,470.00	8,040.00	11,510.00
Golf Course (per hole)	3,030.00	6,990.00	10,020.00
Campground (per campsite)	1,150.00	2,640.00	3,790.00
Bed & Breakfast (per rented room)	570.00	1,330.00	1,900.00

Board of Supervisors Resolution 070-2010 Adopted June 8, 2010

FEE ZONE NUMBER 3

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	12,100.00	29,600.00	41,700.00
Multi-family Residential	7,780.00	19,400.00	27,180.00
High-Trip Commercial (per sq. foot)	4.62	21.40	26.02
General Commercial (per sq. ft)	2.16	10.00	12.16
Office (per sq. foot)	0.55	2.56	3.11
Industrial (per sq. foot)	0.34	1.63	1.97
Warehouse (per sq. foot)	0.18	0.82	1.00
Church (per sq. foot)	0.18	0.82	1.00
Gas Station (per pump)	2,050.00	9,460.00	11,510.00
Golf Course (per hole)	1,790.00	8,220.00	10,010.00
Campground (per campsite)	671.00	3,120.00	3,791.00
Bed & Breakfast (per rented room)	337.00	1,560.00	1,897.00

Board of Supervisors Resolution 070-2010, Adopted June 8, 2010

FEE ZONE NUMBER 4

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	2,330.00	13,100.00	15,430.00
Multi-family Residential	1,520.00	8,470.00	9,990.00
High-Trip Commercial (per sq. foot)	3.03	17.70	20.73
General Commercial (per sq. ft)	1.42	8.22	9.64
Office (per sq. foot)	0.37	2.11	2.48
Industrial (per sq. foot)	0.24	1.34	1.58
Warehouse (per sq. foot)	0.13	0.67	0.80
Church (per sq. foot)	0.13	0.67	0.80
Gas Station (per pump)	1,420.00	8,200.00	9,620.00
Golf Course (per hole)	1,170.00	6,730.00	7,900.00
Campground (per campsite)	455.00	2,640.00	3,095.00
Bed & Breakfast (per rented room)	228.00	1,330.00	1,558.00

Board of Supervisors Resolution 070-2010, Adopted June 8, 2010

FEE ZONE NUMBER 5

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	3,460.00	12,200.00	15,660.00
Multi-family Residential	2,260.00	7,880.00	10,140.00
High-Trip Commercial (per sq. foot)	2.69	18.00	20.69
General Commercial (per sq. ft)	1.26	8.35	9.61
Office (per sq. foot)	0.31	2.14	2.45
Industrial (per sq. foot)	0.21	1.36	1.57
Warehouse (per sq. foot)	0.10	0.69	0.79
Church (per sq. foot)	0.10	0.69	0.79
Gas Station (per pump)	1,260.00	8,340.00	9,600.00
Golf Course (per hole)	1,030.00	6,860.00	7,890.00
Campground (per campsite)	404.00	2,690.00	3,094.00
Bed & Breakfast (per rented room)	203.00	1,370.00	1,573.00

Board of Supervisors Resolution 070-2010, Adopted June 8, 2010

FEE ZONE NUMBER 6

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	2,750.00	24,300.00	27,050.00
Multi-family Residential	1,800.00	15,800.00	17,600.00
High-Trip Commercial (per sq. foot)	2.40	18.40	20.80
General Commercial (per sq. ft)	1.12	8.50	9.62
Office (per sq. foot)	0.28	2.17	2.45
Industrial (per sq. foot)	0.18	1.38	1.56
Warehouse (per sq. foot)	0.09	0.70	0.79
Church (per sq. foot)	0.09	0.70	0.79
Gas Station (per pump)	1,120.00	8,490.00	9,610.00
Golf Course (per hole)	919.00	6,990.00	7,909.00
Campground (per campsite)	361.00	2,740.00	3,101.00
Bed & Breakfast (per rented room)	181.00	1,390.00	1,571.00

Board of Supervisors Resolution 070-2010, Adopted June 8, 2010

FEE ZONE NUMBER 7

Project	11/1/07 Adoption Fee	1/1/10 Adoption Fee	Total
Single-family Residential	3,740.00	13,400.00	17,140.00
Multi-family Residential	2,440.00	8,700.00	11,140.00
High-Trip Commercial (per sq. foot)	8.81	11.80	20.61
General Commercial (per sq. ft)	4.12	5.49	9.61
Office (per sq. foot)	1.05	1.42	2.47
Industrial (per sq. foot)	0.67	0.89	1.56
Warehouse (per sq. foot)	0.33	0.45	0.78
Church (per sq. foot)	0.33	0.45	0.78
Gas Station (per pump)	4,110.00	5,490.00	9,600.00
Golf Course (per hole)	3,380.00	4,550.00	7,930.00
Campground (per campsite)	1,330.00	1,780.00	3,110.00
Bed & Breakfast (per rented room)	664.00	886.00	1,550.00

Board of Supervisors Resolution 070-2010, Adopted June 8, 2010

FEE ZONE NUMBER 8

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	5,920.00	26,500.00	32,420.00
Multi-family Residential	3,860.00	17,300.00	21,160.00
High-Trip Commercial (per sq. foot)	2.47	18.50	20.97
General Commercial (per sq. ft)	1.17	8.69	9.86
Office (per sq. foot)	0.29	2.22	2.51
Industrial (per sq. foot)	0.19	1.42	1.61
Warehouse (per sq. foot)	0.10	0.71	0.81
Church (per sq. foot)	0.10	0.71	0.81
Gas Station (per pump)	1,140.00	8,380.00	9,520.00
Golf Course (per hole)	958.00	7,140.00	8,098.00
Campground (per campsite)	396.00	2,960.00	3,356.00
Bed & Breakfast (per rented room)	199.00	1,480.00	1,679.00

Board of Supervisors Resolution 070-2010, Adopted June 8, 2010

Notes:

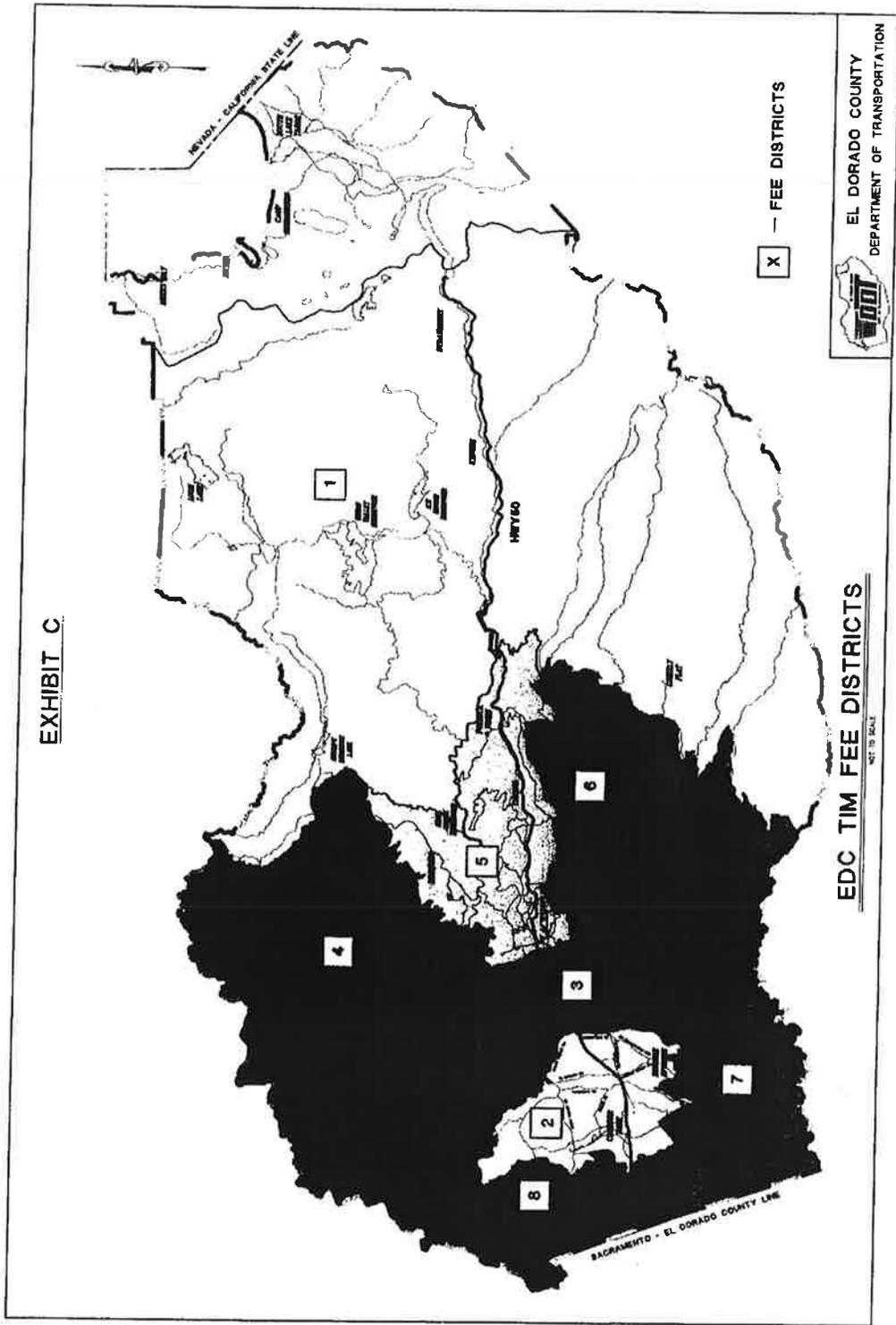
1. All 2004 General Plan Traffic Impact Mitigation Fee Program fees for residential projects shall be paid at the building permit stage. The fees charged will be the fees in effect on the date a completed application is accepted by the Development Services Department's Building Services.
2. No fee shall be required for remodeling of existing residential units pursuant to County Code Chapter 12.32.030.B. However, the fee may be due to bring a

residential unit up to the applicable building code specifications if the unit was initially built without the approval of and inspection by the building department.

