

NOTICE OF PREPARATION

TO: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

LEAD AGENCY: Placer County Planning Department
11414 "B" Avenue, Auburn, CA 95603
(530) 889-7470 (530) 889-7499 FAX

CONTACT: Fred Yeager, Planning Director

SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report
Placer Vineyards Specific Plan**

The Placer County Planning Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified above and described in the following information. We request review and comments from you as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project. If you represent a responsible agency your agency may use the EIR prepared by our agency when considering your permit or other approval for the project.

Due to the time limits mandated by State law, your response should be submitted to the Placer County Planning Department **no later than July 5, 1999**.

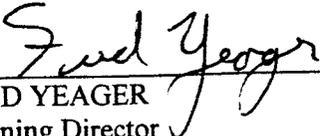
Please send your response to **Fred Yeager, Planing Director** at the address indicated above. We request the name of a contact person for your agency.

Project Title: **Placer Vineyards Specific Plan ("PVSP" or "Plan Area")**

Project Description: The Project includes 5,158+ acres. Proposed development includes employment, commercial, residential, open space, recreational and public/quasi-public land uses. Project buildout will likely occur over a 30-50 year time period.

Project Location: The project is located in the southwest corner of Placer County. The Plan area is bounded on the north by Baseline Road, on the south by the Sacramento-Placer County line, on the west by the Sutter-Placer County line and on the east by Dry Creek and Walerga Road.

The August 1994 Placer County General Plan identified this area as appropriate for urbanization following adoption and implementation of a comprehensive Specific Plan. This project, requesting approval of a Specific Plan, is the first in a series of steps in the approval process required prior to any new urban construction in the Plan area. A list of steps in the approval process is described in the following pages.



FRED YEAGER
Planning Director

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

NOTICE OF PREPARATION WEST PLACER SPECIFIC PLAN

I. SITE LOCATION

The 5158± acre site is located in unincorporated Placer County immediately south of Baseline Road, north of the Sacramento-Placer County line, east of the Sutter-Placer County line and west of Dry Creek and Walerga Road. Figure 1 (attached) is a regional area map. Figure 2 (attached) is a local area map.

II. SITE DESCRIPTION

A. Existing Physical Characteristics

Most of the Plan Area is undeveloped grazing land with a few stands of native and non-native trees. Approximately 150 residences are located primarily in the northwest and southwest corners of the Plan Area.

The Plan Area is generally flat. Above sea level elevations range from 35' at the west edge of the Plan Area to 115' at the east edge. Existing slopes range from 0-5%. The east-west length of the Plan Area is almost six miles, equating to a slope of only 0.2%.

Soils are generally composed of sandy loam over a sandy clay hard layer. Soil types range from Class II to IV.

Jurisdictional wetlands exist in the Plan Area in the form of several minor drainage swales intermittent creeks and some scattered vernal pools. The southeast corner of the Plan area abuts Dry Creek. Curry Creek bisects the northeast part of the Plan Area.

The Plan Area is currently accessed by Baseline Road, a two lane rural road, and several other two lane roads such a Palladay Road, Watt Avenue and Dyer Lane.

B. Existing Land Use Designations

The Plan Area is currently designated "Urban" in the Placer County General Plan, and "West Placer Specific Plan" in the Dry Creek/West Placer Community Plan. As part of the Countywide General Plan Update, the Placer County Board of Supervisors adopted Resolution 94-238 on August 16, 1994 adding to the Dry Creek/West Placer Community Plan a list of development standards to be incorporated into the future West Placer Specific Plan. (See attached)

Existing zoning is predominately F-DR (80 acre minimum). Approximately 10±% of the Plan Area is zoned AR-B-X (10 acre minimum). AR-B-X zoned areas is located at the northwest and southwest corner of the Plan Area.

III. PROJECT DESCRIPTION

A. Summary of Requested Entitlements and Sequential Approvals

This project is an application for a Specific Plan to (a) define a comprehensive set of rules and policies to govern all future urban development in the 5158± acre Plan Area; (b) adopt a Land Use Diagram showing the location and density/intensity of future residential, commercial, office and light industrial development, parks, schools, open space and other needed public facilities; (c) identify all major infrastructure (roads, water, sewer, drainage, etc.) and public services needed for proposed new development; and (d) impose standards for phasing and the implementation and financing of all requirements set forth in the Specific Plan.

The Specific Plan proposes a mandatory series of stepped or sequential actions which must be approved by Placer County after approval of the Specific Plan, but before any urban construction occurs.

The EIR will serve as the principal disclosure document for the probable environmental effects associated with the implementation of the Placer Vineyards Specific Plan. The basic steps in the approval process are adoption of the following entitlements for which the EIR will be utilized. Although the following list of entitlements, approvals and/or permits is intended to be complete, it is possible that additional requirements may be identified during the environmental review process.

1. Specific Plan Placer County Board of Supervisors
2. Rezoning Placer County Board of Supervisors
3. Large Lot Tentative Maps..... Placer County Planning Commission
4. Project-level Tentative Maps Placer County Planning Commission
5. Development Agreements..... Placer County Board of Supervisors
6. Public Facilities Financing Plan Placer County Board of Supervisors
7. Reorganization (Annexation/Detachments) for service area boundary adjustments including the following districts:
Sacramento Regional County Sanitation District (SRCSD)..... Sacramento County LAFCo
Placer County Water Agency (PCWA), Grant Joint High School, Center Unified and Elverta Joint and Placer County LAFCo
School Districts, Dry Creek Fire District, Roseville Cemetery District
8. National Pollutant Discharge Elimination System Stormwater Discharge Permit Ca. Regional Water Quality Board
9. Section 404 of the Clean Water Act..... U.S. Army Corps of Engineers
10. Streambed Alteration Agreement..... Ca. Department of Fish and Game
11. Endangered/Threatened Species (potential)..... Ca. Department of Fish and Game and U.S. Fish and Wildlife Service
12. Improvement Plans/Encroachment Permits Placer County Public Works Department, Air Pollution Control District, PCWA, Citizens Utility, Northridge Water District, San Juan

Water District, SCRSD-CSD #1,
 City of Roseville, Placer County
 Water Conservation and Flood
 Control District

- 13. Tentative and Final Subdivision Map(s)..... Placer County
- 14. Use Permits for Specified Commercial, Industrial, Placer County Planning Commission and Recreational Projects

This is a Notice of Preparation for a PROGRAM EIR which includes project level analysis for a portion of the Plan Area and includes the above list of entitlements, as authorized by CEQA Guideline Section 15168. Subsequent steps in the approval process for subsequent areas for phases of development may require additional environmental analysis pursuant to the standards set forth in Section 15168 and 15182. Future CEQA analysis may tier off of the EIR. The project level analysis will be for a 2,254 acre portion of the Plan Area, known as Area 1, which has been identified to be the initial area of development. The proposed phasing is shown in Figure 4. Additional environmental review of Area 1 development will only be required if proposed development is inconsistent with the project as identified in the EIR or if new significant effects or circumstances arise.

B. Land Use

Figure 3 (attached) is the Specific Plan Land Use Diagram. Following is a summary of proposed land uses. During the EIR preparation period, the number and mix of dwelling units and the total number of acres proposed for urban uses may be adjusted. However, these possible adjustments will not increase the impacts from the project as a whole compared to impacts from the development summarized below.

Land Use Summary

LAND USE	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		TOTAL	
	Acres	DU	Acres	DU								
Special Planning Area	0.0	--	0.0	--	0.0	--	0.0	--	875.0	241	875.0	241
Transition Residential	58.1	120	39.7	87	21.2	53	0.0	--	316.0	790	435.0	1,050
Low Density Residential	254.1	917	289.1	1,012	306.6	1,073	194.0	679	88.2	309	1,132.0	3,990
Medium Density Residential	402.5	2,214	394.1	2,168	291.3	1,602	115.9	637	10.7	59	1,214.5	6,682
High Density Residential	21.4	300	42.5	595	45.7	640	36.2	507	9.2	129	155.0	2,169
Schools	38.7	--	49.5	--	52.5	--	13.8	--	3.0	--	157.5	--
Business Park/Light Industrial	40.0	--	90.0	--	85.7	--	28.6	--	12.7	--	257.0	--
Office	7.3	--	12.2	--	22.3	--	15.0	--	10.2	--	67.0	--
Town Center	0.0	--	15.6	--	26.4	--	26.4	--	10.6	--	79.0	--
Commercial	12.0	--	27.4	--	22.6	--	20.6	--	5.4	--	88.0	--
Parks	22.2	--	28.0	--	48.6	--	26.5	--	20.7	--	146.0	--
Open Space	74.0	--	104.0	--	135.3	--	61.3	--	31.4	--	406.0	--
Subtotal Acres & DU	930.3	3,551	1,092.1	3,862	1,058.2	3,368	538.3	1,823	1,393.1	1,528	5,012 ⁽²⁾	14,132

Source: 1999 Placer Vineyards Conceptual Land Use Diagram

Notes:

- 1. All acreages and units are approximate, and may vary slightly with final design and engineering.
- 2. Arterial Roads measure approximately 146.0+ and are not included in total acres.

C. Infrastructure

This section is an overview of the major infrastructure needed for full buildout of the Plan Area and identified in the Specific Plan. Full buildout of the Plan Area is anticipated to take over 30 years based on historical growth rates and various economic studies projecting growth in the region. Accordingly, the Specific Plan contains policies to govern the phasing of infrastructure over the probable long period of buildout.

More detail on proposed major infrastructure, and a description of additional proposed infrastructure not considered major and therefore not listed below, is available at the Placer County Planning Department.

1. PROPOSED MAJOR ROAD IMPROVEMENTS

Baseline Road	6 lanes
Watt Avenue	4 and 6 lanes
16th Street	4 lanes
Dyer Lane	4 lanes
Town Center Drive	2 lanes

2. PROPOSED MAJOR WATER SUPPLY IMPROVEMENTS

Placer County Water Agency (PCWA) will wholesale water needed for the Plan Area to Citizen's Utilities Company of California (CUCC). CUCC will then retail water to customers in the Plan Area.

The Plan Area must be annexed to PCWA's Zone 1. The Plan Area is already within the franchise area of CUCC.

The Specific Plan proposes the following major or backbone improvements which have been designed to provide 100% surface water for potable water demand at full buildout of the Plan Area with limited use of groundwater to augment surface water for emergency backup purposes only (drought conditions, excessive peak days, fire conditions, etc.):

- a. Expansion of the Foothill Water Treatment Plant
- b. Construction of new transmission mains: (a) parallel to PCWA's recently constructed crossbasin pipeline between Penryn and the Sunset WTP; (b) between the Sunset WTP and the Roseville intertie; and (c) between the Roseville intertie and Baseline Road to the Plan Area.

- c. Construction of three on-site storage reservoirs with a total storage capacity of 12.5 million gallons.
- d. Possible construction of an interconnection pipeline on Watt Avenue to an existing Northridge Water District 42" pipeline co-owned by PCWA to supplement initial water supplies with the added benefit of providing redundancy for both water districts.
- e. Should PCWA successfully negotiate for entitlements to Sacramento River Water then the Plan Area would, as an alternative to No. 2 above, propose to participate in the construction of a Sacramento River water treatment facility and extension of transmission mains to the Plan Area.
- f. Possible extension of reclaimed water through the Plan Area for irrigation purposes.

3. PROPOSED MAJOR SEWER IMPROVEMENTS

In 1996, the Placer County Board of Supervisors requested the Sacramento Regional County Sanitation District (SRCSD) to serve the Plan Area. Consistent with this request, the Specific Plan proposes service by SRCSD.

The Plan Area will need to either be annexed into the SRCSD or, alternatively, SRCSD could provide service by a contract with Placer County.

The Specific Plan identifies the following major or backbone improvements for full buildout of the Plan Area:

- a. Construction of the already planned SRCSD Rio Linda interceptor (IRL) extending to Elverta Road along the Sacramento Northern Railway (SNR) alignment.
- b. Extension of the IRL interceptor from Elverta Road to the Plan Area along the SNR alignment (alignment to be analyzed by Sacramento County).

The above improvements will provide gravity service to the entire Plan Area with the exception of a low area in the west part of the Plan Area which will require a lift station.

Prior to completion of the above improvements, the Specific Plan proposes initial sewer service to serve initial development in the Plan Area by a connection to existing SRCSD facilities located approximately 1 1/2 miles south of the Plan Area. This interim service may require a lift station and will be analyzed in the EIR.

