PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 886-3000/FAX (530) 886-3080
Web Page: http://www.placer.ca.gov/planning E-Mail: pkthomps@placer.ca.gov

August 24, 2005

RECEIVED
AUG 26 2005
BY:

County of Sacramento
827 7TH St Rm 230
Sacramento, CA 95814

Re: Placer Vineyards Specific Plan, Revised Draft EIR (SCH#99062020), Sacramento County, Responsible Agency Status

During 2004, Placer County circulated a Draft Environmental Impact Report (Draft EIR) in accordance with the California Environmental Quality Act (CEQA), which evaluated the potential impacts associated with the implementation of the Placer Vineyards Specific Plan in southwestern Placer County (see attached Figures 1 and 2). As a result of public comment and subsequent project review, the proposed Specific Plan has been revised by the project proponents. In accordance with CEQA Guidelines Section 15088.5, Placer County will prepare and circulate a Revised Draft EIR for the project.

Based on the project description for the revised Specific Plan, Placer County has determined that Sacramento County may be a responsible agency for the project as that term is defined by Section 15381 of the CEQA Guidelines. Specifically, the project proposes to widen Watt Avenue within Sacramento County immediately south of the Placer County line (see attached Figure 3). In addition, because sewer service is proposed to be provided by Sacramento Regional County Sanitation District, it may be necessary for the County of Sacramento to issue encroachment permits for work within County rights-of-way during utility line construction.

At this time, we are seeking your input and/or comments on the proposed project in order to ensure that your concerns as a potential responsible agency are addressed in the Revised Draft EIR. It is the County's intent to prepare a project level EIR for the Specific Plan, including utility lines and the proposed widening of Watt Avenue, and it is our expectation that Sacramento County, as a responsible agency, will utilize the same EIR during any deliberations on these related projects.

Please convey your input and/or comments to the undersigned at the above address no later than 30 days from today. If there are questions, you may reach me at (530) 886-3000. Thank you for your time and assistance.

Sincerely,

Paul Thompson

Paul Thompson, Principal Planner

cc: Tom Miller, Director of Community Development/Resources Agency
Melanie Heckel, Interim Director of Planning
Gina Langford, Environmental Coordinator
Wes Zicker, Department of Public Works
Rick Dondro, Department of Public Works
Lori Lawrence, Planning Department
Gene Smith, Quad Knopf
Adrienne Graham
Kent MacDiarmid
Chron file

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Web Page: http://www.placer.ca.gov/planning E-Mail: pkthomps@placer.ca.gov

August 24, 2005

RECEIVED
AUG 26 2005
BY:

Sutter County
Planning Department
Box 1555
Yuba City Ca 95992

Re: Placer Vineyards Specific Plan, Revised Draft EIR (SCH#99062020), Sutter County, Responsible Agency Status

During 2004, Placer County circulated a Draft Environmental Impact Report (Draft EIR) in accordance with the California Environmental Quality Act (CEQA), which evaluated the potential impacts associated with the implementation of the Placer Vineyards Specific Plan in southwestern Placer County (see attached Figures 1 and 2). As a result of public comment and subsequent project review, the proposed Specific Plan has been revised by the project proponents. In accordance with CEQA Guidelines Section 15088.5, Placer County will prepare and circulate a Revised Draft EIR for the project.

Based on the project description for the revised Specific Plan, Placer County has determined that Sutter County may be a responsible agency for the project as that term is defined by Section 15381 of the CEQA Guidelines. Specifically, the project proposes to make improvements to Riego Road within Sutter County (see attached Figure 3).

At this time, we are seeking your input and/or comments on the proposed project in order to ensure that your concerns as a potential responsible agency are addressed in the Revised Draft EIR. It is the County's intent to prepare a project level EIR for the Specific Plan, including the proposed improvements to Riego Road, and it is our expectation that Sutter County, as a responsible agency, will utilize the same EIR during any public deliberations, or permitting of the proposed Riego Road improvements.

Please convey your input and/or comments to the undersigned at the above address no later than 30 days from today. If there are questions, you may reach me at (530) 886-3000. Thank you for your time and assistance.

Sincerely,

Paul Thompson

Paul Thompson, Principal Planner

cc: Tom Miller, Director of Community Development/Resources Agency
Melanie Heckel, Interim Director of Planning
Gina Langford, Environmental Coordinator
Wes Zicker, Public Works
Rick Dondro, Public Works
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Gene Smith, Quad Knopf
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Kent MacDiarmid
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SUTTER COUNTY
COMMUNITY SERVICES DEPARTMENT

Animal Control
Building Inspection
Emergency Services
Environmental Health
Fire Services
Planning

Rich Hall, Director
Larry Bagley, Assistant Director
Permitting Services
Chuck Vanevenhoven,
Fire Services
Mike Harrold,
Emergency Services

RECEIVED
OCT 03 2005
PLANNING DEPT.

September 30, 2005

Paul Thompson, Principle Planner
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Re: Placer Vineyards Specific Plan Revised Draft EIR (SCH#99062020), Sutter County. Responsible Agency Status

Dear Mr. Thompson:

Sutter County thanks you for the opportunity to comment on the plan to revise the initial Draft Environmental Impact Report (DEIR) for the Placer Vineyards Specific Plan. The concerns of Sutter County remain as stated in our response to the initial Draft EIR.

This proposed project will generate traffic, which will impact State Route (SR) 70/99 in Sutter County along with Riego Road. A Traffic Impact Study (TIS) should be provided to study impacts to these and other possible impacts to the State highway system. Mitigation measures should be incorporated into the project to address these impacts, including the construction of interchanges and upgrading SR70/99 to interstate standards within the impact area. Fair-share mitigation funding should be incorporated into any proposed mitigation.

The traffic analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the 2000 Highway Capacity Manual along with the Guide for the Preparation of Traffic Impact Studies should be used as a guide for the TIS.

The statement is made in Section 4.7-4.9 of the DEIR that "under cumulative conditions, Riego Road is being assumed to be widened to 6 lanes from SR 70/99 to Pacific Avenue and 8 lanes from Pacific Avenue to the Placer County line. The LOS on SR 70/99 south of Riego Road is said to degrade from E to F. Implementation of Mitigation No. 4.7-4.9 would reduce these impacts to a less than significant levels; however, this improvement lies outside of the jurisdiction of Placer County and is located in Sutter County. Placer County cannot guarantee timing of construction of these improvements; therefore, this impact would remain significant and unavoidable." The developer(s) should be required to provide mitigation funding for all required improvements.

In summary, the topics discussed above remain of paramount concern to the Sutter County. We will not accept unmitigated project impacts as a result of this project. The August 24, 2005, letter advising us of two signalized Riego Road intersection improvements does not reduce the impacts identified above through mitigation to levels which are less than significant. For these reasons, the plan should be appropriately revised with data from a proper traffic analysis and re-circulated for further public comment. Please provide our office with all future notices regarding this project.

Sincerely,

Doug Libby, AICP
Senior Planner

DGL:se

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