3. The fees other than residential shall be based on the projected use of structures, as determined by plans submitted for building permits, and paid prior to the issuance of a building permit. Pursuant to the terms of Board of Supervisors Policy B-3 for fee deferral, some projects may be eligible to defer payment of the fee until issuance of the certificate of occupancy, or may elect to pay a portion of the fee over a five-year period.
4. Mobile homes on permanent foundations shall be subject to the single-family residential fee.
5. Second dwelling as defined under County Code Chapter 17.15.020 shall be subject to the multi-family fee.
6. A gas pump (defined) is a customer service location with a fuel delivery device containing fuel dispensing hose(s), which may or may not be located on an island or other raised platform.
7. At the discretion of the Director of Transportation, an applicant required to pay a fee calculated on the basis of the above schedule may receive a full or partial waiver of the fee or may receive credits against future fee obligations, and/or future reimbursements for any road improvement expenditures in excess of applicants fee obligation, if the Director of Transportation certifies that the applicant has constructed improvements included in the 2004 General Plan Traffic Impact Mitigation Fee Program through other funding mechanisms.
8. The Director of Transportation or designee shall not authorize the refunding of any TIM Fee paid unless no work of any sort has been done under the permit in question.
9. Refunds will be made payable to the current owner(s) or whomever they legally designate.
10. The fees set forth above in this Exhibit "A" will be adjusted annually with any revised fees taking effect on, or about, July 1st of each year, by updating improvement cost estimates using actual construction costs of ongoing and completed projects, the most current cost estimates for those projects that are far enough along in the project development cycle to have project specific cost estimates, and for all other projects, the Engineering News Record Building Cost Index (ENR-BCI) (20 Cities). The above fees are based on the construction costs as of January 1, 2010. The January 2010 index figure was 4800. The Department of Transportation will also incorporate any changes to the land use forecasts should new General Plan land use forecasts become available.

Board of Supervisors Resolution 070-2010 Adopted June 8, 2010

EXHIBIT C



RESPONSE TO COMMENT LETTER 4 FROM JAN MCKINSEY

Response to Comment 4-1

The City agrees with the commenter that new development should help pay for the local and regional road improvements needed to support the additional traffic generated by each new development project. In order to facilitate fee payments by new development, the City currently participates in six traffic mitigation fee (TMF) programs to fund Capital Improvement Programs (CIPs) in Roseville and South Placer. The funding for those improvements is nexus based and is designed to fund each of the improvements included within the following programs: City of Roseville TMF, Highway 65 Joint Powers Authority (JPA), South Placer Regional Transportation Agency (SPRTA), City/County Baseline Road Fee Program, Tier II Placer Parkway Fee, and Placer County TMF. These programs and the projects associated with them are described in Section 4.3.3 of the EIR. The TMFs for these six programs are determined based on fee calculations specific to the program, which are generally subject to adjustments based on certain conditions including, but not limited to, current construction cost estimates, updated land use projections, new approvals for major land use projects, and improvements that have been completed.

As shown in **Table 12-2**, the estimated TMFs that would be collected from the buildout of the Proposed Project are approximately \$47,252,267. Of this amount, approximately \$1,021,522 would be put towards the Highway 65 JPA, which intends to construct interchanges along Highway 65 at Galleria/Stanford Ranch, Pleasant Grove Boulevard, and Sunset Boulevard based on 2025 development levels. Additionally, a portion of the fees paid by the Proposed Project to SPRTA would be applied to the widening of Highway 65. These estimated fee revenues are based on those of the Creekview Specific Plan and are subject to change and/or annual inflationary adjustments. Per the various agreements that established the TMF programs, the payment of fees in lieu of improvements has been determined to be an acceptable mitigation for any impacts caused by a project.

TABLE 12-2
AMORUSO RANCH GROSS TRAFFIC MITIGATION FEES

TMF Program	Gross Fee	Total Fees
City TMF	\$6,711	\$21,902,342
Highway 65 JPA	\$313	\$1,021,522
SPRTA Regional	\$912	\$2,976,349
City/County	\$656	\$2,142,259
SPRTA Tier II Res.	\$6,332	\$16,228,620
SPRTA Tier II Ind.	\$1,727	\$127,155
SPRTA Tier II Com.	\$3,432	\$2,152,337
SPRTA Tier II Univ.	\$1,157	-
Placer County TMF	\$215	\$701,684
Total	\$15,140	\$47,252,267
Note: These estimated fee revenues are based on those of the Creekview Specific Plan and are subject to change and/or annual inflationary adjustments. Source: Fehr & Peers, 2016b.		

In regard to the commenter's concern that insufficient fees have been collected from new development, it should be noted that the TMFs for these six programs are collected by the participating agencies at building permit issuance, not at the time of project approval. Because building permits have not been issued for much of the development planned in the specific plan areas identified by the commenter (Sierra Vista and Creekview) the TMFs have not yet been collected. Upon issuance of the all the building permits for a specific plan area, sufficient TMFs will have been collected to mitigate for any impacts caused by the project. It is very costly to develop a plan area. Traffic fees are only one component that must be financed.

In regard to the El Dorado County's impact fees being higher than the City of Roseville fees, because El Dorado County naturally has different CIPs that would result in different costs and different expectations on new development, the adequacy of the two impact fees cannot be compared. The City's TMFs have been determined to be sufficient to assess the fair-share cost to each of the City's 17 fee districts based on their impact on the individual roadways from new development. Information on the City's TMF Program can be found on the City's website¹.

The commenter's opinion that the current TMFs are too low is noted; however, as discussed above and in Section 4.3 of the EIR, these TMFs have been determined to be sufficient by the participating agencies.

Response to Comment 4-2

Please refer to **Response to Comment 8-2** regarding the Blue Oaks/Washington Boulevard/SR 65 SB interchange.

As described in Section 4.3 of the EIR, the widening of Highway 65 is included in the SPRTA TMF. The widening would occur from 0.5 miles northwest of Galleria Boulevard/Stanford Ranch Road to Lincoln Boulevard, including widening at the Blue Oaks Boulevard and Highway 65 interchange. Information on the widening of Highway 65 can be found on the Placer County Transportation Planning Agency (PCTPA) Website.² The Highway 65 JPA has funded interchanges along Highway 65 at Galleria/Stanford Ranch, Pleasant Grove Boulevard, and Sunset Boulevard. Remaining phases of those interchanges, where applicable, will be constructed by Highway 65 JPA fees collected on new development, including the ARSP. No new interchange is planned at the Blue Oaks Boulevard and Highway 65 interchange. Development of the Blue Oaks Boulevard and Highway 65 interchange cannot be included when calculating the SPRTA TMF because it is not currently approved to be funded under this program.

Response to Comment 4-3

As stated in the City's General Plan, the City strives to provide level of service (LOS) C at all intersections within Roseville; however, there may be certain intersections where the City decides that the "impacts and/or costs of the required improvements exceed the benefits of having LOS 'C' for all hours of the day" (City of Roseville, 2014). This may be due to existing development in the vicinity of the intersection and

¹ Information on the City's TMF Program can be accessed by going to http://www.roseville.ca.us/gov/development_services/engineering_land_development/transportation_planning/traffic_mitigation_fee_program.asp.

² Information on the widening of Highway 65 can be accessed by going to <http://pctpa.net/projects/sr65widening/>.

right-of-way limitations that make intersection improvements infeasible or undesirable. For this reason, the City's General Plan Policy was structured to allow flexibility where improvements are infeasible or undesirable. Exceptions to the LOS C rule are made based on criteria established in the Circulation Element of the General Plan. A goal of the Circulation Element is to promote the "safe, efficient, and reliable movement of people and goods," and LOS policies are designed to be consistent with this goal.

The commenter is correct that the City Council granted the ability to defer collecting impact fees for the Sierra Vista and Creekview specific plans. However, as fees are collected at the time building permits are issued and little to no building permits have been issued for these projects to date, no payments of fees have actually been deferred at this time. Regardless, it is currently the City's policy not to allow deferment of traffic impact fees; therefore, this option would not be available to the Proposed Project and fees will be paid prior to issuance of building permits.

Response to Comment 4-4

Please refer to **Response to Comment 4-1** regarding the six TMF programs that the City currently participates in and the fees that are estimated to be collected at the buildout of the Proposed Project. As noted therein, the TMFs for these six programs are determined based on fee calculations specific to the program, which are generally subject to adjustments based on certain conditions including, but not limited to, current construction cost estimates, updated land use projections, new approvals to major land use projects, and improvements that have been completed.

Response to Comment 4-5

The Proposed Project has been designed to accommodate the future development of Placer Parkway. The Proposed Project sets aside approximately 49 acres for the Placer Parkway corridor and the right-of-way for this planned facility. As described in Section 2.6.1 of the EIR, within the project site, both Westbrook Boulevard and Road G are proposed to cross Placer Parkway. Road G, a two-lane residential roadway, is proposed to be an underpass to Placer Parkway, and Westbrook Boulevard would be an at-grade intersection with Placer Parkway. As Road G is designed as an underpass, it would not affect the design or operation of the proposed Placer Parkway. While not a part of the proposed Placer Parkway Tier 1 Project, the Revised Environmental Impact Statement (EIS)/EIR prepared by PCTPA analyzed as an alternative, an interchange within the northeast area of the project site based on an extension of Dowd Road southerly from the City of Lincoln. The Dowd Road extension would potentially connect to the proposed Westbrook Boulevard alignment within the project site. Accordingly, the Proposed Project has set aside land for a potential future grade separated interchange of Placer Parkway and Westbrook Boulevard. As no other interchanges or accesses to Placer Parkway within the project site were considered within the Tier 1 Placer Parkway EIR, none are proposed as part of the Proposed Project. The parallel road to Placer Parkway recommended by the commenter is not necessary.

As concluded within Impact 4.1-1, land uses proposed in the project site will not impact the alignment of Placer Parkway or otherwise conflict with this proposed transportation project. A detailed discussion of the interface of Placer Parkway with proposed land uses within the project site is provided in Appendix D of the EIR. No additional buffers are required beyond what is currently designed as part of the Proposed Project.

There are currently no plans for light rail or other mass transit system to be extended through the project site.

Response to Comment 4-6

As described in Sections 2.7.1 and 4.12.1 of the EIR, the City's General Plan requires new development areas to: 1) use surface water as their primary source of water supply; and 2) if surface water is not available from the City's Water Supply Portfolio, the project proponent must acquire additional surface water supplies to meet the projected demands. In accordance with the General Plan, the City plans to enter into a wholesale agreement between the City and PCWA for the acquisition of treated water. Per Mitigation Measure 4.12.1-1, this agreement must be in place prior to the approval of any building permits within the ARSP. The treated water supply from PCWA is highly reliable and is expected to have full (100 percent) reliability in all hydrologic conditions (Normal, Single Dry, Multiple Dry water years). In the unlikely event that the City is unable to negotiate an agreement with PCWA for water to serve ARSP, water will have to be obtained through another source. If this occurs, additional environmental review would be required. Therefore, the Proposed Project is not dependent on the conservation efforts of existing residents.