4. PROPOSED MAJOR DRAINAGE IMPROVEMENTS

The Specific Plan includes onsite drainage improvements designed to limit post-project flows to 90% of existing runoff in the Curry Creek and Upper NEMDC sheds. Proposed major improvements include:

- a. Channel improvements
- b. Flood control detention/water quality treatment basins
- c. A trunk drainage pipe system

5. PARKS, SCHOOLS, FIRE AND LIBRARY FACILITIES

The Specific Plan includes parks, schools, fire stations and library facilities sized to meet the needs of the future residents of the Plan Area. The Specific Plan will also include phasing and location requirements to assure that these facilities will be operational in a timely manner, as buildout occurs, and will be located conveniently throughout the Plan Area.

IV. ALTERNATIVES TO THE PROPOSED PROJECT

Evaluation of project alternatives which could reduce significant impacts is a fundamental cornerstone of the environmental review process. The range of required alternatives is governed by the "rule of reason." Project alternatives to be examined in the EIR will include a no project alternative, a reduced density alternative, a redesigned project alternative, a rural-residential alternative, and various circulation and infrastructure alternatives.

V. PROBABLE ENVIRONMENTAL EFFECTS

The following section identifies potential adverse environmental impacts of the development proposed in the Specific Plan. These potential impacts will be examined in the EIR. The sequence of issues below is the same as in the attached Environmental Impact Assessment Questionnaire and Initial Study.

The Specific Plan will include proposed mitigation for all of the following potential adverse impacts. Additionally, compliance with existing adopted Placer County requirements and the requirements of other local, state and federal agencies with regulatory jurisdiction over specific types of environmental matters may reduce the level of impact. The EIR will evaluate to what extent Specific Plan proposed mitigation measures, combined with compliance with adopted governmental requirements, will mitigate potential adverse environmental impacts. The EIR will identify any expected significant adverse impacts which cannot be mitigated.

A. GEOLOGY AND SOILS

The Project will include grading approximately 3500 acres of the 5158± acre Plan Area for roads and for broad mix of urban land uses. Grading will increase the potential for erosion and direct or indirect discharge of sediment into Dry Creek and Curry Creek.

B. DRAINAGE AND HYDROLOGY

The southeast corner of the Plan Area borders Dry Creek. The northeastern edge of the Plan Area is crossed by Curry Creek. Stormwater discharge has potential to degrade the water quality of Dry Creek and Curry Creek.

Stormwater discharge will increase as a result of increased impermeable surfaces resulting from proposed urban development. This increase in runoff could increase the risk of downstream flooding.

C. VEGETATION AND WILDLIFE

Development of the site will require the removal of oak trees and other existing vegetation and will displace wildlife.

Special status species or habitat for special status species may exist in the Plan Area and may be adversely affected by proposed urban development.

Based on a preliminary wetland analysis of the Plan Area, jurisdictional wetlands are located in the Plan Area, and will be impacted by proposed urban development.

D. NOISE

Construction will generate short-term noise levels which could exceed the noise levels set forth in the Placer County General Plan.

The Plan Area is served by and adjacent to or bisected by major roads such as Baseline Road and Watt Avenue which pose the potential for development within roadway noise contours which may result in significant adverse impacts.

Part of the Plan Area near Watt Avenue is within noise contours for McClellan AFB. Proposed residential development within those noise contours must be evaluated in light of the planned reuse of McClelland AFB.

E. AIR QUALITY

Construction will generate short-term emissions and dust. These pollutants will aggravate the nonattainment status of the region.

Development of the site will result in long-term emissions primarily from the operation of motor vehicles. These pollutants will aggravate nonattainment status of the region.

F. PUBLIC SERVICES

1. FIRE PROTECTION

Development of the site will increase the number of people and value of property requiring fire protection.

2. WATER

The proposed project will increase the demand for water. This may reduce the availability of water for other uses.

Buildout of the Plan Area will require major extensions of water lines and expansion of an existing water treatment plant.

The project has the potential to cause impacts on water bodies which may be sources of water supply to the Plan Area.

3. SEWAGE DISPOSAL

Development of the site will increase sewage generation, requiring extension of a major sewer interceptor and increased demand for treatment services at the Sacramento regional wastewater treatment facility.

4. SOLID WASTE

Development of the site will generate short-term construction debris and long-term source of solid waste. These materials will contribute to shortening the lifespan of the regional landfill.

5. PARKS AND RECREATION

Implementation of the proposed project will increase the demand for recreation facilities in the vicinity. If new facilities are not constructed in a timely manner with adequate size to meet the needs of new residents in the Plan Area, existing facilities could be less available for existing residents.

G. HAZARDOUS MATERIALS

Proposed non-residential land uses may involve the handling, storage or transportation of hazardous materials and the storage of these materials in underground storage tanks.

H. AESTHETICS

The project site is located in a rural area. The urban character of the proposed project has the potential to conflict with the visual and aesthetic environment of the neighboring land uses.

I. CULTURAL RESOURCES

Development will increase the potential of discovery and/or disturbance of historic and/or prehistoric resources which may occur on the site.

J. SOCIAL IMPACT/LAND USE

Implementation of the project will substantially increase the population in the area and change the existing rural character of the area.

K. TRANSPORTATION AND CIRCULATION

The proposed project will generate additional vehicular use of local roadways, contributing to increased traffic volumes and possible deterioration of levels of service.

L. OTHER ISSUES

There are several other issues which are required to be addressed by CEQA and will be included in the EIR prepared for this project. These include potential adverse impacts on public facilities and services including law enforcement, libraries, schools, private and semi-public utilities (electricity, gas, telephone), land use compatibility and consistency with the Placer County General Plan, and growth inducing and cumulative impacts. The EIR will examine each of these subject areas.

Attachments:

1. Figure 1 - Regional Map
2. Figure 2 - Local Area Map
3. Figure 3 - Proposed Specific Plan Land Use Designations
4. Figure 4 - Phasing Plan
5. Exhibit 1 - Development of Standards-West Placer Specific Plan Area (now called Placer Vineyards Specific Plan Area)
6. Initial Study with Environmental Impact Assessment Questionnaire

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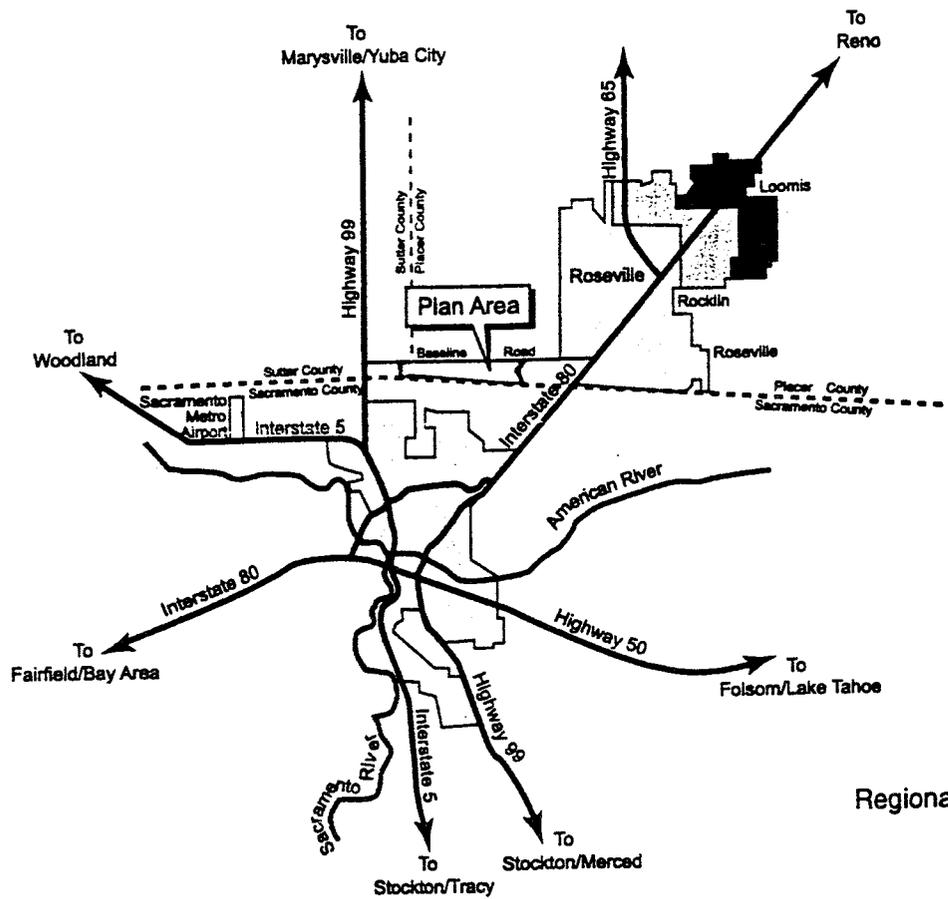
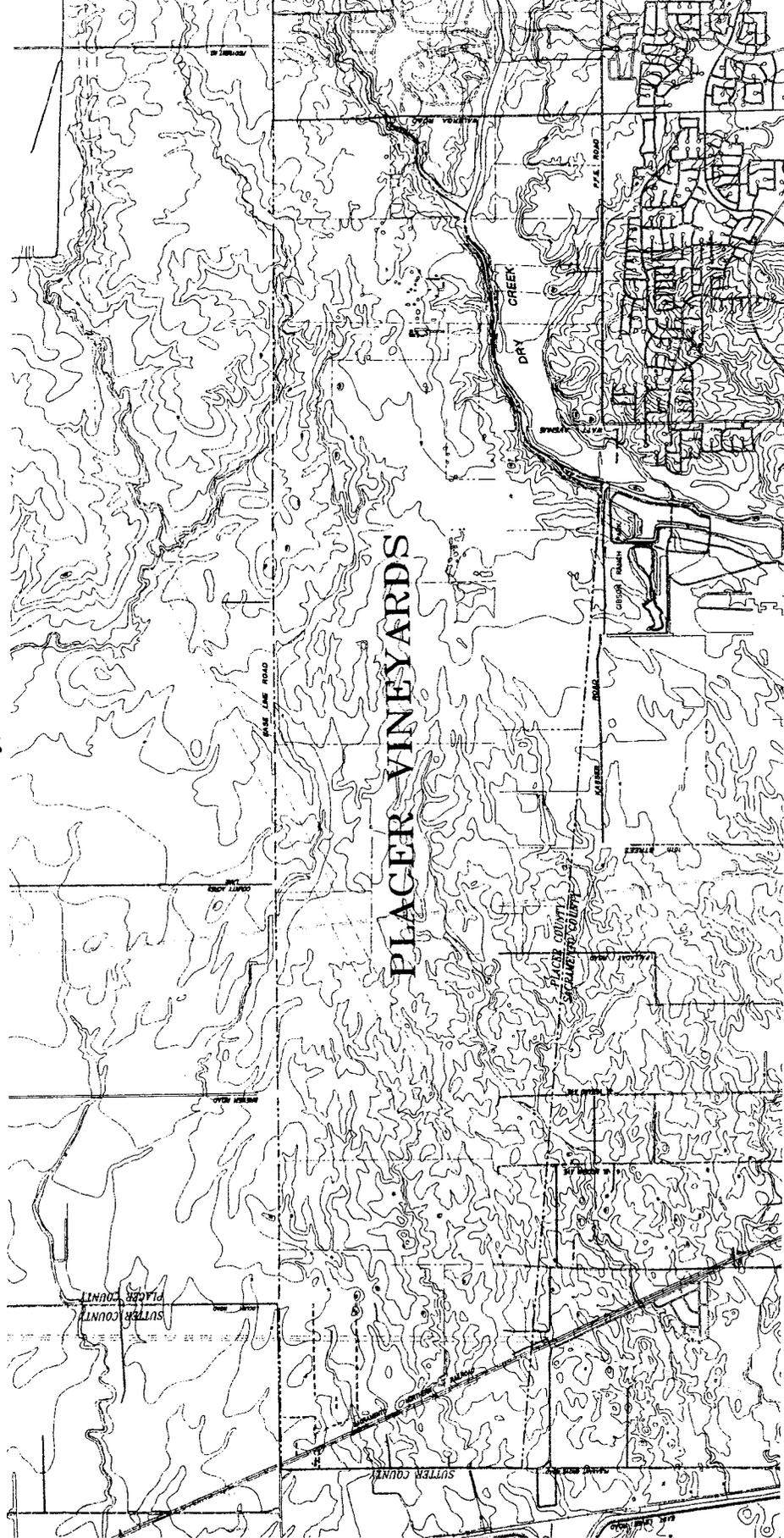