Response to Comment 4-7

As described in Impact 4.11-1, based on a desired ratio of 1.2 officers per 1,000 residents, approximately 9 new officers would be required to serve the Proposed Project. More administrative staff would be needed to support the additional police force. Expansion of the Police Headquarters was determined to not be needed for the additional police staff and is not proposed as part of the Proposed Project. Revenues generated by sales tax and property taxes associated with development of the Proposed Project would increase the City's General Fund, a portion of which could pay for the additional law enforcement personnel needed to serve the Proposed Project. Additionally, the Development Agreement requires in Section 3.20 payment into a Municipal Services Community Facilities District (CFD) that will fund needed police and fire services in the ARSP, in addition to funding of capital facilities through the City Public Facilities Fee and Fire Tax Equivalent Fee.

Response to Comment 4-8

As described in **Section 11.1**, a hardcopy of the Draft EIR was made available at the Martha Riley Community Library, which is open on Saturdays and after 5 pm on Monday through Wednesdays.

Response to Comment 4-9

Comments noted. No response is required for the expression of opinions.



WESTERN PLACER
WASTE MANAGEMENT AUTHORITY

Comment Letter 5

GEORGE MAGNUSON, ROCKLIN, CHAIR
PAUL JOINER, LINCOLN
ROBERT WEYGANDT, PLACER COUNTY
SUSAN ROHAN, ROSEVILLE
JACK DURAN, PLACER COUNTY
KEN GREHM, EXECUTIVE DIRECTOR

April 15, 2016

SENT VIA EMAIL: kpease@roseville.ca.us

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

RE: AMORUSO RANCH SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT

Dear Ms. Pease:

The Western Placer Waste Management Authority (WPWMA) appreciates the opportunity to review and provide comments on the DEIR for the Amoruso Ranch Specific Plan.

The WPWMA is a regional agency established in 1978 by the County of Placer and the cities of Roseville, Rocklin and Lincoln (Member Agencies). The WPWMA Board of Directors is comprised of elected officials from each of the Member Agencies. The WPWMA provides recycling and waste disposal services to those communities as well as the cities of Auburn and Colfax and the Town of Loomis. The WPWMA also provides waste disposal services to individuals, business entities and other governmental agencies in and around Placer County. The WPWMA's facilities are located at Athens Avenue and Fiddymont Road. The WPWMA's properties total approximately 960 acres. Of this, approximately 800 acres are entitled for landfilling and approximately 320 acres are currently used for active solid waste operations.

The WPWMA's facilities include the Western Regional Sanitary Landfill (WRSL, the only active landfill in Placer County), a Materials Recovery Facility, compost facility, recycling drop-off and buy-back center and permanent household hazardous waste collection facility. The WPWMA's facilities provide for environmentally protective and sanitary disposal of solid wastes and ensure that municipalities, businesses and individuals utilizing the facility continue to comply with state and federal laws related to the diversion of materials from landfilling and the safe and proper handling of household hazardous wastes.

05-01

RECYCLING AND DISPOSAL MADE EASY

11476 C AVENUE AUBURN, CA 95603
(916) 543-3960 / (916) 543-3990 FAX
WWW.WPWMA.COM

The WPWMA appreciates your consideration of the following concerns:

1. The DEIR appears to use different disposal rate estimate data than that reported by CalRecycle¹. The WPWMA recommends that the City review the CalRecycle figures and compute the waste generation estimates consistent with these figures. 05-02
2. The DEIR found that odor nuisances are considered a significant and unavoidable land use compatibility impact. The potential existing odor sources in the vicinity of the project identified in Section 4.4 of the DEIR are limited to the WRSL and the City of Roseville Pleasant Grove Wastewater Treatment Plant (PGWWTP). The WPWMA's odor studies have identified at least eight other nearby odor sources and recommends that that the Draft EIR include all potential odor sources in the vicinity of the project in addition to the WRSL and PGWWTP. 05-03
3. The WPWMA supports disclosure to future residents and property owners in the project area of the proximity of the project to the WRSL and PGWWTP and the potential for nuisance odors as identified in Section 2.12 of the DEIR. These disclosures should also include other existing odor sources in addition to the WRSL and PGWWTP. Additionally, with increasing residential and commercial development near the WPWMA's properties, the WPWMA recommends that a restriction, including a covenant not to pursue legal action regarding existing surrounding land uses and potential compatibility issues, be established and acknowledged by all future residents, businesses or other users located within the proposed project area. 05-04
4. The project should be required in the chain of title to all properties, including all commercial and residential components, to formally acknowledge the WPWMA facilities and operations as critically important public infrastructure and that the proposed project will not preclude the ability of the WPWMA to expand any of its operations on any of its properties at any point in the future. 05-05
5. If any mitigation measures are necessary as a result of locating the development proximate to the WPWMA's facilities, the WPWMA believes the project should bear the initial and ongoing costs of these mitigation measures. The WPWMA should not be responsible for the cost of mitigation measures for potential impacts that may be caused or exacerbated by locating development near the WPWMA's facilities. 05-06

¹<http://www.calrecycle.ca.gov/LGCentral/Reports/DiversionProgram/JurisdictionDiversionDetail.aspx?JurisdictionID=416&Year=2012>.

KATHY PEASE
AMORUSO RANCH SPECIFIC PLAN DEIR
APRIL 15, 2016
PAGE 3

Thank you again for the opportunity to review the DEIR for this project. Should you have any questions, please contact me at (916) 543-3984.

Sincerely,



Eric Oddo, PE
WPWMA Program Manager

CC

WPWMA BOARD OF DIRECTORS
KEN GREHM, WPWMA EXECUTIVE DIRECTOR
BILL ZIMMERMAN, WPWMA DEPUTY EXECUTIVE DIRECTOR

RESPONSE TO COMMENT LETTER 5 FROM WESTERN PLACER WASTE MANAGEMENT AUTHORITY (WPWMA)

Response to Comment 5-1

The information provided by the Western Placer Waste Management Authority (WPWMA) regarding its operations and facilities is noted. No response required.

Response to Comment 5-2

The comment recommends that the City compute waste generation estimates for the Proposed Project based on disposal rates reported by Calrecycle. As described in Section 4.12.4.2 of the EIR, solid waste generation, disposal, and Materials Recovery Facility (MRF) recycling rates were calculated based on actual 2012 data for the City, including data obtained from WPWMA. This methodology is consistent with the analysis conducted for previous specific plans (i.e. Creekview Specific Plan and Sierra Vista Specific Plan). In response to comments provided by WPWMA, the City has conducted subsequent review of this data and corrected several errors in Table 4.12.1-1, 2012 Solid Waste Generation Detail, and Table 4.12.4-2, Solid Waste Generation, Disposal and Diversion Rates, of the Final EIR. As shown therein, based on corrected data from 2012, the solid waste generation rate for the City is 6.5 lbs/person/day, the disposal rate (at Western Regional Sanitary Landfill [WRSL] only) is 3.9 lbs/person/day, and the MRF recycling rates is 1.4 lbs/person/day.

Regarding the recommendation that the City compute the waste generation estimates based on CalRecycle figures, because the 4.1 lbs/person/day disposal rate reported by CalRecycle includes solid waste disposed of at locations other than WRSL and includes disposal by self-haulers, the 3.9 lbs/person/day rate is considered a more accurate estimate for purposes of this analysis. A note has been added to Table 4.12.4-1 acknowledging the discrepancy. Additionally, the disposal rate reported by CalRecycle does not include a breakdown of direct recycling, MRF recycling, or greenwaste/compost/construction & demolition; therefore, the use of the rates in Table 4.12.4-1 allows for a more detailed analysis regarding impacts to MRF and other facilities.

Response to Comment 5-3

This comment is incorrect. Draft EIR Impact 4.4-5 identifies numerous odor sources in the region in addition to the West Roseville Specific Plan (WRSP) and Pleasant Grove Wastewater Treatment Plant (PGWWTP), including the Rio Bravo biomass plant (located approximately 3.3 miles from the project site), Mallard Creek composting facility (located approximately 3.2 miles from the project site), Placer Propane (located approximately 3.2 miles from the project site), Thunder Valley Wastewater Treatment Plant (located approximately 3.4 miles from the project site), and dairy and chicken farms (located greater than 2 miles from project site). As discussed in the Draft EIR, the Placer County Air Pollution Control District (PCAPCD) CEQA Air Quality Handbook identifies odor screening distances for these uses of less than two miles. Because these uses are located greater than two miles from the project site, per the PCAPCD CEQA Air Quality Handbook, these potential odor sources were determined to not affect a significant number of people at the project site.

The *Odor* subsection of the environmental setting described within Section 4.4.2 of the EIR has been revised to include a discussion of other regional odor sources.

Response to Comment 5-4

As discussed in **Response to Comment 5-3**, the WRSL, PGWWTP, and general agricultural uses are the only odor sources within two miles of the project site; therefore, disclosures regarding the other potential odor generators in the area is not necessary.

As described in Impact 4.4-5, the EIR found that, due to the proximity of the project site to odor-generating land uses, it is possible that the Proposed Project could expose sensitive receptors to objectionable odors. Because there is no feasible mitigation to reduce this impact, exposure of sensitive receptors to odor nuisances is considered to be a significant and unavoidable impact. The restriction proposed by the commenter including a covenant not to pursue legal action regarding existing surrounding land uses and potential compatibility issues, would not reduce this impact to a less-than-significant level; therefore, it has not been included in the EIR and the impact remains significant and unavoidable. Such a restriction on the rights of future property owners to bring legal action in defense of their rights, including constitutionally protected property rights, is also void as a matter of public policy.

Response to Comment 5-5

The construction and operation of the Proposed Project would not preclude the ability of the WPWMA to expand its operations. The EIR acknowledges that the Proposed Project will ultimately contribute on cumulative level to the need to expand the WRSL. The discussion of disclosures in Section 2.12 of the EIR has been revised to acknowledge the potential for WRSL and MRF to expand in the future. As discussed in Section 2.12 and required by the development agreement, this notice shall be provided to all subsequent purchasers of any lots and/or residential units within the project site.

Response to Comment 5-6

As described in Impact 4.4-5 and **Response to Comment 5-4**, no feasible mitigation to reduce odor impacts were identified and the impact is determined to be significant and unavoidable. Therefore, there are no costs associated with mitigating this impact.



April 15, 2016

Kathy Pease
Planning Division
City of Roseville
311 Vernon Street
Roseville, CA 95678
Sent via email: kpease@roseville.ca.us

SUBJECT: Amoruso Ranch Specific Plan Draft Environmental Impact Report

Dear Mrs. Pease,

Placer County Air Pollution Control District (District) staff reviewed the Draft Environmental Impact Report (DEIR) prepared by the City of Roseville (City) for the Amoruso Ranch Specific Plan (Project). The Project is located within unincorporated Placer County, immediately north of the City’s existing City limits. The Project proposes a development consisting of a mix of uses, including 2,827 dwelling units within 337.2 acres of low, medium, and high density residential; 22.1 acres of parks; 17.2 acres of public/quasi-public uses (elementary school, fire station, sewer lift stations, and well site); a 27.3-acre Village District (mixed commercial, office, residential); and 23.9 acres of community commercial.

06-01

Construction Mitigation for Impact 4.4-1

The MM 4.4-1 (c): Measures to Reduce Short-term Construction Related Emissions (Impact 4.4-1) shall be modified to include the requirement for all construction equipment to meet Tier 3 engines and a Level 2 Diesel Particulate Filter (Level 2004), consistent with the mitigation used in the air quality analysis¹. This measure shall be satisfied with submittal of the equipment inventory list submitted to the District, prior to commencement of construction activity.

06-02

Cumulative Mitigation for Impacts 4.4-2, 4.4-6, and 4.4-7

The DEIR identified significant and unavoidable air quality impacts from reactive organic gas (ROG), oxides of nitrogen (NOx), and particulate matter (PM 10) (Impacts AQ 4.4-2, 4.4-6, and 4.4-7). Emissions for ROG and NOx are estimated to be 3-5 times greater than the significance thresholds identified in Table 4.4-8. This substantial increase in emissions will make it more difficult for the region to attain and maintain health based National Ambient Air Quality Standards (NAAQS). As Placer County is designated as nonattainment for federal ozone standard, and as the federal ozone standard has recently become more stringent², it is important for projects like this to implement all feasible mitigation measures to reduce the severity of air quality impacts within Placer County.

06-03

1 City of Roseville, Amoruso Ranch Specific Plan, Site Specific CalEEMod Inputs page 13 (AES)
2 U.S. EPA revised the primary and secondary ozone standard to 0.070 ppm on October 1, 2015.
<https://www.epa.gov/ozone-pollution/2015-national-ambient-air-quality-standards-naaqs-ozone>

TABLE 4.4-8
MITIGATED (UNMITIGATED) 2020 OPERATION EMISSIONS

Sources	Criteria Pollutants					
	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
	Pounds per Day					
Area	144.12, (171.28)	2.66, (2.71)	229.73, (234.23)	0.01, (0.01)	2.49, (2.52)	2.48, (2.51)
Energy	1.78, (2.24)	15.28, (19.29)	7.08, (8.97)	0.09, (0.12)	1.23, (1.55)	1.23, (1.55)
Mobile	300.14, (288.38)	257.82, (247.98)	1,078.14, (1,115.13)	2.75, (2.89)	176.78, (186.07)	49.66, (52.27)
Total Emissions	434.28, (473.66)	265.93, (279.82)	1,314.95, (1,358.34)	2.86, (3.02)	180.50, (190.14)	53.38, (53.33)
PCAPCD Thresholds	82	82	550	N/A	82	N/A
Exceed Thresholds	Yes	Yes	Yes	No	Yes	No

In an effort to reduce air quality impacts, the DEIR has identified many mitigation strategies, including participation in the District’s Offsite Mitigation Fund Program, to reduce long-term and cumulatively considerable impacts with the buildout of the project (MM 4.4-3). The District commends the City for the incorporation of the proposed measures to reduce air quality related emissions and impacts associated with the Project. However, due to the magnitude of the Project’s anticipated impacts, the District recommends the City amend the proposed mitigation measure MM 4.4-3 to further reduce the identified impacts to the maximum extent feasible.

Table 4.4-9 for Impact 4.4-7 Cumulatively Considerable Net Increase in Criteria Pollutants identifies that cumulative emissions associated with the operation of the Project would exceed the District’s Cumulative Thresholds of 10 lbs/day for ROG and NOx emissions.

06-03
(cont.)

TABLE 4.4-9
MITIGATED 2035 OPERATION EMISSIONS

Sources	Criteria Pollutants					
	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
	Pounds per Day					
Area	143.95	2.64	228.17	0.01	2.50	2.49
Energy	1.78	15.28	7.08	0.10	1.23	1.23
Mobile	201.86	143.40	748.62	2.76	176.60	49.48
Total Emissions	347.59	161.32	983.87	2.87	180.34	53.20
PCAPCD Thresholds	10	10	550	N/A	N/A	N/A
Exceed Thresholds	Yes	Yes	Yes	No	No	No

Mitigation Measure 4.4-3 has been identified to reduce both the long-term (Impact 4.4-6) and cumulative considerable (Impact 4.4-7) impacts with the builtout of the project. The measure includes participation in the District’s Offsite Mitigation Fund Program, where an estimated payment of \$885,870 has been calculated based on the Project’s estimated emissions exceeding the District’s Project-level Significant Threshold of 82 lbs/day. The District recommends the emission offset requirement be based on the emissions exceeding the District’s Cumulative Threshold³ of 10 lbs/day for ROG and NOx emissions, and not the Project-level threshold of 82 lbs/day, provided that MM4.4-3 is also applied to mitigate the project’s related cumulative considerable impacts as identified in Table 4.4-9.

3 APCD CEQA Handbook, page 2-3
<http://www.placer.ca.gov/~media/apc/documents/planning/ceqahandbook/final/pcapcdceqahandbook2.pdf?la=en>

Using the District's Cumulative Threshold of 10 lbs/day to determine feasible offset mitigation is consistent with the mitigation requirements established by the California Health & Safety Code for permitted stationary sources located within areas designated as serious nonattainment by the USEPA for the NAAQS/CAAQS Ozone Standards⁴. Additionally, this approach would be consistent with the approved mitigation requirements found to be feasible for neighboring developments such as the Riolo Vineyard⁵, Placer Vineyards⁶, the Life Time Fitness Project within the City's limits⁷, as well as similar projects in size within the City of Rocklin and City of Lincoln, and unincorporated areas of Placer County. In order to maintain consistency with the identification of mitigation requirements for development projects located in Placer County, the District therefore recommends the calculation for the offsite mitigation be based on the ROG and NOx emissions exceeding 10 lbs/day for a period of one ozone season.

06-03
(cont.)

The District encourages the City to work with the District on establishing an agreement, such as a memorandum of understanding or other mechanism, for the purposes of collection and transfer of the offsite mitigation fee associated with the Project.

MM 4.4-3 (option (a)) for Impact 4.4-2, 4.4-6, and 4.4-7

The DEIR proposes MM4.4-3 as the "off-site" mitigation measure in order to further reduce project related long-term and cumulative considerable impacts, where all feasible on-site mitigation measures for the project have been identified in MM 4.4-2. Therefore, the option (a) in MM 4.4-3 for applicant to "establish on-site mitigation by incorporating design features within the project" shall not be an option identified in MM 4.4-3 for the applicant. The District suggests deleting option (a) under MM 4.4-3.

06-04

Development Agreement

The District recommends the Development Agreement identify the responsibility of the project proponents to implement MM4.4-3, as this measure includes a number of options which may require additional review prior to the recordation of final maps or collection of the Air Quality Impact fee at the time of building permit issuance.

If the applicant chooses participating an off-site mitigation program within the same region, the Development Agreement shall explicitly identify the amount of emissions (ROG and NOx) required to be offset through the regional offsite mitigation program (MM4.4-3(b)). The applicant shall consult with the District prior to approval of final maps for the applicable projects to demonstrate the project participation can achieve the required emissions reduction identified in the Development Agreement.

06-05

If the applicant chooses participating in the District's Offsite Mitigation Fund Program, the Development Agreement shall explicitly include the above mentioned MM4.4-3 (c) as an Air

4 California Health and Safety Code, Section 40919

5 Placer County, Riolo Vineyards DEIR page 10-14

<http://www.placer.ca.gov/~media/cdr/ecs/eir/riolovineyards/10airqual.pdf?la=en>

6 Placer County, Placer Vineyards Specific Plan DEIR page 4.8-44

<http://www.placer.ca.gov/~media/cdr/ecs/eir/pvsp/revdeirmar06/pvsp%20rdeir%20volume%20%20pdf.pdf?la=en>

7 Life Time Fitness Project, DEIR page 4.2-24

April 14, 2016

Page 4

Quality Impact Mitigation Fee, and establish the amount of fee per residential unit to be paid at the time of building permit issuance. If no fee amount has been established on a per unit basis, an emission reduction offset equivalent for each residential unit should be used.

06-05
(cont.)

The District is available to assist the City in addressing these comments. If you have any questions, please contact me at (530) 745-2333 or agreen@placer.ca.gov.

Sincerely,



Angel Green
Associate Planner

RESPONSE TO COMMENT LETTER 6 FROM PLACER COUNTY AIR POLLUTION CONTROL DISTRICT (PCAPCD)

Response to Comment 6-1

Comment noted. Responses to comments provided by the PCAPCD are provided below.

Response to Comment 6-2

This comment requests that Mitigation Measure 4.4-1(c), which is a standard PCAPCD mitigation measure that requires submittal of an equipment inventory, be revised to include the requirement that construction equipment will meet standards for Tier 3 engines and a Level 2 Diesel Particulate Filter "consistent with the mitigation included in the air quality analysis". The actual mitigation measure that was accounted for in the air quality model was Mitigation Measure 4.4-1 (d), which is a standard PCAPCD mitigation measure that states:

*Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the PCAPCD for approval by the District demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average **20 percent NOx reduction and 45 percent particulate reduction** as required by CARB [California Air Resources Board]. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.*

Table 6 of Appendix N of the Draft EIR (page 13) indicates that the mitigation inputs in CalEEMod include the use of off-road equipment with Tier 3 engines and Level 2 diesel particulate filters; however, these assumptions were applied in the model to account for the 20% NOx reduction and 45% particulate reduction required by Mitigation Measure 4.4-1 (d). No changes to the standard PCAPCD measures have been made in order to allow contractors some flexibility in the methods that they use to achieve the required reductions.

Response to Comment 6-3

PCAPCD's CEQA Handbook indicates that the 10 lbs/day threshold was established based on the new source review requirement, which requires that any stationary source that emits more than 10 lbs per day of ROG and NOx must employ best available control technology (BACT). The District in its Handbook therefore recommends any project which emits more than 10 lbs per day should implement mitigation measures to reduce cumulative impacts. Consistent with this requirement, Mitigation Measure 4.4-2 requires that best available and practical approaches are used to reduce operational emissions, unless the applicant provides an analysis that demonstrates to the City's satisfaction that certain measures are infeasible or other measures are comparably effective.

As explained further under the heading of Thresholds of Significance in Section 4.4.4 of the Draft EIR, given that the PCAPCD handbook indicates that the 10 lbs/day threshold is recommended to be used as the basis for determining the need for mitigation and not for determining whether or not an impact is

significant and warrants the preparation of an EIR, the City (acting as CEQA lead agency) has chosen to rely on a two-tier cumulative analysis methodology similar to that adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). Using this methodology, if a project exceeds project-level thresholds for criteria air pollutant emissions for which the region is designated non-attainment (i.e., exceed the PCAPCD-recommended project threshold of 82 lbs/day for ROG or NO_x), AND conflicts with the emissions budget of the applicable State Implementation Plan (SIP), project emissions would be cumulatively considerable.