Figure 1
Regional Area Map

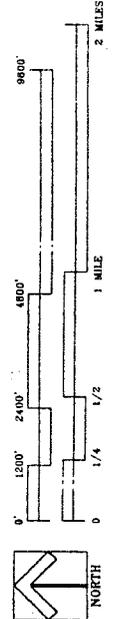
Figure 2 Local Area Map

PLACER VINEYARDS

Placer County, California



April 6, 1999



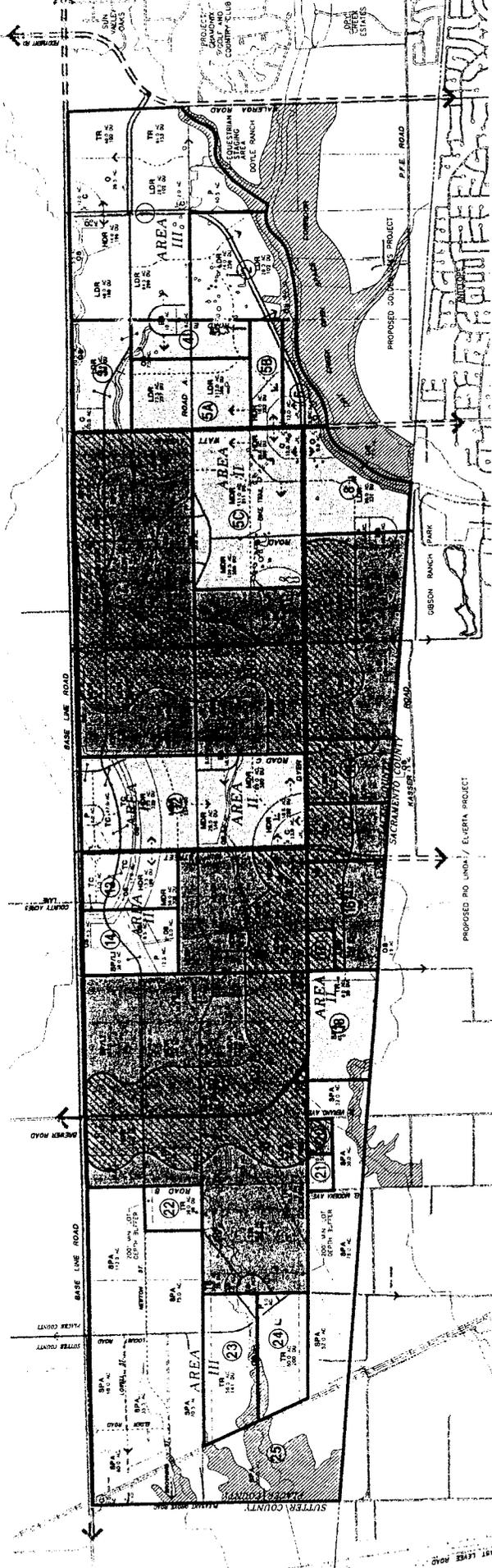
Note: For conceptual planning purposes only. Actual dimensions, acreages and yields will vary with more accurate final mapping.

Figure 4 Phasing Plan

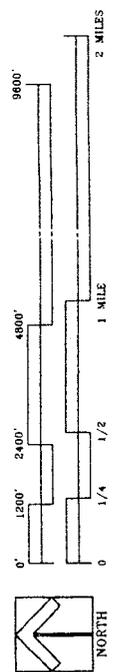
Conceptual Phasing Plan PLACER VINEYARDS

Placer County, California

- AREA I
- AREA II
- AREA III
- PHASE I



April 6, 1999



Note: For conceptual planning purposes only. Actual dimensions, acreages and yields will vary with more accurate final mapping.



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 889-7470/FAX (530) 889-7499

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document, combined with the attached "Environmental Analysis" discussion form and supporting data, constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

Title of Project: **Placer Vineyards Specific Plan**

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less Than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063(1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.
- H. This checklist has been adapted from the form in Appendix I of the State CEQA Guidelines, as amended effective September 19, 1994.

ENVIRONMENTAL ISSUES <i>(see attachments for information sources)</i>				
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
1. LAND USE AND PLANNING. Would the proposal:				
a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be incompatible with existing land uses in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. POPULATION AND HOUSING. Would the proposal:				
a. Cumulatively exceed official regional or local population projections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace existing housing, especially affordable housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a. Unstable earth conditions or changes in geologic substructures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Significant disruptions, displacements, compaction or overcovering of the soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantial change in topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The destruction, covering or modification of any unique geologic or physical features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Any significant increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. WATER. Would the proposal result in:				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES

(see attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

- d. Changes in the amount of surface water in any water body?
- e. Changes in currents, or the course of direction of water movements?
- f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?
- g. Altered direction or rate of flow of groundwater?
- h. Impacts to groundwater quality?
- i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?
- j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?

5. AIR QUALITY. Would the proposal:

- a. Violate any air quality standard or contribute to an existing or projected air quality violation?
- b. Expose sensitive receptors to pollutants?
- c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards?
- d. Create objectionable odors?

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- a. Increased vehicle trips or traffic congestion?
- b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- c. Inadequate emergency access or access to nearby uses?
- d. Insufficient parking capacity on-site or off-site?
- e. Hazards or barriers for pedestrians or bicyclists?
- f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
- g. Rail, waterborne, or air traffic impacts?

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)?
- c. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)?

ENVIRONMENTAL ISSUES

(see attachments for information sources)

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
c. Significant ecological resources including:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Wetland areas including vernal pools;				
2) Stream environment zones;				
3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;				
4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;				
5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway;				
6) Important spawning areas for anadromous fish?				

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

a. Conflict with adopted energy conservation plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. HAZARDS. Would the proposal involve:

a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Possible interference with an emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. NOISE. Would the proposal result in:

a. Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people to noise levels in excess of County standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services, in any of the following areas:

a. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Sheriff Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES
(see attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

13. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Create adverse light or glare effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

14. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

15. RECREATION. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Does the project have the potential to achieve short-term, or the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES

(see attachments for information sources)

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
C. Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one of more effect have been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input checked="" type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Integrated Waste Management Board |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> California Department of Forestry | <input type="checkbox"/> California Department of Toxic Substances |
| <input checked="" type="checkbox"/> U.S. Army Corp of Engineers | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> U.S. Fish & Wildlife Service | _____ |
| <input checked="" type="checkbox"/> Local Agency Formation Commission (LAFCO) | _____ |

VI. DETERMINATION (to be completed by the Lead Agency)

- A. I find that the proposed project is categorically exempt (Class ____) from the provisions of CEQA.
- B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- C. I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared.



PLACER COUNTY PLANNING DEPARTMENT

11414 "B" Avenue, Auburn, CA 95603
(916) 889-7470 FAX (916) 855-3159

R E C E I V E D

INITIAL PROJECT APPLICATION

MAR 12 1999

PLANNING DEPT.

---OFFICE USE ONLY---

Accepted by _____ File #'s _____
 Current Zoning _____
 Applicable General/Community Plan: _____
 G.P. Designation _____ Date Project Application _____
 Geographical Area _____ Accepted as Complete _____
 Environmental Determination: _____ Date Filed _____
 _____ Categorically Exempt Hearing Body _____
 _____ Negative Declaration Sphere of Influence _____
 _____ EIR Tax Rate Area _____

TO BE COMPLETED BY THE APPLICANT

- Project Name Placer Vineyards Specific Plan
- Property Owner See Attachment "A"
 Address See Attachment "A" City _____ State _____ Zip _____
 Telephone Number See Attachment "A" Fax Number _____
West Placer Property Owners Group c/o
- Applicant The Spink Corporation
 Address 2590 Venture Oaks Way Sacramento CA 95833
 City State Zip
 Telephone Number 925-5550 Fax Number 921-9274
- Size of Property (acreage or square footage) 5158+ acres
- Assessor's Parcel Number(s) See Attachment "A"
- Project Location South of Baseline Road, east of Pleasant Grove Boulevard, west of
Walerga Road, north of Sacramento County line
 (Be specific: cross streets, distance and direction from nearest intersection, etc.)
- What actions, approvals, or permits by Placer County does the proposed project require?
 _____ General Plan Amendment _____ Major Subdivision (Tent. Map Approval)
 _____ Rezoning _____ Minor Subdivision (parcel Map Approval)
 _____ Conditional Use Permit _____ Design Review
 _____ Variance _____ Administrative Review Permit
 _____ Right of Way or _____ Project Undertaken by County
 _____ Property Abandonment
 Other Explain Specific Plan
- Does the proposed project need approval by other governmental agencies?
 _____ Yes No. If so, which agencies?

- Which agencies, utility companies provide the following services:
 Electricity P.G. & E. and SMUD
 Natural Gas P.G. & E.
 Fire Protection Dry Creek Fire District/American River Fire District
 Water P.C.W.A. and Citizens Utility
 Sewer County of Placer / County of Sacramento
 Telephone Roseville Telephone and Pacific Bell
 High School Grant Joint & Center Unified
 Elementary School Center Unified and Elverta Joint
 Other _____



PLACER COUNTY PLANNING DEPARTMENT
 11414 "B" Avenue, Auburn, CA 95603
 (916) 889-7470 or 1-800-488-4308

PLACER COUNTY
 DATE
 RECEIVED

JAN 22 1997

ENVIRONMENTAL IMPACT ASSESSMENT QUESTIONNAIRE

Required maps: 10
 Required applications: 10

Receipt No. **PLANNING DEPARTMENT**
 Filing Fee: _____

Pursuant to the policy of the Board of Supervisors, the Planning Department cannot accept applications on tax delinquent property or property with existing County Code violations.

SEE FILING INSTRUCTIONS ON LAST PAGE OF THIS APPLICATION FORM

- (ALL) 1. Project Name (same as on IPA) Placer Vineyards Specific Plan
- PLNG 2. What is the general land use category for the project (for example, residential, commercial, agricultural, or industrial, etc.)? Mixed land use, including single family and multi-family residential, business park/industrial, office, commercial
- PLNG 3. What is the number of units or gross floor area proposed? 17,500 EDUs
- DPW 4. Are there existing facilities on-site (buildings, wells, septic systems, parking, etc.)? Yes X No _____ If yes, show on site plan and describe: Approximately 150± private residences located primarily in the west/southwest corner of the Plan Area.
- DPW 5. Is adjacent property in common ownership? Yes _____ No X Acreage _____ Assessor's Parcel Numbers (see attached exhibit)
- PLNG 6. Describe previous land use(s) of site over the last 10 years: Undeveloped grazing land and marginal agricultural land

GEOLOGY & SOILS

NOTE: Detailed topographic mapping and preliminary grading plans may be required following review of the information presented below.

- DPW 7. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? Yes _____ No X If yes, describe: _____
- DPW 8. How many cubic yards of material will be imported? N/A Exported? N/A Describe material sources or disposal sites, transport methods and haul routes: _____
- DPW 9. What is the maximum proposed depth and slope of any excavation? N/A Fill? N/A

DPW 10. Are retaining walls proposed? Yes _____ No _____. If yes, identify location, type, height, etc.: N/A

DPW 11. Would there be any blasting during construction? Yes _____ No X If yes, explain: _____

DPW 12. How much of the area is to be disturbed by grading activities? Approximately 3,500 acres

PLNG 13. Would the project result in the direct or indirect discharge of sediment into any lakes or streams? Yes X No _____ If yes, explain: Runoff to Dry Creek and Curry Creek

DEH

DPW 14. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? Yes _____ No _____ If yes, describe: Not known at this time

DRAINAGE & HYDROLOGY

NOTE: Preliminary drainage studies may be required following review of the information presented below.

DPW 15. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? Yes X No _____ If yes, name the body of water here and show location on site plan: Dry Creek, Curry Creek, unnamed tributaries

DEH 16. If answer to #15 is yes, would water be diverted from this water body? Yes _____ No X

DEH 17. If yes, does applicant have an appropriative or riparian water right? Yes _____ No X

DEH 18. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name if applicable.
Natomas East Main Drainage Canal (NEMDC)

What percentage of the project site is presently covered by impervious surfaces? 2
After development? 40

DPW 19. Would any run-off of water from the project enter any off-site canal/stream? Yes X
DEH No _____ If answer is yes, identify: On-site runoff conveyed to NEMDC

DEH 20. Will there be discharge to surface water of waste waters other than storm water run-off? Yes _____ No X If yes, what materials will be present in the discharge?