Direct impacts from operational emissions of criteria pollutants are addressed in Impact 4.4-2, consistency with the SIP is addressed under Impact 4.4-6, and cumulative impacts from operational emissions are addressed in Impact 4.4-7 of the Draft EIR. As discussed in the Draft EIR, because operational emissions exceed the project level threshold of 82 lbs/day, and emissions associated with the Proposed Project are not accounted for in the SIP, cumulative impacts from operational emissions are considered significant and unavoidable, despite the implementation of all feasible mitigation measures, including the requirement to participate in the PCAPCD's off-site mitigation program. No changes to the mitigation requirements are warranted.

Response to Comment 6-4

Comment noted. Option "a" of Mitigation Measure 4.4-3 is provided to clarify that should the applicant achieve on-site emission reductions in excess of those calculated in the EIR, the amount of off-site mitigation requirements would be reduced accordingly. No changes to the mitigation requirements are warranted.

Response to Comment 6-5

The development agreement indicates that all applicable mitigation measures in the City's adopted MMRP shall be implemented "as and when the Landowner elects to develop the [project site]." Mitigation Measure 4.4-3, which has been incorporated into the City's MMRP, requires that prior to the issuance of building permits and subject to the PCAPCD's review and approval, the Applicant shall participate in PCAPCD's Off-site Mitigation Program by paying fees equal to the project's contribution of pollutants (ROG and NO_x) in excess of the threshold of 82 pounds per day. The actual amount to be paid shall be determined, and satisfied pursuant to current CARB guidelines, at the time of recordation of the Final Map or issuance of Building Permits. Although the estimated payment has been calculated based on current rates, the exact amount cannot be determined as the precise timing for each phase of the project development is uncertain and fees change over time. Defining a fee per dwelling unit and essentially "freezing" the mitigation obligation at current rates could result in an inadequate level of mitigation for future phases of the project. No changes to the mitigation requirements are warranted.

Comment Letter 7



April 15, 2016

via email: kpease@roseville.ca.us

City of Roseville
ATTN: Kathy Pease
311 Vernon Street
Roseville, CA 95678

Subject: Placer County Comments on the Amoruso Ranch Specific Plan Draft Environmental Impact Report

Dear Ms. Pease:

Placer County appreciates the opportunity to review the Amoruso Ranch Specific Plan Draft Environmental Impact Report and to engage in the environmental review process. The County's Environmental Review Committee has reviewed the Amoruso Ranch Specific Plan Draft Environmental Impact Report. After reviewing the DEIR, the County offers the following comments for your consideration:

TRANSPORTATION

The interchange of Placer Parkway at Westbrook Boulevard was not approved in the Certified Tier 1 EIS/EIR for the Parkway. The County understands that the ARSP is not currently proposing this intersection as part of the project. However, this interchange is included in the ARSP cumulative traffic scenarios. Based on the fact that this interchange has not been approved at this time, the County would request that a separate analysis of the localized impacts associated with a signalized intersection at this location be included. Will a signalized intersection meet LOS standards should this be the preferred control at this location in the future? Will this change in access control have impacts to Sunset Boulevard West under cumulative scenarios?

07-01

The intersection of Fiddymnt Rd/Sunset Boulevard West in Placer County will experience a significant decrease in intersection LOS under the plus project scenario (PM Peak Hour LOS C to LOS F). Placer County believes that this impact is significant and should warrant installation of a traffic signal with the ARSP development. All other intersections identified are appropriate to mitigate through payment of fair share fees.

07-02

Fiddymnt Road from Athens to the Roseville City Limits is identified as being a future four lane roadway. However, the Placer County Capital Improvement Program does not identify expansion from the existing two lanes to four lanes. This should be modeled at a two lane roadway in the study.

07-03

AGRICULTURAL BUFFERS

The following comment regarding agricultural buffers was made on the NOP, and was not sufficiently addressed within chapter 4.1. The original comment has been modified slightly.

07-04

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

The northwest portion of the plan area is located immediately east of and adjacent to a cattle farming operation that could result in significant impairment to the cattle operation including closure or relocation due to the incompatible nature of the proposed residential densities of 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. (Although the proposed project allows for a 60-foot wide linear open space parcel along the northwestern boundary (AR-98), this area may not be sufficient to provide for an adequate buffer between the cattle operations and residences.) 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:
 - a. The type of agricultural operation (i.e., livestock, orchard, timber, row crops);
 - b. The size of the lots to be created;
 - c. The presence or lack of fences in the area;
 - d. Existing natural barriers that prevent trespass; and,
 - e. 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 NOP) 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 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 northeast and southeast districts.

07-04
(cont.)

07-05

Again, Placer County appreciates the opportunity to comment on the Amoruso Ranch Specific Plan Draft Environmental Impact Report. The County also appreciates the opportunity its staff has had to meet with the City to coordinate on the project and to discuss the items identified in these comments. The County welcomes close coordination on the Amoruso Ranch project to ensure that the County/City interface and landscape is comprehensively planned. Should you have any questions, please contact Crystal Jacobsen, Environmental Coordinator, at cjacobse@placer.ca.gov or 530-745-3085.

Sincerely,

A handwritten signature in blue ink, appearing to read "Crystal Jacobsen", with a long horizontal flourish extending to the right.

CRYSTAL JACOBSEN
Principal Planner
Placer County

RESPONSE TO COMMENT LETTER 7 FROM PLACER COUNTY

Response to Comment 7-1

As described in Section 6.0 of the *Traffic Study for the Amoruso Ranch Specific Plan* (Traffic Study) included as Appendix M of the EIR, an separate evaluation of Westbrook Boulevard at Placer Parkway was not conducted for two reasons: first, it would be speculative to assume a particular at-grade signalized intersection versus grade-separated interchange configuration since no such plans have been prepared to date; second, right-of-way is being set aside to ensure an adequate area is available to construct the needed infrastructure to achieve acceptable LOS operations under both scenarios.

Response to Comment 7-2

The City agrees that the increase in traffic at the Fiddymment Road/Sunset Boulevard West intersection is a potentially significant impact and also recommends that a traffic signal be installed at that location to mitigate this impact to a less-than significant-level. Because this improvement is not included in an existing fee program, the City, on behalf of the applicant, must negotiate in good faith with Placer County to identify the fair share funding contribution of the Proposed Project. Section 3.5.15 of the Project's Development Agreement requires payment of the County TMF that will fund, among other improvements, the signal at Fiddymment and West Sunset. The commenter's opinion that the fair share cost of the Proposed Project should be 100 percent and that the installation of the signal should occur with the development of the Proposed Project is noted. However, because no fair share fee program has been agreed to at this time and the City of Roseville does not have control over improvements on Placer County roadways, the City must continue to conservatively assume that, at the time of project approval by the City, the impact at Fiddymment Road/Sunset Boulevard West would be significant and unavoidable. No revisions to the EIR are necessary to address this comment.

Response to Comment 7-3

As discussed in Section 5.0 of the Traffic Study, the widening of Fiddymment Road to four lanes between Athens Avenue to Roseville city limits was assumed in place under cumulative conditions because it was listed as a Tier 1 (funded) project in the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). As is shown on Table 4.3-24 of the EIR, project impacts to this segment are significant even with the assumed four-lane widening. Thus, the inclusion versus exclusion of this widening does not materially affect the project's impacts and mitigation measure responsibilities. No revisions to the EIR are necessary to address this comment.

Response to Comment 7-4

As was described in Impact 4.1-3, the 60 foot open space buffer area established between the Gleason property and the project site and directly adjacent to the western project site boundary would include an approximately 50-foot wide open channel drainage facility, with fence placed on both sides of the channel that would be either post and cable or tubular steel and adequate landscaping established on the eastern portion of the channel. This fencing is consistent with Goal 7.B.1 and 7.B.3 provided by the County. Additionally, residences within the Proposed Project would not be constructed within 100 feet of the western boundary. Potential design solutions for buffering along the western boundary of the project site

are shown on Figure B.24 of the Design Guidelines included in Appendix A. With these project design components the City found the Proposed Project would have a less-than-significant impact on adjacent agricultural land uses.

In regards to Alternatives 2 and 3, as shown on Figures 6-1 and 6-2 of the Draft EIR, the proposed land use under these alternatives along the western border is LDR as recommended by the commenter.

Response to Comment 7-5

As described in Section 2.5.2 and Impact 4.1-3, a minimum 6-foot high masonry wall will be constructed along the eastern boundary of the project site per the February 2016 Design Guidelines. Further, as no land uses have been identified, it would be speculative to assume anything other than what was planned under the Placer Ranch Specific Plan. With these project design components the City found the Proposed Project to be compatible with the current and foreseeable future uses of the Placer Ranch area.

Comment Letter 8

From: YOUNT, KEVIN J@DOT [<mailto:KEVIN.YOUNT@dot.ca.gov>]
Sent: Monday, April 18, 2016 10:58 AM
To: Pease, Kathy
Cc: scott.morgan@opr.ca.gov
Subject: 032016PLA0029 - Amoruso Ranch Specific Plan - SCH#2013102057

Dear Ms. Pease:

Thank you for including California Department of Transportation (Caltrans) in the environmental review process for the Amoruso Ranch Specific Plan Project. Caltrans’ new mission, vision, and goals signal a modernization of our approach to California’s transportation system. We review this local development for impacts to the State Highway System in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the State’s smart mobility goals that support a vibrant economy, and build communities, not sprawl.

08-01

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. These comments are based on the Draft Environmental Impact Report (DEIR).

Traffic Operations

The impact/mitigation summary table on page 3-4 in the DEIR shows impacts (4.3-7, 4.3-13) to existing State interchanges to be LTS (less than significant) for both existing and cumulative scenarios. The development includes 3000 new homes with a possible 3100 new trips on the State and local system. The Sunset Blvd./SR65, Blue Oaks/SR65 and the future Whitney Ranch/SR65 interchanges should have been analyzed for operational and safety impacts, including a queuing analysis for the SB off-ramp to Blue Oaks/SR65 interchange, the NB off-ramp to the Sunset Blvd./SR65 interchange, the SB off-ramp to Sunset Blvd./SR65 and the NB off-ramp to Whitney Ranch for existing (with the exception of Whitney Ranch) and cumulative years. Please perform a queuing analysis for existing and cumulative scenarios for the aforementioned interchanges.

08-02

The impact/mitigation summary table on page 3-4 in the DEIR shows impacts (4.3 -14) due to increased traffic on State highways for cumulative year 2035 (CIP conditions) to be LTS, therefore no mitigation is required (per the DEIR). However there are significant impacts for Cumulative Year 2035 (impact 4.3-20) The traffic report shows similar LOS F locations for freeway operations for both year 2035 Cumulative and Cumulative CIP 2035 conditions on tables 25 and 26. Cumulative CIP Year 2035 conditions should show similar impacts. In addition, these tables 25 and 26 in the Traffic Report (TIS) need to show the (LOS F) density

08-03

difference with and without project. If this is not shown, then the degradation of facilities cannot be shown accurately.

08-03
(cont.)

Hydraulics

No net increase in runoff from the 100-year event should result from development within the area covered by the Amoruso Ranch Specific Plan to the State Route 99 R/W.

The Master Drainage Plan, for the Amoruso Ranch Specific Plan, should note that any increase in runoff from development of the area covered by the Amoruso Ranch Specific Plan should be completely mitigated for peak flow and volumetric impacts for the 100-year event by detention or infiltration facilities that will be in operation prior to or in conjunction with said development.

08-04

The City of Roseville should review the drainage plans for each proposed development to ensure they are in compliance with the Master Drainage Plan prior to or in conjunction with, the issuance of permits for each development within the area covered by the specific plan.

The City of Roseville should ensure development within the specific plan area would not adversely impact the ability of the detention facilities within the City of Roseville's Al Johnson Wildlife Area (formerly Reason Farms Regional Retention Basin) to meet existing and future obligations made by the City to mitigate peak flow and volumetric impacts of other existing and proposed developments.

08-05

Please provide our office with copies of any further actions or changes to this project.

Please reply to this email to confirm receipt of these comments.

If you should have any questions concerning these comments or require additional information, please feel free to contact me.

Thank you,

KEVIN YOUNT
TRANSPORTATION PLANNER

CALTRANS - DISTRICT 3
DIVISION OF PLANNING & LOCAL ASSISTANCE
703 B STREET
MARYSVILLE, CA 95901

PHONE: (530)741-4286
EMAIL: KEVIN.YOUNT@DOT.CA.GOV

RESPONSE TO COMMENT LETTER 8 FROM CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)

Response to Comment 8-1

The comment is general in nature and adequately describes the Proposed Project. No response is required.

Response to Comment 8-2

The Sunset Boulevard/SR 65 interchange was analyzed under Existing Plus Project, 2035 CIP Plus Project, and 2035 Cumulative Plus Project scenarios. As shown in Table 4.3-12, Table 4.3-19, and Table 4.3-25 of the Draft EIR, both ramp terminal intersections at the SR 65/Sunset Boulevard interchange would continue to operate at LOS C or better under all scenarios. Field observations by Fehr & Peers revealed no queuing problems at this interchange, and project-added trips would be modest. Therefore, Proposed Project impacts relating to operations and queuing would not be significant at this interchange.

The Blue Oaks Boulevard/Washington Boulevard/SR 65 SB Ramps intersection was analyzed under Existing Plus Project, 2035 CIP Plus Project, and 2035 Cumulative Plus Project scenarios. Table 4.3-8, Table 4.3-14, and Table 4.3-21 of the EIR have been revised to clarify that Study Intersection 17 (Blue Oaks Boulevard/Washington Boulevard) includes the SR 65 SB ramps. Under Existing Plus Project and 2035 CIP Plus Project conditions, the Proposed Project does not cause significant LOS impacts at this intersection (Tables 4.3-8 and 4.3-14). The SR 65 SB off-ramp would not experience any queuing spillback issues with the addition of Proposed Project traffic because Proposed Project trips would turn right from the channelized, free movement onto westbound Blue Oaks Boulevard (and the adjacent through/left turn lanes do not have queuing issues that block access to this lane). However, impacts to this intersection were determined to be significant under 2035 Cumulative conditions (Table 4.3-21). No feasible mitigation was identified for this impact and it was therefore considered significant and unavoidable.

The SR 65/Whitney Ranch Parkway interchange was not analyzed under Existing Plus Project conditions because it did not exist at the time the Traffic Study was conducted. The ramp terminal intersections at this interchange were not studied under cumulative conditions due to the uncertainty (when the Traffic Study was prepared) over what lane configurations and traffic controls would be present, making any analysis speculative at that time. Further, usage of this facility by Proposed Project trips would be modest, indicating a low likelihood of any type of impact. Proposed Project trips are more likely to use the SR 65/Blue Oaks Boulevard interchange for regional access to the south and the SR 65/Twelve Bridges Drive interchange for regional access to the north (until such time that Placer Parkway is extended westerly to Fiddymont Road and beyond, subject to additional funding becoming available). Therefore, it is unlikely that the Proposed Project would have a significant impact on this interchange.

Response to Comment 8-3

As stated on pages 39 and 40 of the Traffic Study under the State Highway heading, density is not reported for LOS F conditions since LOS F operations do not have a corresponding density value that can be reported. However, a minimum density increase of 0.5 would cause an increase in the reported

density measurement, since density values are rounded to the nearest integer value. Through an iterative process, Fehr & Peers determined that a 60-vehicle increase to a four-lane freeway operating at LOS E would approximately correspond to a 0.5 increase in density. This methodology is supported by substantial evidence and has been used in other recent environmental documents prepared for the City of Roseville. Accordingly, this threshold was used to determine significant impacts at facilities already operating at LOS F. Therefore, freeway facilities already operating at LOS F that were identified as having significant impacts under 2035 Cumulative Plus Project conditions met this 60 vehicle threshold, while freeway facilities already operating at LOS F that were identified as having less-than-significant impacts under 2035 CIP Plus Project conditions did not.

Response to Comment 8-4

The *Amoruso Ranch Drainage Master Plan*, included as Appendix I to the EIR, and Impact 4.13-5 addressed the commenter's concern. As discussed therein, development of the ARSP is estimated to generate an additional runoff volume of 75.31 acre-feet during an 8-day, 100-year event. The 75.31 acre-feet of storage would be provided by the Regional Pleasant Grove Retention Basin Facility at the City's Al Johnson Wildlife Area. Mitigation Measure 4.13-3 requires the project Applicant to annex into the Drainage Fee District and to pay drainage impacts fees for the volumetric storage needs of 75.31 acre-feet. With the implementation of this mitigation, this impact was found to be less than significant.

Response to Comment 8-5

Comment noted. Per standard practice, the City will review the drainage plans for each development within the Proposed Project to ensure they are in compliance with the Drainage Master Plan.

The City has thoroughly reviewed the *Amoruso Ranch Drainage Master Plan* to ensure that the Proposed Project would not adversely impact the ability of the Pleasant Grove Retention Basin Facility to meet existing and future obligations to mitigate peak flow and volumetric impacts. Refer to **Response to Comment 3-12** regarding potential impacts to University Creek within the Pleasant Grove Retention Basin Facility.

12.3 PUBLIC MEETING NOTES

The following public meeting notes are provided below:

- Planning Commission held on March 10, 2016
- Transportation Commission held on March 15, 2016
- Design Committee Meeting held on March 17, 2016
- Public Utilities Commission held on March 22, 2016
- Parks and Recreation Commission held on April 11, 2016
- Planning Commission held on April 14, 2016



**Planning Commission Meeting
March 10, 2016 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka
Joseph McCaslin

Staff Present

Kathy Pease, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Wayne Wiley, Associate Planner
Chris Kraft, Engineering Manager
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

David Larson, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner McCaslin led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication. Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Commissioner Caporusso requested that item IV-B. **MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421** be pulled from the Consent Calendar.

Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF FEBRUARY 25, 2016

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

B. MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421

Associate Planner, Gina McColl, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Karenda MacDonald, and owner, Justin Raitchel, addressed the Commission and responded to questions. They stated they were in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Parking concerns
- Business' hours of operation
- Can the applicant provide a description of the medical use?

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Hirota, to approve the conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

V. SPECIAL PRESENTATIONS/WORKSHOP/REPORTS

A. PUBLIC WORKSHOP DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) – ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENT – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047)

Planning Manager, Kathy Pease, and Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Applicant represented by Marcus Lo Duca provided an overview of benefits of the project and transportation fees that would aid in regional traffic improvements.

Chair Bernasconi opened the public hearing and invited comments from the audience.

Public Comment:

- None

Commission Discussion:

- Is a library planned for the area?
- Due to the proximity of the landfill, will odors be an issue?
- Can the Amoruso Ranch Specific Plan documents be found on the City's website?
- Is this the first plan to change the General Plan horizon date?
- What is the timing of Placer Parkway?
- Is W. Sunset a part of the annexation or the improvement plans?
- Will aquifer storage and recovery be used?

- Schools services: Elementary? Population of the high school? Timing of the construction of schools? What will be the impact to the high school?
- Is Amoruso Ranch the last piece of western development for the City?
- What will Placer Parkway look like? Number of lanes? Locally funded?
- Is a right-of-way reserved for three (3) lanes of traffic in each direction?
- What is the development construction timeframes?
- Federal permits required?
- Financed by transportation fee?

This item was informational only.

VI. REPORTS: COMMISSION/STAFF

None

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to adjourn to the meeting.

The motion passed unanimously at 8:11 p.m.



Transportation Commission

Regular Meeting

March 15, 2016 – 7:00 p.m.

Draft Minutes

1. Call to Order

The meeting was called to order at 7:00 p.m. by Commissioner Nelson.

2. Roll Call

Commissioners Present

David Nelson – *Chair*
Jeff Short – *Vice-Chair*
Tracy Mendonsa
Joe Horton
Chinnaian Jawahar
Ryan Schrader – *Absent*
Richard DeMarchi
Emily Nunez, *Youth Commissioner - Absent*

Staff Present

Eileen Bruggeman, Alternative Transportation Analyst II
Mike Dour, Alternative Transportation Analyst II
Sue Schooley, Alternative Transportation Analyst II/TSM Coordinator
Michael Christensen, Deputy City Attorney
Kathy Pease, Planning Manager
Wayne Wiley, Associate Planner
Patricia Stewart, Senior Planner
Scott Gandler, Senior Engineer
Debbie Dion, Recording Secretary

3. Pledge of Allegiance

Commissioner Mendonsa led those in attendance in the Pledge of Allegiance.

4. Meeting Minutes

a. February 16, 2015 – *Action required*

MOTION:

Commissioner Mendonsa made the motion, which was seconded by Commissioner Demarchi to approve the meeting minutes of February 16, 2016.

Ayes: Nelson, Short, Mendonsa, Horton, Jawahar, DeMarchi
Noes: None
Abstain: None
Absent: Schrader, Nunez

5. Oral Communications

Commissioner Nelson opened the Public Comment period.