What contaminants will be contained in stormwater run-off? Grease, oil, metals, rubber, floatables

DPW 21. Would the project result in the physical alteration of a body of water? Yes X
No _____ If so, how? Construction detention facilities, channel imp's, road crossing

Will drainage from this project cause or exacerbate any downstream flooding condition? Yes X No _____ If yes, explain: Increase in runoff due to urbanization will be mitigated for as addressed in the EIR

- DPW 22. Are any of the areas of the property subject to flooding or inundation? Yes X
No____ If yes, accurately identify the location of the 100-year floodplain on the site
plan.
- DPW 23. Would the project alter drainage channels or patterns? Yes X No____ If yes,
DEH explain:Development of flood control facilities and urbanized drainage collection
facilities

VEGETATION AND WILDLIFE

NOTE: Detailed studies or exhibits such as tree surveys and wetland delineations may be required following review of the information presented below. Such studies or exhibits may also be included with submittal of this questionnaire. (See Filing Instructions #8 and #9 for further detail.)

- PLNG 24. Describe vegetation on the site, including variations throughout the property:
Annual grassland, valley oak, live oak, cottonwoods, vineyards, non-native
landscaping around homesite
- PLNG 25. Estimate how many trees of 6-inches diameter or larger would be removed by the
ultimate development of this project as proposed: Not known
- PLNG 26. Estimate the percentage of existing trees which would be removed by the project as
proposed: Not known
- PLNG 27. What wildlife species are typically found in the area during each of the seasons?
Not known
- PLNG 28. Are rare or endangered species of plants or animals (as defined in Section 15380 of the
California Environmental Quality Act Guidelines) found in the project area? possibly
- PLNG 29. Are any Federally listed threatened or endangered plants, or candidates for listing,
present on the project site as proposed? If uncertain, a list is available in the Planning
Department: possibly - see Specific Plan
- PLNG 30. Will the project as proposed displace any rare or endangered species (plants/animals)?
None known at this time
- PLNG 31. What changes to the existing animal communities' habitat and natural communities will
the project cause as proposed? Urbanization
- PLNG 32. Is there any rare, natural community (as tracked by the California Department of Fish
and Game Natural Diversity Data Base) present on the proposed project? None known
- PLNG 33. Do wetlands or stream environment zones occur on the property (i.e., riparian, marsh,
vernal pools, etc.)? Yes X No____
- PLNG 34. If yes, will wetlands be impacted or affected by development of the property? Yes X
No____ Wetland mitigation areas may be a combination of on-site and off-site
- PLNG 35. Will a Corps of Engineers wetlands permit be required? Yes X No____
- PLNG 36. Is a letter from the U.S. Army Corps of Engineers regarding the wetlands attached?
Yes____ No X

FIRE PROTECTION

- DPW 37. How distant are the nearest fire protection facilities? 1.5 miles east of project
Describe: Existing fire station at 8350 Cook Riolo Road (new fire station proposed within the Plan Area)
- DPW 38. What is the nearest emergency source of water for fire protection purposes? 1.5 miles east of project boundary - existing Describe the source and location: fire hydrant and pressurized water system (fire protection facilities to be extended throughout project area)
- DPW 39. What additional fire hazard and fire protection service needs would the project create? Typical fire and emergency services associated with proposed mixed land use
What facilities are proposed with this project? One new fully equipped fire station, std. fire hydrant layout
For single access projects, what is the distance from the project to the nearest through road? N/A

Are there off-site access limitations that might limit fire truck accessibility, i.e. steep grades, poor road alignment or surfacing, substandard bridges, etc.? Yes ___ No X
If yes, describe: _____

NOISE

NOTE: Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

- DEH 40. Is the project near a major source of noise? Yes If so, name the source(s):
Major roads, i.e., Baseline Road, Watt Avenue, PFE, McClellan AFB
- DEH 41. What noise would result from this project - both during and after construction?
Typical construction noise during development. Urban noise environment after development

AIR QUALITY

NOTE: Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

- APCD 42. Are there any sources of air pollution within the vicinity of the project? If so, name the source(s): Roadways, light industrial
- APCD 43. What are the type and quantity of vehicle and stationary source (e.g. woodstove emissions, etc.) air pollutants which would be created by this project at full buildout? Include short-term (construction) impacts: Unknown at this time
- APCD 44. Are there any sensitive receptors of air pollution located within one quarter mile of the project (e.g. schools, hospitals, etc.)? Yes, schools Will the project generate any toxic/hazardous emissions? No

AIR QUALITY (Continued)

APCD 45. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale. **EIR will provide accounting of emissions and mitigation measures. Project will comply with County APCD requirement.**

APCD 46. Will there be any land clearing of vegetation for this project? _____ How will the vegetation be disposed? _____

WATER

NOTE: Based upon the type and complexity of the project, a detailed study of domestic water system capacity and/or groundwater impacts may be necessary).

DPW 46. For what purpose is water presently used onsite? Domestic use, agricultural use

What and where is the existing source? Groundwater

Is it treated water intended for domestic use? N/A

What water sources will be used for this project? Placer County Water Agency

Domestic: PCWA Irrigation: PCWA

Fire Protection: PCWA Other: PCWA

What is the projected peak water usage of the project? Is the project within a public domestic water system district or service area? see above

If yes, will the public water supplier serve this project? _____

What is the proposed source of domestic water? see above

What is the projected peak water usage of the project? see above

DEH 47. Are there any wells on the site? Yes If so, describe depth, yield, contaminants, etc. Private wells, shallow variety

Show proposed well sites on the plan accompanying this application.

AESTHETICS

NOTE: If the project has potential to visually impact an area's scenic quality, elevation drawings, photos or other depictions of the proposed project may be required.

PLNG 48. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes

PLNG 49. Is the proposed project consistent/compatible with adjacent architectural styles? N/A - no structures are proposed with this application

PLNG 50. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? Yes By whom? Design Review Committee

PLNG 51. Describe signs and lighting associated with the project: N/A

PLNG 52. Is landscaping proposed? Yes If so, describe and indicate types and location of plants on a plan. See Section 9 of Specific Plan

ARCHAEOLOGY/HISTORY

NOTE: If the project site is on or near an historical or archaeological site, specific technical studies may be required for environmental determination.

PLNG 53. What is the nearest historic site, state historic monument, national register district, or archaeological site? Not known

PLNG 54. How far away is it? N/A

PLNG 55. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)?
Not known at this time

SEWAGE

NOTE: Based upon the type and complexity of the project, a detailed analysis of sewage treatment and disposal alternatives may be necessary to make an environmental determination.

DEH 56. How is sewage presently disposed of at the site? Septic Systems

DEH 57. How much wastewater is presently produced daily? Unknown

DEH 58. What is the proposed method of sewage disposal? Sac County Regional System

Is there a plan to protect groundwater from wastewater discharges? Yes ____
No X If yes, attach a draft of this plan.

DEH 59. How much wastewater would be produced daily? 8± MGD (AWWF)

DEH 60. List all unusual wastewater characteristics of the project, if any. What special treatment processes are necessary for these unusual wastes? Unknown at this time

Will pre-treatment of wastewater be necessary? Yes ____ No X If yes, attach a description of pre-treatment processes and monitoring system.

DEH 61. Is the groundwater level during the wettest time of the year less than 8 feet below the surface of the ground within the project area? N/A

DEH 62. Is this project located within a sewer district? No
If so, which district? _____ Can the district serve this project? _____

DEH 63. Is there sewer in the area? No

DEH 64. What is the distance to the nearest sewer line? 1± mile

HAZARDOUS MATERIALS

Hazardous materials are defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (including oils, lubricants, and fuels).

- DEH 65. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes X No _____
- DEH 66. If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials? Yes X No _____
- DEH 67. If you answered yes to question #65, do you store any of these materials in underground storage tanks? Yes X No _____ If yes, please contact the Environmental Health Division at (916) 889-7335 for an explanation of additional requirements.

SOLID WASTE

- DEH 68. What types of solid waste will be produced? Residential, commercial and office refuse
How much? Not known How will it be disposed of? Pick-up service by Auburn Placer Disposal Service to Western Placer Regional Landfill

PARKS/RECREATION

- PLNG 69. How close is the project to the nearest public park or recreation area? 1/2 mile
Name the area Gibson Ranch Park - Sacramento County

SOCIAL IMPACT

- PLNG 70. How many new residents will the project generate? 36,000±
- PLNG 71. Will the project displace or require relocation of any residential units? Possibly
- PLNG 72. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential!) would the project cause? conversion from ag. to urban use
- PLNG 73. Would the project create/destroy job opportunities? Create jobs
- PLNG 74. Will the proposed development displace any currently productive use? _____
If yes, describe: Loss of marginal agricultural land and grazing land

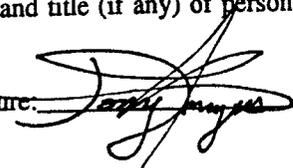
TRANSPORTATION/CIRCULATION

Note: Detailed Traffic Studies prepared by a qualified consultant may be required following review of the information presented below.

- DPW 75. Does the proposed project front on a County road or State Highway? Yes X
No _____ If yes, what is the name of the road? Baseline Road
- DPW 76. If no, what is the distance to the nearest County road? _____
Name of road? _____
- DPW 77. Would any non-auto traffic result from the project (trucks, trains, etc.)? Yes X
No _____ If yes, describe type and volume: Commercial/retail delivery; possible public transit system
- DPW 78. What road standards are proposed within the development? Consistent with Placer County (4-6 lanes arterial, 2 lane minor arterial, 2 lane collector)
Show typical street section(s) on the site plan.
- DPW 79. Will new entrances onto County roads be constructed? Yes X No _____
If yes, show location on the site plan. See Land Use Plan
- DPW 80. Describe any proposed improvements to County roads and/or State Highways:
See Specific Plan text
- DPW 81. How much additional traffic is the project expected to generate? (Indicate average daily traffic (ADT), peak hour volumes, identify peak hours. Use Institute of Transportation Engineers' (ITE) trip generation rates where project specific data is unavailable): Daily: 237 K total; 116 K external (4:30 - 5:30) PM
Peak Hr.: 24 K Total, 11.6 external (see Appendix C for details)
- DPW 82. Would any form of transit be used for traffic to/from the project site? Some form of Public Transit is expected (Placer County, Roseville)
- DPW 83. What are the expected peak hours of traffic to be caused by the development (i.e., Churches: Sundays, 8:00 a.m. to 1:00 p.m.; Offices: Monday through Friday, 8:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m.)? Greatest peak hour is PM, 4:30 - 5:30 PM; then AM, 7:00 - 8:00 AM
- DPW 84. Will project traffic affect an existing traffic signal, major street intersection, or freeway interchange? Yes X No _____. If yes, explain: _____
See Appendix "C" of Specific Plan
- DPW 85. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project? See Specific Plan

Name and title (if any) of person completing this Questionnaire:

Signature: _____



Date: _____

11/15/96

Title: Civil Engineer

Telephone: (916) 925-5550

MEMORANDUM

DEPARTMENT OF FACILITY SERVICES

COUNTY OF PLACER

TO: FRED YEAGER, PLANNING **DATE: JUNE 8, 1999**
FROM: WARREN TELLEFSON *W. Tellefson*
SUBJECT: NOTICE OF PREPARATION, VINEYARDS SPECIFIC PLAN

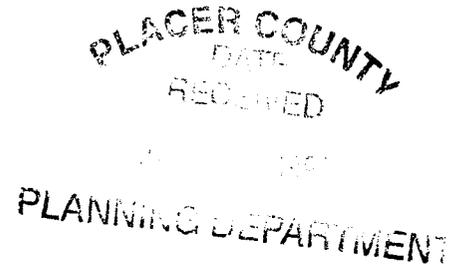
The subject notice of preparation proposes to analyze the impacts of sewer service into the Sacramento County Regional Sewer System for the Vineyards Specific Plan. As was discussed previously, the EIR should also analyze the impacts of connecting the Vineyards Specific Plan to the Roseville Regional Wastewater Treatment Plant. If you have any questions feel free to call (530) 889-7511 at any time.

PLACER COUNTY
DATE
RECEIVED

JUN 08 1999

PLANNING DEPARTMENT

June 14, 1999



Fred Yeager, Planning Director
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Re: Draft Environmental Impact Report for Placer Vineyards Specific Plan

Dear Mr. Yeager:

The other day my neighbor brought to my attention the Impact Report for our area. I do not reside in Placer County, but this will effect my property as well as the other's that live on El Verano Avenue. Connecting El Verano Avenue to this large development will cause undue burden on an area that is zoned A/R. The area that I'm referring too, is not being rezoned by Sacramento County. It will remain A/R zoning. El Verano Avenue is an extremely narrow street that will not accommodate the amount of traffic this development will cause.