Mike Barnbaum, Ride Downtown 916 Organization, addressed the Commission on approval by the Sacramento Regional Transit District Board of Directors for increases of SacRT bus and light rail system fares. Fare increases become effective on Friday, July 1, 2016.

Commissioner Mendonsa closed the Public Comment period.

6. Consent Calendar

a. The 316 Vernon Street Office Building Transportation Systems Management (TSM) Plan – *Action required*

b. The Falls Event Center Transportation Systems Management (TSM) Plan –
Action required

MOTION:

Commissioner Jawahar made the motion, which was seconded by Commissioner Horton to approve the Consent Calendar.

Ayes: Nelson, Short, Mendonsa, Horton, Jawahar, DeMarchi
Noes: None
Abstain: None
Absent: Schrader, Nunez

7. Special Presentation/Reports

a. Amoruso Ranch Specific Plan (ARSP) and Draft Environmental Report (DEIR) Action required

Commissioner Nelson reviewed the Public Hearing process.

Kathy Pease, Planning Manager and Wayne Wiley, Associate Planner, made the presentation.

A discussion between Commissioners and staff ensued.

Scott Gandler, Senior Engineer, responded to questions on fair share distribution of costs for roadways.

Mike Dour, Alternative Transportation Analyst II, responded to questions and reviewed mitigation measures for Capital improvements and spoke on short and long range transit plans to extend transit service when funding is available.

Eileen Bruggeman, Alternative Transportation Analyst II, responded to questions on transit thresholds; stated that population density and level of development are considered in transit planning as well as comments received from businesses and employment centers.

Commissioner Nelson opened the Public Hearing period.

Marcus LoDuca, representing the Brookfield project team, addressed the Commission on planning and design details of the ARSP.

Linda DiBiase, Amoruso Estates resident, addressed the Commission on concerns of traffic increase in the area, wildlife safety, potential flooding, and quality of life issues.

Staff responded and outlined mitigation measures and services provided to residents.

Mr. LoDuca spoke on the planned fire station that will serve the area and help with home owners insurance rates.

Chuck Lenny, new resident in Amoruso Estates, addressed the Commission on flooding/drainage concerns and urged working with Placer County to address this concern.

Commissioner Mendonsa closed the Public Hearing period.

Michael Christensen, Deputy City Attorney, confirmed that this is not an action item by roll call vote. Comments will automatically be forwarded on to the Planning Commission and to the City Council.

Staff and Commissioners discussed.

Commissioners submitted comments as follows:

City staff to work with Placer County on drainage issues.
Reflect in DEIR that Westbrook Blvd is a truck route.
Add turn lanes at W Sunset Blvd/Road G.
Take one more look at possible roundabout to facilitate left turns at Roads D/G and E/G.
Add Class I bike trails into paseos in Road G area.
Continue to monitor LOS for roadways in plan.

Comments will be forwarded on to the Planning Commission and to the City Council.

8. Staff and/or Commission Reports/Comments

a. 2nd Quarter FY16 Transit Performance Report

MOTION:

Commissioner Short made the motion, which was seconded by Commissioner Mendonsa to continue this item off-calendar to the next Transportation Commission meeting.

Vote: All ayes

b. Alternative Transportation Division

1. Fixed Routes D, I and M Modifications Update
2. Share the Road Campaign
3. Free 2016 Cycling Clinics and Events
4. Celebrate the Earth Day – April 16th
5. May is Bike Month

Eileen Bruggeman, Alternative Transportation Analyst II, made the presentation on Item 1.

Mike Dour, Alternative Transportation Analyst II, made the presentation on Item 2.

Sue Schooley, Alternative Transportation Analyst II/TSM Coordinator, made the presentation on Items 3, 4 and 5.

Staff provided this item as informational only. No action required.

9. Pending Agenda

None

10. Adjournment

MOTION

Commissioner Mendonsa made the motion, which was seconded by Commissioner Jawahar, to adjourn the meeting.

Vote: All ayes

The meeting was adjourned at 8:23 p.m.

David Nelson, Chair

Debbie Dion, Recording Secretary



**Design Committee Meeting
March 17, 2016 – 4:30 p.m.
Draft Minutes**

I. ROLL CALL – *Silent*

Committee Members Present

Julie Hirota, Chair
Daniel Wesp

Committee Members Absent

Michael Motroni, Vice-Chair - *Excused*

Staff Present

Kathy Pease, Planning Manager
Wayne Wiley, Associate Planner
Scott Gandler, Sr. Engineer
Joe Mandell, Sr. Deputy Attorney
Lupe Nelson, Recording Secretary

II. CONSENT CALENDAR

Chair Hirota asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Hirota asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF FEBRUARY 18, 2016

MOTION

Committee Member Wesp made the motion to approve the Consent Calendar item as submitted.

The motion passed with the following vote:

Ayes: Wesp

Noes: None

Abstain: Hirota

III. NEW BUSINESS

A. REVIEW OF THE DESIGN GUIDELINES OF THE AMORUSO RANCH SPECIFIC PLAN

Associate Planner, Wayne Wiley, presented the staff report and responded to questions. Planning Manager, Kathy Pease, and Sr. Engineer, Scott Gandler, were also in attendance to respond to questions.

Chair Hirota opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Brookfield Residential, addressed the Committee and responded to questions.

Public Comment:

- None

Committee Discussion:

- Does the General Plan need to be amended?
- Is there an overpass connection to the north?
- Where is the majority of traffic expected to come from?
- Are any improvements expected to be made to W. Sunset Blvd.?
- When is the plan expected to be done?
- Will Westbrook Boulevard have commercial amenities – shopping centers?

- Will all the neighborhoods be gated communities? Will any of the neighborhoods be gated communities?
- Will all the walls be masonry?
- What is the timing of Placer Parkway? Due to the delay in Placer Parkway being built, won't it cause a lot of traffic? At 5 p.m. Pleasant Grove and Blue Oaks is backed up almost to Washington.
- Which areas will the housing samples shown in the PowerPoint presentation be located in?
- Due to the proximity of the landfill, will odors be an issue?
- Is development proposed between the casino and this specific plan?
- How will residents in the low density housing safely crossover Placer Parkway to the school?
- Will the monuments be proportional to street size? Chair Hirota asked that the monuments be of appropriate scale. She cited some existing monuments as being a hazard to traffic and out of character with the neighborhood.
- Will there be enough parking? Will individuals be parking on the street? Will parking be available on Westbrook?

Chair Hirota closed the public hearing.

This item was provided as informational.

IV. REPORTS: COMMISSION/STAFF

None

V. ORAL COMMUNICATION

None

VI. ADJOURNMENT

Chair Hirota asked for a motion to adjourn the meeting.

MOTION

Committee Member Wesp made the motion, which was seconded by Chair Hirota, to adjourn the meeting.

The motion passed unanimously at 5:10 p.m.



MINUTES
Public Utilities Commission

March 22, 2016
7:00 p.m.

Council Chambers
311 Vernon Street
Roseville, CA 95678

1. Roll Call

PUC Commissioners Present: Gretchen Hildebrand
James McHan
Kerry Schmitz
John Speight (Acting Chair)
Jim Viele
John Vertido

PUC Commissioners Absent: Blandon Granger

Staff Present: Kathy Pease, Development Services Planning Manager
Tricia Stewart, Development Services Senior Planner
Michelle Bertolino, Electric Utility Director
David Bradford, Energy Services Account Representative
Rich Plecker, Environmental Utilities Director
Dale Olson, Environmental Utilities Principal Engineer
Sean Bigley, Public Affairs Administrator
Kelye McKinney, Assistant Environmental Utilities Director
Jim Mulligan, Water Utility Manager
Mike Bloom, Assistant Electric Utility Director
Sonny Person, Assistant Electric Utility Director
Vonette McCauley, Electric Public Information Officer
Philip McAvoy, Electric Finance & Administration Manager
Rick Corral, Electric Engineering Technical Supervisor
Joe Mandell, Senior Deputy Attorney
Karen Sainsbury, Recording Secretary

2. Pledge of Allegiance

3. Minutes of February 23, 2016

The minutes of February 23, 2016 were approved as amended.

4. Oral Comments/Public Comment

None.

5. New Business

- a. Review of the Amoruso Ranch Specific Plan and Draft EIR
Report by Development Services Senior Planner Tricia Stewart on the Amoruso Ranch Specific Plan and Draft EIR, for recommendation.

Tricia Stewart and Kathy Pease presented the Public Utilities section of the Draft EIR and the Public Utilities Plan of the Amoruso Ranch Specific Plan and answered Commissioner questions.

- Who pays to relocate or underground electric facilities such as 12kV lines?
- Were electric conservation measures analyzed in the EIR for the developer to initiate renewable energy use?
- Concerned about growth that encroaches on undesirable things. Glad to see deed disclosures for odors from the Material Recovery Facility.
- Describe the Tinker Intertie on Industrial Boulevard and how water from PCWA is wheeled through the City. Is infrastructure adequate?
- Will PCWA water be supplied during early demands and is PCWA committed to building the Ophir plant?
- How is fair share of costs determined? Is that included in the Development Agreement?
- What areas will be supplied with Recycled Water?
- Has the Pleasant Grove Wastewater Treatment Plant expansion project taken this project into account, or will it need to be redesigned?
- In the area where Recycled Water is not available, what is there requiring irrigation and will the city pay the cost of potable water?

Item was opened for public comment.

Marcus Lo Duca, Counsel for the Brookfield Residential project team spoke thanking staff for their thoroughness on the staff report and presentation, and thanked the Commissioners for their time.

MOTION: Commissioner Vertido made the motion, which was seconded by Commissioner Schmitz, to accept all comments received tonight regarding the Public Utilities section of the Draft Environmental Impact Report and the Public Utilities Plan included in the Amoruso Ranch Specific Plan and forward a recommendation of approval to the Planning Commission and City Council regarding the Public Utilities portion of the Amoruso Ranch Specific Plan Draft EIR

Ayes: Hildenbrand, McHan, Schmitz, Speight, Viele, Vertido

Noes:

Absent: Granger

- b. Environmental Utilities Monthly Update
Report by Environmental Utilities Director Richard Plecker summarizing monthly status of Environmental Utilities issues, for information.
- c. Environmental Utilities Legislative Update
Presentation by Public Affairs Administrator Sean Bigley on the Legislative Update, for information.
- d. Roseville Electric Utility Monthly Report
Report by Electric Utility Director Michelle Bertolino summarizing monthly status of Electric issues, for information.
- e. Roseville Electric Utility New Solar Calculator Tool for Customers
Presentation by Energy Services Account Representative David Bradford on the New Solar Calculator Tool for Customers, for information.

6. Reports – Commission/Staff

None.

7. Proposed Future Agenda Items

Commissioner McHan requested a presentation on the water testing program at the treatment plant, groundwater pumps and residential properties.

8. Adjournment

Commissioner Viele moved for adjournment of the March 22, 2016 Public Utilities Commission meeting. Commissioner Vertido seconded the motion. The motion passed unanimously at 8:48 p.m.

John Speight
Acting Chairperson

Karen Sainsbury
Recording Secretary



City of Roseville
Parks and Recreation Commission – **Minutes**
April 11, 2016

Commissioners Present: Nick Alexander, Scott Alvord, Paul Frank, Audrey Huisking, Doyle Radford Jr., Andrae Randolph, Roy Stearns, Logan Cole

Absent Excused: N/A

Staff Present: Dion Louthan, Director
Tara Gee, Park Planning and Development Superintendent
Kathy Barsotti, Recreation Manager
Mark Murphy, Interpretive Service Supervisor
Kathy Pease, Development Services – Planning Manager
Wayne Wiley, Development Services – Associate Planner
Mike Christensen, Deputy City Attorney
Ellen Worland, Recording Secretary

I. ROLL CALL – Chair Frank called the meeting to order at 7:00 P.M.

II. PLEDGE OF ALLEGIANCE –Commissioner Randolph led all in the Pledge of Allegiance.

III. APPROVAL OF MINUTES – *A motion to approve minutes for **March 7, 2016** with corrections noting Logan Cole in attendance (removing Epsa Sharma) was made by Commissioner Stearns; Commissioner Alvord seconded; the motion was passed unanimously.*

IV. PUBLIC COMMENT – None.

V. SPECIAL REQUESTS/ REPORTS/ PRESENTATIONS

A. Maidu Museum & Historic Site – Mark Murphy

Mr. Murphy updated the Commission on events happening at the Maidu Museum & Historic Site. Some of the upcoming events included Friday Night Campfires, 3rd Saturday Cultural events, historic site tours, and of course the annual Yomen – Spring Celebration which will take place on April 30, 10am-2pm. You can find further information at www.roseville.ca.us/indianmuseum

Commissioner had questions about the wildlife present at the Historic Site, Yomen event highlights, and docent tours and thanked Mr. Murphy for his presentation.

B. Amoruso Ranch Specific Plan – Wayne Wiley, Tara Gee, Kathy Pease, Dion Louthan

Ms. Gee introduced the staff involved with the presentation on the Amoruso Ranch Specific Plan (ARSP) Project. Mr. Wiley reviewed the purpose of the meeting which was for the Amoruso Ranch to consider the ARSP and to provide comments on the project elements related to Parks and Open Space and receive public testimony related to the project and Draft Environmental Impact Report (EIR). Mr. Wiley also provided the history of Roseville Planning, planning areas and the location of ARSP, the 14th specific plan to be developed. Ms. Gee explained the General Plan requirement for park dedication of 9 acres per 1000 residents and explained the ARSP requirement. Ms. Gee reviewed the land use plan, neighborhood park locations and designs, open space, the bike path system and the paseo system in ARSP. Mr. Wiley reviewed the Environmental Review Analysis. He also informed the

Parks and Recreation Commission about the public hearings that have taken place regarding ARSP to date as of April 11, 2016.

Public Comments: Marcus LoDuca, spoke on behalf of John Norman and the Brookfield Project Team regarding the ARSP and highlighted the key components of the plan.

Commission Comments/Questions: The commission was pleased with the project. They liked that most homes were within a ¼ mile of a park found the plan to be very comprehensive. They also liked the spread of parks and open space, the passive recreation theme, the “grand lawn” and bike paths. Commissioners were very complimentary of the overall plan. Commissioners inquired about:

1. Why the Land Use Plan did not include a school/park joint use facility?
2. Why there is not a City-wide park included in the plan?
3. Will there be off-street parking for the large 10 acre park?
4. Will the City consider relocating the play area to be away from the dog park planned?
5. Are restrooms included in the park plans?
6. Will the paseos have amenities?
7. How will programming for the 3 acre park occur and how will that be funded?
8. What is the Urban Reserve noted in the plan?

Mr. Norman, Brookfield Residential, thanked the Commission for review of the plan and City staff for all of the hard work throughout the several years of planning.

Motion: *Commissioner Alexander introduced a motion to accept all public and Commission comments and recommend approval to the Planning Commission and City Council of the parks, recreation and resource management elements of the DRAFT EIR and the land use plan as it pertains to the Resource Management and Public Services Chapters of the Amoruso Ranch Specific Plan; Commissioner Randolph seconded and the motion carried unanimously.*

VI. REPORTS / COMMENTS/ COMMISSION/STAFF

Updates and Reports from Department Staff:

- Mr. Louthan provided an update on the Placer Valley Sports Complex and the two processes: Master Plan Design and CEQA steps. The Ground Lease is almost completed with the Operations Agreement process to start next. As staff has more information, the Commission will be updated.
- Mr. Louthan thanked all involved in the ARSP, staff, the applicant team and Commissioners.
- Ms. Barsotti advised the Commission about our current hiring process for Summer. She also provided all with a flier of upcoming events in the Square.

VII. Adjournment

Motion to adjourn was introduced by Commissioner Radford; Commissioner Alvord seconded and the motion passed unanimously. The meeting was adjourned at 8:30PM. The next meeting is scheduled on May 2, 2016.

Respectfully Submitted,

Ellen Worland

Ellen Worland



Planning Commission Meeting
April 14, 2016 – 7:00 p.m.
Draft Minutes

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka
David Larson

Staff Present

Kathy Pease, Planning Manager
Tricia Stewart, Senior Planner
Wayne Wiley, Associate Planner
Chris Kraft, City Engineer
Kelye McKinney, Assistant E.U. Director
Michelle Sheidenberger, Assistant City Attorney
Julie Pistone, Recording Secretary

Planning Commissioners Absent

Joseph McCaslin - *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Larson led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF MARCH 24, 2016.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Larson, Caporusso, Houdesheldt, Krafka, Bernasconi

Noes: None

Abstain: Hirota

V. NEW BUSINESS

A. ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENTS – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039.

Senior Planner, Tricia Stewart, and Associate Planner, Wayne Wiley, presented the staff report and responded to questions. Planning Manager, Kathy Pease, was also available to respond to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant, John Norman, Brookfield Residential, represented by Marcus Lo Duca, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- Keith Schmidt, Western Placer Waste Management Authority, addressed the Commission to state that he will be providing comments on the DEIR via letter the following day.

Commission Discussion:

- Clarification of any parking and safety measures that were discussed at the Transportation Commission Meeting related to the development.
- Parking reduction for HDR projects and parking impacts on adjacent uses with regards to Assembly Bill 744. Parking is a concern of the Planning Commission so they wanted their concern in the record.
- Staff clarified that the high density residential uses are proposed adjacent to commercial uses so there will be opportunities for shared parking.
- Design Review for Residential Subdivision and Design Review Permit requirement for HDR and MDR.
- Is it typical to have a court reporter at a Specific Plan meeting?
- Interface between agricultural and residential uses.
- Mello Roos fee schedule comparison to other plan areas.
- Timing of the Westbrook construction from W. Sunset Bl to Baseline Rd.
- The Sparta Fee for Amoruso compared to the other specific plans.
- Not enough time to review the letter received at the last minute from residents, Jim and Gaynell Gleason.
- Comments regarding the letter received from the Gleason's:
 1. Impact on adjacent agricultural uses, drainage, and aquifer storage and recovery system.
 2. Compatibility of land uses, sustainable land water management, surface water captured and stored in the ground.
 3. Benefits to the adjacent property owners if and when we do the aquifer storage and recovery system.
 4. Safeguards that the sustainable land water management will provide to ensure the Gleason's are not impacted by the time Amoruso Ranch is under construction.
 5. Protection from aerial pesticide and herbicide spraying so as not to affect the agricultural operations including the right to farm.

6. Notification and disclosures to adjacent neighbors as well as the entire specific plan area of potential agricultural operations taking place are included in the Development Agreements.

Kelye McKinney, Assistant Environmental Utilities Director, addressed the Commission to respond to questions regarding the sustainable land water management plan.

Ryan Sawyer, Analytical Environmental Services, whose firm prepared the DEIR, addressed the Commission and responded to questions regarding the aerial spraying of pesticides.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Larson, to

- A. Forward all comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review.
- B. Recommend that the City Council authorize staff to make and execute any and all necessary documents and applications to the Placer County Local Agency Formation Commission for annexation.
- C. Recommend that the City Council amend the General Plan Land Use Map and text as shown in the General Plan 2035 Redline (Exhibit C).
- D. Recommend that the City Council adopt the following finding and approve the Amoruso Ranch Specific Plan (Exhibit B):
 1. The Amoruso Ranch Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan.
- E. Recommend that the City Council adopt the following findings and approve the Prezone for the land located within unincorporated Placer County, amending the zoning map to reflect the zoning as indicated in Amoruso Ranch Specific Plan Table 4.1:
 1. The proposed Prezone is consistent with the General Plan as amended, and
 2. The proposed Prezone will not be detrimental to the public interest, health, safety, or welfare of the City.
- F. Recommend that the City Council adopt the following findings and approve the Amoruso Ranch Specific Plan Development Agreements (Exhibit D):
 1. The ARSP Development Agreements are consistent with the objectives, policies, general land uses and programs specified in the General Plan;

2. The ARSP Development Agreements are consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;
3. The ARSP Development Agreements will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;
4. The ARSP Development Agreements will not adversely affect the orderly development of property or the preservation of property values; and
5. The ARSP Development Agreements will provide sufficient benefit to the City to justify entering into the Development Agreement.

The motion passed with the following vote:

Ayes: Hirota, Larson, Caporusso, Krafka, Bernasconi

Noes: None

Abstain: Houdesheldt

VI. REPORTS: COMMISSION/STAFF

Commissioner Larson mentioned there was a recent fatality on Blue Oaks Blvd. near Washington Blvd. He asked staff to consider a divider from Industrial Bridge towards Washington Blvd. to eliminate the opportunity for drivers being able to make a U-turn. Staff stated a project is underway that includes a concrete median on Blue Oaks Blvd. that will eliminate the ability to make U-turns. There is a 3 month timeline for the installation of the concrete median on Blue Oaks Blvd. between Washington Blvd. and Alantown Dr.

Commissioner Caporusso and Commissioner Hirota have a conflict for the May 5th Planning Commission City tour. Commissioner Larson requested it be done before he terms out in July 2016.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by, Commissioner Larson to adjourn to the meeting.

The motion passed unanimously at 8:14 p.m.