Mr. Yeager, we have a nice country setting to raise our children in. We feel that you should run the traffic through the major thoroughfares that are already in existence, as in Baseline Rd., Elverta Rd., 16th St. and the Elverta Villages Project within the Sacramento County.

Please put me on the mailing list for future updates and notices, if that may be possible since I'm in Sacramento County. Thank you for your time and consideration, I look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Adams".

Michael Adams
8911 El Verano Avenue
Elverta, CA 95626
(916) 991-4757

COUNTY OF SACRAMENTO
Inter-Departmental Correspondence

For the Agenda of:
June 16, 1999

To: BOARD OF SUPERVISORS

From: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SACRAMENTO COUNTY RESPONSE TO A NOTICE OF PREPARATION FOR
THE PLACER VINEYARDS SPECIFIC PLAN

Contact: Leighann Moffitt (874-6141)

RECOMMENDATION:

Direct Planning Department staff to respond to the Notice of Preparation for the Placer Vineyards Specific Plan. Include in that response a request for consideration of an agricultural-residential buffer to Sacramento County as part of the Placer Vineyards land use plan.

BACKGROUND:

Placer County identified the area immediately north of Elverta, a part of their Dry Creek-West Placer Community Plan area, for urbanization in 1994. As required by the Placer County General Plan, the project proponents are pursuing preparation of a specific plan, the Placer Vineyards Specific Plan, in order to plan for urban development. The Specific Plan area encompasses 5,158± acres. A map showing the regional area with the proposed Elverta and Placer Vineyards Specific Plans is provided as Attachment A. The Placer Vineyards Specific Plan Notice of Preparation is provided as Attachment B.

The Placer Vineyards Specific Plan proposes 14,132 dwelling units, 88 acres of commercial and 257 acres of business park/light industrial uses in addition to facility and service requirements such as parks and schools.

The area immediately north of the Elverta Specific Plan is identified on the proposed Placer Vineyards Specific Plan for predominantly Low Density Residential uses allowing between 2 and 6 units per acre with an assumed average of 3.5 units per acre. In addition, a 50 foot buffer area is proposed immediately along the County line. This buffer is intended as an equestrian/hiking trail.

The area in Placer County, north of Elverta but west of the Elverta Specific Plan area, is shown on the Placer Vineyards Plan for Special Planning Area (SPA). This designation is intended to allow for the development of parcels with a resulting average lot size in the range of one acre.

The Placer Vineyards Specific Plan identifies several roadway connections into Sacramento County, generally following existing roadways. The main roadway connection is 16th Street, which is identified as a 4 lane divided major arterial. Other 2-lane collector roadway connections include: Palladay Road (at its current connection point with Placer County); Tanwood Road which comes into Sacramento County near Gibson Ranch County park where Kasser Road currently crosses the County line; and Locust Road which becomes Elwyn Avenue in Sacramento County. In addition, El Modena and El Verano Avenues are shown continuing into Placer County but are shown to dead end short of Colburn Street and not connect to other roadways in the Specific Plan area.

DISCUSSION:

The key issue presented to the Sacramento County Board of Supervisors is whether a comment should be prepared on the Notice of Preparation regarding an agricultural-residential buffer north of the County line. The Sacramento County Board of Supervisors designated an agricultural-residential buffer of approximately 2,300 to 1,700 feet between the urban uses of the Elverta Specific Plan and the County line. Does Sacramento County want to comment on the Notice of Preparation of the Draft EIR regarding a similar buffer in Placer County?

CONCLUSION:

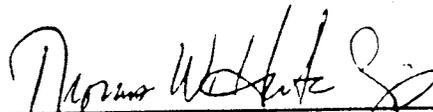
After appropriate discussion, the Board of Supervisors can provide Planning Staff with direction regarding the desirability of commenting on the Placer Vineyards Specific Plan. A key issue in whether an buffer of larger (i.e., one acre) agricultural-residential lots are located north of the Placer/Sacramento County line.

ATTACHMENT:

Attachment A – Regional Context

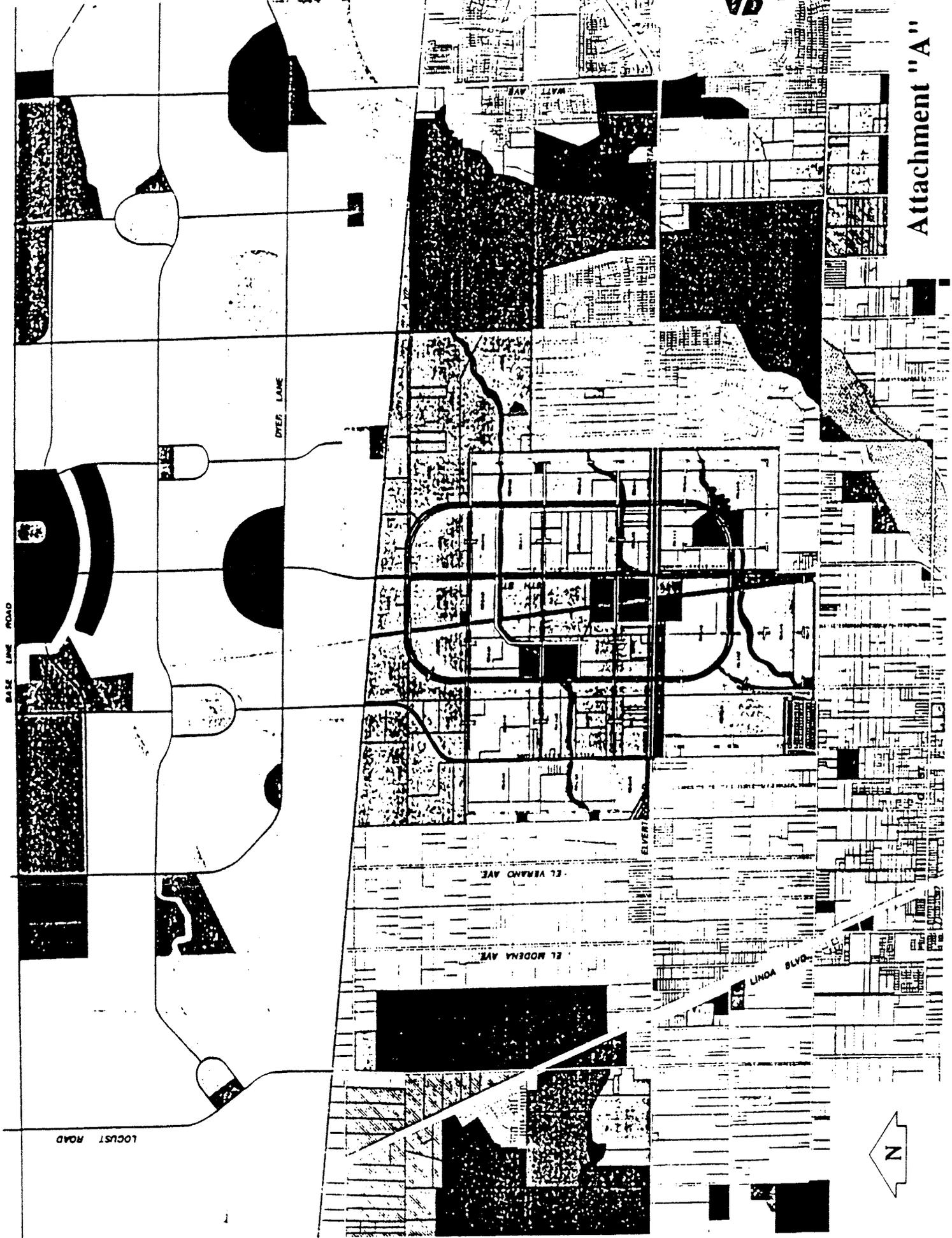
Attachment B – Placer Vineyards Notice of Preparation of a Draft Environmental Impact Report

Respectfully submitted,

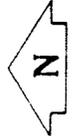


THOMAS W. HUTCHINGS, DIRECTOR

Planning and Community Development Department



Attachment "A"



NOTICE OF PREPARATION

TO: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

LEAD AGENCY: Placer County Planning Department
11414 "B" Avenue, Auburn, CA 95603
(530) 889-7470 (530) 889-7499 FAX

CONTACT: Fred Yeager, Planning Director

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report
Placer Vineyards Specific Plan

The Placer County Planning Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified above and described in the following information. We request review and comments from you as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project. If you represent a responsible agency your agency may use the EIR prepared by our agency when considering your permit or other approval for the project.

Due to the time limits mandated by State law, your response should be submitted to the Placer County Planning Department **no later than July 5, 1999**.

Please send your response to **Fred Yeager, Planning Director** at the address indicated above. We request the name of a contact person for your agency.

Project Title: Placer Vineyards Specific Plan ("PVSP" or "Plan Area")

Project Description: The Project includes 5,158+ acres. Proposed development includes employment, commercial, residential, open space, recreational and public/quasi-public land uses. Project buildout will likely occur over a 30-50 year time period.

Project Location: The project is located in the southwest corner of Placer County. The Plan area is bounded on the north by Baseline Road, on the south by the Sacramento-Placer County line, on the west by the Sutter-Placer County line and on the east by Dry Creek and Walerga Road.

The August 1994 Placer County General Plan identified this area as appropriate for urbanization following adoption and implementation of a comprehensive Specific Plan. This project, requesting approval of a Specific Plan, is the first in a series of steps in the approval process required prior to any new urban construction in the Plan area. A list of steps in the approval process is described in the following pages.



FRED YEAGER
Planning Director

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

[BALANCE OF NOP NOT ATTACHED
TO THIS LETTER]



June 23, 1999

PLACER COUNTY
DATE
RECEIVED
PLANNING DEPARTMENT

Mr. Fred Yeager, Planning Director
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

RE: Notice of Preparation (NOP) of a Draft Environmental Impact Report
Placer Vineyards Specific Plan

Citizens Utilities Company of California (CUCC) is pleased to respond to the NOP for the Placer Vineyards Specific Plan which is entirely within our franchise area. We would appreciate if you would consider the following comments:

1. In general we concur with comments furnished to you by PCWA.
2. Any connection, north/south, with a major water line as mentioned by PCWA on Watt Avenue would be of keen interest to CUCC and most likely inspire us to own and/or contribute to its funding. Another route under consideration would be Walerga Road to the Northridge 42" water line, again, joint participation should be a consideration.
3. CUCC suggests a cooperative effort be coordinated with interested purveyors for river intake and treatment facilities off of the Sacramento River, which is in line with PCWA's comment. Interested purveyors could include the City of Sacramento, Natomas Mutual Water Company, PCWA and CUCC. Project delivery option should include Design/Build/Operate (DBO) contracts including the potential for third party financing of intake, treatment and transmission facilities.

To: Placer Co. Planning

- 2 -

06/23/99

4. CUCC would consider being the distributor of reclaimed water in the plan area.

CUCC appreciates the opportunity to have commented on the subject NOP.

Should you have any questions, please contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry J. Lumsargis". The signature is written in a cursive style with a large, decorative flourish at the end.

Larry J. Lumsargis
Manager, Development & Marketing

CC: R. Roscoe
R. Watson
Don Reighley

23 Jun 99

To: Fred Yeager, Planning Director

Subject: Response to Notice of Preparation for Placer Vineyards Specific Plan

From: Hope and Gary Thompson
10830 Tims Lane
Elverta, Ca 95626
(916) 991-9408

As homeowners in the south west placer county area, we are concerned about the proposal to develop in or near our area. The following is a list of some of our concerns:

1. What will be the long term effects to the value of my property as a result of this development?
2. Will there be improvements to the East levee to protect properties at the most southwest corner of the proposed development? Currently there is a portion in a 100 year flood plain.
3. When is Phase I projected to begin?
4. What are the actual areas of each phase and their timelines for ground breaking?
5. I am somewhat confused by some of the maps provided in the proposal.
6. When will public hearings begin and where? Please put our names on the list to receive the Environmental Impact Report and notification of any hearings/meetings we can attend.
7. What will this development do to my water table since I have a well?

We would like to stay informed of any meetings and or hearings that may take place as well as any changes to this proposal. Our neighbors are concerned as well and we will share information as we get it. Thank you for your time and consideration.

Sincerely,

Hope N. Thompson



**Placer County
LOCAL AGENCY FORMATION
COMMISSION**

175 Fulweiler Avenue, Auburn, California, 95603
530.889.4097 FAX: 530.889.4099

Date: June 24, 1999

To: Fred Yeager, Planning Director

From: Deborah Cubberley, LAFCO Executive Officer

Subject: Notice of Preparation of a Draft Environmental Impact Report
Placer Vineyards Specific Plan

**PLACER COUNTY
DATE
RECEIVED
JUN 28 1999
PLANNING DEPARTMENT**

Consistent with the legislative mandates to LAFCO, we ask that the proposed DEIR address the loss of agricultural land and open space and the availability of resources necessary to provide for the proposed development.

In addition to these environmental items, this proposal also raises some important related issues. It is clear that the proposed development will result in the formation of a major new community that will require numerous urban level services. With some degree of confidence, one can anticipate that a desire for local self-governance will emerge. Self governance could take the form of a multiservice district or in a more comprehensive way through the formation of a municipality. This is a logical and acceptable outcome of such a situation and it would seem prudent to anticipate it and provide for it.

At present it appears that the proposal calls for service provision through a number of very large single service agencies. This will have the effect of obfuscating the community's identity and diluting the community's ability to guide its own future.

While state legislation does not necessarily encourage the creation of new entities, it does favor the provision of services through multiservice agencies rather than through a combination of single or limited purpose agencies (Government Code, Section 56001). Further the Placer LAFCO favors the provision of services on a community by community basis whenever possible.

Page 2
June 24, 1999
Placer Vineyards NOP

Finally, the impacts of annexing out of county districts to provide service should be considered in terms of potential jurisdictional impacts in the future.

Although governmental and jurisdictional issues may more appropriately be addressed in some format other than the environmental impact report, staff would strongly suggest that they be considered in some way early in the planning process.

PLACER COUNTY
DATE RECEIVED

JUN 29 1999

To: Placer Co. Planning Dept.
Fred Yeager Director

From: Willis Jensen
9021 Elverano Ave. Elverta. Ca.

PLANNING DEPARTMENT

6-26-99

Subject: Comments to Notice of Preparation of Draft E.I.R., Placer Vineyards Specific Plan.

1. Land use Summary Page 3 of N.O.P.

The transfer of density from the special planning area to the rest of this project amounts to confiscation of rights of property owners in the SPA. The specific plan with 5,158 acres with 14,132 D.U. would average 2.73 D.U. per acre. The land use summary has only provided for 1 D.U. per 3.6 acres in the SPA.

The SPA consists of those landowners not wishing to develop at this time. The zoning placed on the SPA by the land use summary however restricts these owners to a lower density than would be allowed if they chose to be a part of the Placer Vineyards project. A higher density should be allowed in the SPA for that time in the future when the area is ready for build out. At the very least, the land use summary should allow for a density that is the average density of the entire Placer Vineyard Specific Plan area.

2. Land use Diagram Figure 3 N.O.P.

The land use diagram does not comply with the West Placer Specific Plan or the community plan as they relate to buffer zones. See page one of exhibit one (The Specific Plan). The Development Standard #4 which requires buffers between urban development and Ag. residential. These undeveloped buffers should be used for trails, as outlined in #3 of the Specific Plan. See the attached proposal for buffer and trails which was submitted to Placer Co. Planning and the proponents in 1997.

3. Transportation

The land use diagram Figure 3 N.O.P. shows Elverano and Elmodena Avenues connected to Coburn St. within the development. These streets are presently dead end streets and should remain that way. They are only 17 feet wide with no aprons. Opening them to this development would increase the traffic to an unacceptable level. These rural roads are not designed for high volume traffic with children on bicycles and horses using them.

4. Drainage and Flood Control.

Since Elverta-Elmodena and Locust streets all flood almost every year, what will the impact of increased run off caused by this development be? With a large part of the development converted to concrete, asphalt, and houses, even with detention basins the impact will be significant. What will the 100 year flood plain be at build out? The water flow is generally from east to west impacting the 100 year flood plains noted on figure 3. Since this water drains into the Natomas East Main Drainage Canal, which cannot sustain any more run off, what will the impact be on NEMDC?

5. Phasing.

The specific plan calls for development to proceed in a logical fashion. Is it logical for the first phase to be in the middle and west end of the project? Or is it logical to start at the East end and continue build out from existing build out? This leap frog approach does not seem logical.

6. Light Pollution

What will the night light pollution on the surrounding rural neighborhood be at build out? The N.O.P. does not address this issue.


Willis Jensen
(916) 991-1017

Note to: Placer Co. Planning
Bill Santucci Supervisor

To WPMAC,

Objective: To create a Parkway/Buffer, including bicycle and equestrian trails, in areas within the West Placer Specific Plan proponents site map dated July 1995 and in adjacent areas *as a means of preserving the lifestyle of the existing residents.*

The Placer County General Plan and the Community Plan both call for a buffer zone between Agricultural and Urban development. We feel it is desirable to use such a buffer zone for trails and nature preserves. This achieves the objectives of creating a buffer zone that will also function as a community amenity and open space. In order to keep the area from becoming overrun with weeds and undesirable overgrowth, we propose the developers create an assessment district to maintain it.

Recognizing the Placer County General plan requires a land use buffer zone standard of 50 feet to 400 feet, it is suggested that a 400 foot buffer with Class 1 bicycle & equestrian trails be established along the following route

Start at the Sacramento Northern Railroad right of way and proceed east along the north boundary of proponents designated Special Planning Area, to a point approximately 1,000 feet east of El Verano Ave. This corresponds with the eastern property lines of the parcels that front on El Verano Ave. in both Sacramento and Placer Counties. Also, there is a waterway at that point that can be utilized in both counties as a nature preserve/open space/ trail system. Following the designated Special Planning Area line south to the Sacramento Co. line along the waterway then proceed east along county line to connect with the Dry Creek Parkway.

We feel the proper place to start the buffer and trail system is at the Sacramento Northern Railroad right of way for the following reasons:

The developer's map shows their "transition area" butting up against the right of way and proceeding east along the Special Planning area. Sacramento County has already obtained the S.N.R.R. right of way and designated it as a "Transportation Corridor". Sacramento has also developed this trail from downtown Sacramento to Rio Linda with plans to continue the development to the Placer County line. This leaves only a very short distance within Placer County to connect this trail to our proposed Buffer/Trails thus creating a continuous trail from Sacramento County into Placer County and east to the Dry Creek Parkway and back to Rio Linda to complete the loop.

We recognize that the existing Ag. and Ag/ Res. can create dust, smells, insects and noise that is undesirable to urban living. Therefore, the proposed Buffer/Trails is desirable to alleviate these problems.

We request the 400 foot width to maintain a wide enough corridor to allow both recreational use and the preservation of wildlife.

We believe this proposed alignment of the buffer zone will have the least negative impact on the developers and will allow them the greatest number of units on *their* land while having the least negative impact on our lifestyle and property.

We propose that Colburn St. should be realigned to the north of the Buffer/Trails. This would greatly reduce the interaction of equestrians, bicyclists; and autos. Also, the residents of this area desire that El Verano and El Modena remain dead end streets.

There are waterways and utility right of ways running through the WPSP areas that can be developed and tied into the proposed Buffer/Trails to further enhance development as it occurs.

PLACER COUNTY
DATE RECEIVED

JUL 30 1999

PLANNING DEPARTMENT

To: Placer Co. Planning Dept.
Fred Yeager Director

From: GIDEON ULBRICH
9140 EL VERANO AVE
ELVERTA CA 95626-9587

6-28-99

Subject: Comments to Notice of Preparation of Draft E.I.R., Placer Vineyards Specific Plan.

1. Land use Summary Page 3 of N.O.P.

The transfer of density from the special planning area to the rest of this project amounts to confiscation of rights of property owners in the SPA. The specific plan with 5,158 acres with 14,132 D.U. would average 2.73 D.U. per acre. The land use summary has only provided for 1 D.U. per 3.6 acres in the SPA.

The SPA consists of those landowners not wishing to develop at this time. The zoning placed on the SPA by the land use summary however restricts these owners to a lower density than would be allowed if they chose to be a part of the Placer Vineyards project. A higher density should be allowed in the SPA for that time in the future when the area is ready for build out. At the very least, the land use summary should allow for a density that is the average density of the entire Placer Vineyard Specific Plan area.

2. Land use Diagram Figure 3 N.O.P.

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What will the night light pollution on the surrounding rural neighborhood be at build out? The N.O.P. does not address this issue.

Gideon Ulbrich

DEPARTMENT OF FISH AND GAME

SACRAMENTO VALLEY and CENTRAL SIERRA REGION
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
Telephone (916) 358-2900



PLACER COUNTY
DATE
RECEIVED

June 30, 1999

PLANNING DEPARTMENT

Mr. Fred Yeager
Planning Director
Placer County Planning Department
11414 B Avenue
Auburn, California 95603

Dear Mr. Yeager:

The Department of Fish and Game (DFG) has reviewed the Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Placer Vineyards Specific Plan (SCH# 99062020). The Plan area includes about 5,158 acres proposed for mixed land uses phased over the next 30-50 years. The Plan area includes the extreme southwest corner of Placer County.

Significant resources of the Plan area include stream environments including perennial, intermittent and seasonal systems, wetlands including vernal pools, and valley oak woodlands. The site provides habitat for several State and Federally-listed wildlife species including presence of various runs of both chinook salmon (*Onorhynchus tshawytscha*) and steelhead trout (*Onorhynchus mykiss*) in Dry Creek. The Plan, as proposed, inadequately considers natural resource conservation issues. We recommend that the DEIR address the following issues:

- a. Contribution of this Plan to direct, indirect, and cumulative loss of fish, wildlife and native plant communities including listed species.
- b. Direct, indirect, and cumulative impacts to wildlife and plant communities due to habitat fragmentation and disruption of animal movement.
- c. Impacts to stream resources due to any and all "drainage improvements" including but not limited to water quality, alteration of flow regimes, disruption to gravel recruitment, and barriers to both upstream and downstream fish migration.
- d. Alternative designs based upon comprehensive natural resource planning considering constraints and opportunities in both the Plan and adjacent areas.
- e. Identification of mitigation for all unavoidable Plan impacts to fish, wildlife, and native plant communities.

Mr. Fred Yeager
June 30, 1999
Page Two

The applicant should be advised that work consisting of but not limited to diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream, or lake, will require notification to the DFG as required by Fish and Game Code Section 1600 et seq. The notification (with fee), and subsequent agreement, must be completed prior to initiating any such work. Notification to the DFG should be made after the project is approved by the lead agency. The lead agency is reminded that the Streambed Alteration Agreement process is not a Certified Regulatory Program per CEQA Section 21080.5, and therefore, cannot be used in lieu of specific mitigation measures in the environmental document.

Thank you for the opportunity to review this project. If the DFG can be of further assistance, please contact Mr. Jeff Finn, Associate Wildlife Biologist, at (530) 477-0308 or Mr. Nick Villa, Environmental Specialist, at (916) 358-2943.

Sincerely,


for Nick Villa
Environmental Specialist

cc: Mr. John Hiscox
Department of Fish and Game
1701 Nimbus Road
Rancho Cordova, California 95670

MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

TO: FRED YEAGER, PLANNING **DATE: JUNE 30, 1999**
FROM: WARREN TELLEFSON 
SUBJECT: RECLAIMED WATER USE, VINEYARDS SPECIFIC PLAN

In the last several years this office has been working closely with the City of Roseville regarding the use of reclaimed water, from their wastewater treatment plant, in the Dry Creek CFD Area. When that area develops in the next year, reclaimed water will be piped to all the roadside landscape areas as well as Morgan Creek's Golf Course and a new County Park. Ultimately, when the second phase of the Dry Creek/West Roseville Specific Plan is developed, a reclaimed water pipe will be run westerly to Watt Avenue.

The Vineyards Specific Plan is now being prepared. This department and the City of Roseville, by this memo, are requesting that the plan specifically call out that reclaimed water is used for all major roadside and center median landscaping and for all golf courses and parks that might be developed. The connection to the Roseville reclaimed water system can be made at Watt Avenue and water distributed throughout the specific plan by the use of a reclaimed water distribution system separate from the domestic water system. Use of reclaimed water is important because it conserves natural resources by saving domestic water supplies.

If you have any questions feel free to call (530) 889-7511 at any time.

Cc: Art O'Brien, City of Roseville
John Ramirez, Facility Services

T:\facspecdist\warren\wt233

July 1, 1999

Fred Yeager, Planning Director
11414 'B' Avenue
Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED

JUL 06 1999

PLANNING DEPARTMENT

SUBJECT: Placer Vineyards

We are opposed to any and all of the planned project. We did not move to the country to become urbanites, to be surrounded by commercial building and housing tracks nor to live on a six-lane highway filled with stoplights. If we'd wanted to live with neighbors a breath away, sidewalks and malls, that's where we would have moved.

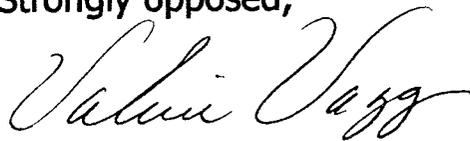
One thing always leads to another. People move to an area knowing that horses and other livestock are in the area and what that entails (flies, dirt, etc.) but as soon as they get moved in the complaining begins.

The value of property with acreage goes down and move subdividing begins. Where does it end!

Where does the water go? There's always a plan, but the existing problem in this area has not been taken care of. Although the water problem will be dealt with (according to you), I've yet to see any evidence of it with regards to past problems. If you add all of what's planned for the Placer Vineyard project you still will not have resolved the water issue but pushed it off somewhere else.

Please build this in your backyard, not ours!

Strongly opposed,



Valerie and Richard Vagg
10435 Lowell Street
Elverta, CA 95626



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

PLACER COUNTY
RECEIVED
JUL 02 1999
PLANNING DEPARTMENT

July 1, 1999

Placer County Planning Department
Attn: Fred Yeager, Planning Director
11414 "B" Avenue
Auburn, CA 95603

Dear Mr. Yeager:

Re: Notice of Preparation of a Draft Environmental Impact Report for the Placer Vineyards Specific Plan

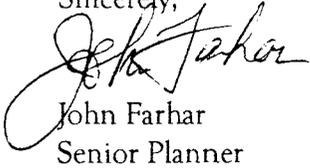
Sutter County would like to thank Placer County for the opportunity to respond to the above listed notice. Our concerns relate to the stormwater drainage, groundwater recharge and traffic impacts that will result from the project and are as follows:

1. Increase in the rate of stormwater runoff. Significant increases in impervious surfaces will increase the rate of stormwater runoff into Curry Creek and other local drainages for which mitigation should be provided. The lack of detention to reduce the peak rate to pre-project conditions will result in an increased peak rate during certain storm events that will have the potential to result in greater flooding impacts in Sutter County.
2. Increase in on-site and off-site flood elevations. Significant increases in impervious surfaces will increase the total volume of storm water runoff entering Curry Creek and other local drainages that enter Sutter County. The analysis should identify the impact as potentially significant and verify the feasibility of providing the mitigation (retention) by ensuring there is a formal program in place that will accomplish the implementation of a project specific or regional flood control strategy. Regardless of the specific mitigation identified, the record must include sufficient evidence to demonstrate financial feasibility, adequacy of facilities to reduce impacts to pre-project levels and assurances that the timing of the mitigation improvements will occur prior to development. Sutter County does not consider the collection of fees adequate mitigation unless the additional information listed is also provided.

3. Interference with groundwater recharge potential. Significant increases in impervious surfaces will reduce the potential for groundwater recharge. This impact should be identified as potentially significant. We suggest that an adequate degree of quantification be provided to support any conclusions for both project specific and incrementally cumulative impacts. Mitigation should be required that will offset the quantified amount of lost recharge.
4. The project will significantly increase traffic volumes on Baseline Road where it enters Sutter County. The traffic analysis should assume that Riego (Baseline) Road will have two lanes from the Placer County Line to SR 70/99 since there is no mechanism in place for any additional improvements. The intersections at Riego Road/Pacific Avenue and Riego Road/SR99 are beyond capacity at peak commute hours resulting primarily from development in west Placer County. Mitigation should be identified that includes improvements coordinated with Sutter County to offset project impacts on this roadway and at these intersections.

Sutter County appreciates the opportunity to respond to the Notice of Preparation. The ongoing concerns regarding project specific and cumulative drainage and traffic impacts should be properly addressed through verifiable analysis and identification of feasible mitigation. Please provide Sutter County a copy of the draft Specific Plan as well as a draft EIR as provided for in the CEQA Guidelines. If you have any questions regarding this letter please contact me at 530-822-7400.

Sincerely,



John Farhar
Senior Planner

cc: County Administrative Officer
County Counsel
Director, Public Works Department
Community Services Director
Assistant Community Services Director



COUNTY OF SACRAMENTO

PUBLIC WORKS AGENCY

TRANSPORTATION DIVISION.... Thomas J. Zlotkowski, Chief
906 G STREET, SUITE 510
SACRAMENTO, CALIFORNIA 95814-1812
(916) 874-6291/5966 • Fax No. (916) 874-2831

RECEIVED

PLANNING DEPARTMENT July 1, 1999

Mr. Fred Yeager
Planning Director
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Subject: Notice of Preparation of a Draft Environmental Impact Report Placer Vineyards Specific Plan

Thank you for the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Placer Vineyards Specific Plan. Overall, we see the need to provide adequate connections between the Placer Vineyards Specific Plan and northern Sacramento County. Our main concerns are:

1. Existing two-lane facilities may not be adequate to accommodate increase traffic levels. The DEIR should identify traffic impacts to roadways such as: Elwyn Avenue, El Modena Avenue, El Verano Avenue, Palladay Road, 16th Street, Kasser Road and an extension of Tanwood Road. As a number of these facilities have residential uses fronting them, impacts to those residences should be identified.
2. The cumulative condition analysis in the traffic study should include future land uses as identified in the Rio Linda/Elverta Community Plan and the uses proposed in the Elverta Village Specific Plan.
3. Circulation planning for the Placer Vineyard Specific Plan and Elverta Villages Specific Plan should be coordinated. Specific attention should be given to the timing and phasing of development of the two projects to ensure that adequate transportation facilities are available when needed in each of our respective jurisdictions.
4. The DEIR traffic consultant should contact my office to get assumptions regarding future transportation system improvements.

We look forward to working with you and your staff in the identification of the location and size of transportation facilities to provide connections between our two jurisdictions. If you have any questions, please contact Jeff Clark or me at 874-5966.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven R. Hetland". The signature is fluid and cursive, with a large loop at the end.

Steven Hetland, P.E., T.E.
Senior Civil Engineer
Transportation Planning Services

SRH:jec

c: Steve Hong, IFS
Dennis Yeast, DERA
Tom Hutchings, Planning
Leighann Moffitt, Planning

July 2, 1999

PLACER COUNTY
DATE RECEIVED

PLANNING DEPARTMENT

Fred Yeager, Planning Director
Placer County
11414 "B" Avenue
Auburn, Ca. 95603

Re: Placer Vineyards

This is to inform your planning commission that all residents of the "Rural Placer County" area are not in favor of your proposed plans for "Placer Vineyards". There are numerous reasons from traffic congestion, to water tables being depleted, to the natural flow of flood waters which will have no place to go when more pavement and concrete is constructed. Already we have seen potential problems from the Natomas growth (entering toward us from the East Levee) With your new growth we will eventually be invaded with flood waters from the east and the west. Where will it all end? "In" our homes?

Nearly 6 years ago we chose this small "rural" development in "rural" Placer County to settle down and raise our family and hopefully to avoid the lifestyles associated with that of the city or urban areas.

Another issue that will be inevitable is that of our well water which will eventually needed to be changed to some form of city water and our septic systems which will need to be connected to city sewer and I have no doubt because of your project the burden of "costs" will fall upon us as the landowner.

I realize our small developed area will be set aside as a “special area” but when city people move closer unfortunately there will need to be changes that will change the very reasons we’ve chose to live in this beautiful rural area.

We’re are not entirely against growth, but the growth you’ve described in the “Placer Vineyards” plans is much too rapid and a graduated plan (2 - 5 acre parcels as we now have) up to this “special area” we live in would preserve the wonderful wildlife we have in this migratory path. The fact is, when the development as you describe progresses to our location we will lose the very essence of country living and the wonderful birds that migrate with each passing season.

We realize we are only a few voices, and cannot compete with the dollar amount of large developers, but still we pay taxes and the “Placer Vineyards” will cause each of us hardships and heartache to lose our “American Dream” of owning a small piece of “Rural” land.

Concerned landowner opposed to your rapid growth development,

Curtis and Kathrine Riley
10501 Lowell Street
Elverta, CA 95626



COUNTY OF SACRAMENTO

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

827 SEVENTH STREET, ROOM 230
SACRAMENTO, CALIFORNIA 95814
Telephone: (916) 874-6141
Fax: (916) 874-6400

THOMAS W. HUTCHINGS
DIRECTOR

Robert Sherry, Principal Planner
Long Range Planning & Enforcement

Tricia Stevens, Principal Planner
Application Processing

Ana Rhodes, ASO III
Administration

PLACER COUNTY
DATE
RECEIVED

PLANNING DEPARTMENT

July 2, 1999

Mr. Fred Yeager, Planning Director
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Subject: Response to NOP for Placer Vineyards Specific Plan

Dear Mr. Yeager:

Thank you for the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the Placer Vineyards Specific Plan. Staff of the Sacramento County Planning and Community Development Department discussed this issue with the Sacramento County Board of Supervisors at their regular meeting of June 16, 1999. At that meeting, the Board directed staff to comment in regards to the proposed land uses immediately north of the County line, contiguous with the community of Elverta and the Elverta Specific Plan. Attached is the text of the staff report provided to the Board for that public meeting.

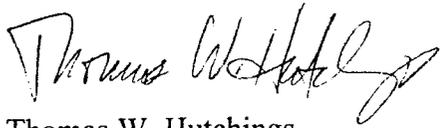
The proposed Elverta Specific Plan identifies an agricultural-residential buffer of between 2,300 and 1,700 feet south of the County line. That same buffer was adopted as part of the Rio Linda and Elverta Community Plan on June 3, 1998. This buffer allows development of residential uses between one and five acres per unit. In addition, to the west is existing ag-res development with AR-2 zoning, requiring two acre minimum lot sizes. Based on direction from the Sacramento County Board, we request that Placer County consider the imposition of a similar agricultural or agricultural-residential buffer between Sacramento and Placer Counties. This buffer will mitigate potential land use conflicts and impacts on future and existing large-lot uses and create a demarcation between the neighborhoods.

The Sacramento County Board of Supervisors also briefly discussed issues related to traffic impacts to existing residents created by development on both sides of the County line. Sacramento County is working on mitigating potentially severe impacts to the communities of

Elverta and Rio Linda from traffic proceeding north and south on either Dry Creek Road or 16th Street. This includes the potential need to fund a bridge crossing of Dry Creek because of cumulative increases in north/south traffic between the City of Sacramento and Placer County, through Sacramento County. In addition, the Sacramento County Board also discussed the need for coordination with the provision of sewer service. The operating divisions of Sacramento County Public Works will be providing additional comments under separate cover regarding these infrastructure issues; however, we look forward to coordinating with your staff on the required identification of impacts from our mutual development proposals.

If you have any questions regarding this response, please contact Dave Pevny or Leighann Moffitt at 874-6141.

Sincerely,



Thomas W. Hutchings
Planning Director

Attachment

c: Dennis Yeast (Sacramento County Environmental Coordinator)

Author: <nfierros@rsvlonline.net (Noe Fierros) > at internet
Date: 07/04/1999 1:37 PM
Priority: Normal
TO: Lori Lawrence at PLACER02
Subject: Fw: Notice of Preparation of Draft EIR-Placer Vineyards Spec
----- Message Contents -----

-----Original Message-----

From: Noe Fierros <nfierros@rsvlonline.net>
To: FYeager@placer.ca.gov <FYeager@placer.ca.gov>
Date: Sunday, July 04, 1999 1:35 PM
Subject: Notice of Preparation of Draft EIR-Placer Vineyards Specific Plan

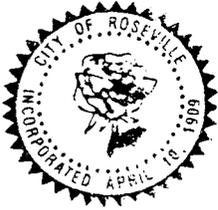
Mr Yeager,

The following are some comments for your consideration in preparation of the Draft EIR for subject project:

1. Phasing. I was under the impression that phasing would occur in an orderly east to west fashion. What is depicted in Fig. 4 Conceptual Phasing Plan appears to be leap-frog development. What is shown in Fig. 4 could lead to 'pockets' of undeveloped areas waiting for an upsurge in the economy before they proceed with their respective project. This could take years to occur, which in turn would lead to poorly phased development. I believe this EIR should include alternatives to the singular phasing plan provided.
2. Drainage, Hydrology, and Wildlife. Given the number of acres within the project area, retention/detention facilities should be retained on site. Also, all wetlands identified, if impacted, should be mitigated on site as opposed to acquiring sites in a wetlands mitigation bank miles away from the area.
3. Transportation and Circulation. I recommend a Northeast-Southwest route be considered through this plan area to connect with Pleasant Grove road or Blue Oaks road in the NW Roseville area. I believe there is a regional need for such a main thoroughfare.
4. Lastly, I request you obtain coordination from both the Agricultural Commission and Placer Legacy. The purpose of which would be to identify an alternative project which would be more rural in nature, which would allow for 4H, FFA, Placer Grown, hobby farming endeavors.

Thank you for this opportunity to provide my inputs.

Noe Fierros



COMMUNITY DEVELOPMENT
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

316 Vernon Street #102 • Roseville, CA 95678
(916) 774-5834 • Fax (916) 774-5195 • Tdd (916) 774-5220

RECEIVED

July 6, 1999

PLANNING DEPARTMENT

Fred Yeager, Planning Director
Placer County Planning Department
11414 "B" Avenue
Auburn, California 95603

Via: Fax and Regular Mail

Fax No. 889-7499

Page 1 of 7

Regarding: **Notice of Preparation Comments for the Placer Vineyards Specific Plan Draft EIR**

Dear Mr. Yeager:

The City of Roseville Community Development Department appreciates the opportunity to comment on the Notice of Preparation (NOP) for the Placer Vineyard Specific Plan (PVSP) project draft Environmental Impact Report (EIR).

Project Description

The project site is located in southwest Placer County bounded on the north by Baseline Road, on the south by the Sacramento-Placer County line, on the west by the Sutter-Placer County line and on the east by Dry Creek and Walerga Road. The project consists of approximately 5,160 acres and proposes mixed use development including low, medium and high density residential (totaling 14,132 units), schools, parks, town center, and office/commercial uses. Buildout is expected over a 30-50 year period. For CEQA compliance, the County proposes preparation of a program EIR. The EIR will include "project level" analysis for the 2,254 acre portion of the plan described as Area 1, the area identified as the initial phase of development.

Intent of City Comments

Given the scale of the Placer Vineyards Specific Plan and its proximity to Roseville, we have significant concerns about the potential significant regional impacts of the project, especially on City residents, employees, facilities and services. To ensure that these potential impacts are fully mitigated, the City seeks to work cooperatively with the County in establishing a process to achieve the following:

1. Environmental, fiscal and other impacts of the project on all governmental agencies are fully analyzed and disclosed;
2. Mitigation measures and/or project alternatives are identified and adopted to fully mitigate potentially significant impacts of the project on the City to a less than significant level; and,
3. Financing and other implementation measures are in place to guarantee that planned project infrastructure, services and any identified mitigation measures both within or outside the project boundaries are implemented.

The above intent is supported by and further detailed through the requirements of the Settlement Agreement between the City and County, subsequent agreements and coordination efforts that have occurred between the jurisdictions through the City-County Development Issues Committee and other forums, and by the goals and policies of both the Placer County and Roseville General Plans.

Settlement Agreement

A Settlement Agreement and Release was executed between the City and County relating to the 1994 Placer County General Plan update. This agreement includes several provisions applicable to the processing of the Placer Vineyards Specific Plan. These include:

- Comprehensive Stand Alone EIR - County as lead agency shall, prior to approving any major land development project in the Future Study Area or West Placer (now Placer Vineyards) Specific Plan area, prepare a "comprehensive stand alone EIR". (Section 1)
- Scope of EIR - The comprehensive stand alone EIR "shall include analysis of impacts, mitigation measures and alternatives proposed separately and independently of the 1994 EIR". It "shall contain a new cumulative impact analysis, more detailed analysis of traffic impacts and impacts on public services, and a discussion of a reasonable range of feasible alternatives, including, but not limited to, land use and circulation alternatives designed to reduce or avoid impact to the City". (Section 1b)
- Initial Consultation Prior to EIR Preparation - "County shall consult with City regarding (i) the type of CEQA document to be prepared; (ii) the models, assumptions, methodologies and projections to be used in analyzing traffic, services and other impacts on the City; and (iii) if an EIR is to be prepared, the alternatives to be considered in the document". (Section 2b)
- Additional Consultation Prior to EIR Release - "Prior to circulating a draft EIR for public comment, County shall consult with City regarding the proposed mitigation measures set forth in that document". (Section 2b)
- City Impacts and Mitigation - "In accordance with the requirements of CEQA, County shall require analysis of traffic, services and other impacts on City, and County shall require analysis of mitigation measures to mitigate such impacts". (Section 2d)

Section 3 of the Settlement Agreement further states that the City and County shall cooperate to "identify common transportation planning models, assumptions, projections and methodologies" to be used for environmental review purposes. To this end City and County staff have previously agreed to abide by a draft MOU on the coordination of environmental analysis presented to the City-County Development Issues Committee in January 1997. In summary, this MOU indicates that the City agrees to analyze the transportation impacts of adjacent specific plan areas and EIR alternative on the County using the County's traffic model assumptions, and the County will analyze the transportation impacts of it's projects and EIR alternative on the City using the City's traffic model assumptions. The City has previously incorporated such analysis into the EIRs for the Highland Reserve North, Stoneridge, and North Roseville Phase 1 and 2 Specific Plans. The Placer Vineyards Specific Plan is subject this MOU.

Request for Establishment of Ongoing Consultation Process

In order to promote a cooperative effort of the City and County to comply with the requirements of the Settlement Agreement and MOU provisions summarized above, as well as the City's desire to work together to ensure that all impacts on Roseville are addressed, it is requested that ongoing discussions on the Placer Vineyards Specific Plan be initiated. The intent of such discussions is to ensure open dialogue and sharing of information throughout the processing of the project, as well as provide a forum for early issue resolution.

To clarify the process and avoid potential misunderstandings, it is requested that the City and County meet early on to establish and document an agreed upon process for ongoing consultation and compliance with the Settlement Agreement, protocols for distribution and comment on milestone information and a process for issue resolution. The City requests that the following components be included in the consultation process:

1. Prior to Preparation of the EIR - The City and County initiate discussions on the scope of the document. Items to be addressed include but are not limited to:

- The methods that will be used to analyze impacts on the City and mitigate any such impacts to a less than significant level.
 - Key assumptions to be used in the EIR analysis including absorption projections for within and outside the proposed project, traffic and services modeling assumptions and methodologies.
 - Alternatives to be addressed in the EIR including land use intensity options, alternate circulation and services scenarios and development/infrastructure phasing alternatives.
 - County intent as to implementation, phasing and financing of infrastructure, services, and mitigation in relation to the granting of project entitlements.
 - The analysis of fiscal impacts.
2. Prior to Release of the Draft EIR to the Public - An "administrative draft" EIR be provided to the City for review with discussions initiated on the initial results of the analysis and possible mitigation/alternatives that would reduce impacts on the City to a less-than-significant level.
 3. Prior to Beginning Public Hearings - The City and County agree to make a good faith effort to resolve outstanding issues relating to the project. The City-County Development Issues Committee might be the appropriate forum for such discussions.

Specific NOP Comments

The following are specific comments as it relates to the project and NOP. Most are items to be addressed in the EIR and requests for additional information. Many of these items can be further discussed and refined through the consultation process identified above.

Entitlement and Sequential Approval:

1. Please provide clarification as to the sequencing of entitlement approvals. The Public Facilities Financing Plan and Development Agreements should be entered into concurrently with the granting of land use and zoning entitlements to guarantee implementation of project infrastructure, services and mitigation measures. Inability to guarantee this financing and implementation could result in impacts, including those to the City, beyond the assumptions of the EIR analysis.
2. The phasing plan included as Figure 4 did not copy well and is difficult to read. Please provide additional clarification as to phasing. In addition, please provide information as to the relationship between the proposed phasing, absorption projections, projected infrastructure and services costs and the resulting ability of the proposed project as phased to finance and construct required infrastructure and fund needed services. Again, the concern is the potential impacts that could occur if financing and implementation of infrastructure, services and mitigation is not secured or is not feasible.
3. The NOP indicates that the EIR will only provide project level analysis for a portion of the Plan Area. Please clarify what development and improvement assumptions will be applied for the purposes of the EIR analysis to the portions of the Plan Area included and not included in the project level analysis under the proposed project, project alternatives and cumulative scenarios. What if any entitlements would be granted to those areas outside of the initial development area (Area 1)?
4. Listed entitlements include potential annexation of the project into the Sacramento Regional County Sanitation District. Has the County addressed the implications of this and other issues related to Sacramento County becoming the "principal county" as it relates to LAFCO jurisdiction on this issue?

Land Use/Socioeconomics:

1. Please provide the detailed land use absorption information to be used for the EIR

- analysis. This should include the key assumptions and projected absorption levels by land use category for areas within and outside the proposed Specific Plan.
2. The EIR should provide additional information and analysis on the project's impacts on the jobs/housing balance. Has an analysis been prepared comparing proposed project housing prices with estimated job incomes and the resulting supply and demand?
 3. The EIR should analyze how the project will provide its fair share affordable housing obligation. According to the Placer County General Plan (Policy 2.A.11), all new housing projects of 100 or more units receiving an increase in allowed density through a GPA, CPA, rezone or specific plan are required to provide 10 percent of the units affordable to low income households. Please provide additional detail as to what type of units will be provided (rental versus purchase), the location of such units, their timing and financing. Failure to provide fair share of affordable units would result in a negative impact on the City by placing further burden on Roseville's affordable housing programs.
 4. The EIR will need to analyze the potential growth inducing impacts of the proposed project. Of particular concern to the City are the agricultural properties adjacent to the project on the north side of Baseline Road (Future Study Area). The Placer County General Plan (Policy 1.H.6) requires buffer areas of between 50 and 800 feet between urban and agricultural lands. The EIR should explore options, such as inclusion of larger buffer areas and transitioning of land use, to minimize potential growth inducing impacts.

Transportation:

1. The EIR needs to provide a full analysis of the impacts of the proposed project on City roadways. In accordance with the draft MOU between the City and County, a long term traffic study should be provided using the City's updated model. Included should be a cumulative analysis with and without the proposed Placer Parkway. All impacts within the City need to be identified along with proposed mitigation. In accordance with the Settlement Agreement, alternatives shall be identified to reduce or avoid impacts to the City. The County shall consult with City on model assumptions, methodologies and projections to be used in analyzing traffic impacts on the City and alternatives to be considered in the EIR. Prior to circulating the draft EIR, the County shall consult with the City on proposed mitigation.
2. Methods to fund and guarantee implementation of identified improvements and mitigation both on and off-site should also be identified. As is supported by the Placer County General Plan (Policy 3.A.12) each project in the County "shall construct or fund improvements necessary to mitigate the effects of traffic from the project". In addition, Policy 3.A.9 states, "The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area". The County should also consider including provisions in the project development agreements to ensure participation in the funding mechanism ultimately defined for Placer Parkway.
3. In addition to impacts on Roseville roadways, the City is concerned with maintaining acceptable traffic flows on Baseline Road within the unincorporated area. This segment of roadway serves as a regional facility. The Placer County General Plan identifies Baseline Road west of Roseville as a "thoroughfare". As such, minimum intersection spacing is ½ mile with no driveways allowed. Policy 3.A.7 indicates that the County policy is LOS C for urban/suburban roadways not within ½ mile of a State highway. In addition, Policy 3.A.11 promotes road networks that "include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently". The EIR will need to provide a full analysis of impacts on Baseline Road and the project's consistency with County General Plan policy.
4. Please provide additional information on type, timing and financing of transit service to be provided to the Plan Area.

Noise:

1. The EIR should include an analysis of noise impacts along all roadways in the City in which the proposed project will result in an increase in trips based on the traffic modeling identified above. Of particular concern are residential properties, schools and other sensitive receptors. The noise analysis should identify potential impacts in accordance with the City's General Plan interior and exterior noise standards (Table IX-1), identify potential mitigation and a source to guarantee implementation of any such mitigation.

Public Facilities and Services:

1. The EIR needs to provide a full analysis of the impacts of the proposed project on City facilities and services. Included should be potential impacts on City water, sewer, electric, police, fire, parks & recreation and libraries infrastructure, services and programs. All impacts to the City need to be identified along with proposed mitigation. For some issue areas this may necessitate a fiscal impact analysis. In accordance with the Settlement Agreement, alternatives shall be identified to reduce or avoid impacts to the City. The County shall consult with the City on model assumptions, methodologies and projections to be used in analyzing services impacts on the City and alternatives to be considered in the EIR. Prior to circulating the draft EIR, the County shall consult with the City on proposed mitigation.

The EIR analysis should also identify project consistency with the following County policies which serve to mitigate public facility and service impacts:

- 4.A.5 - "the county shall ensure that library facilities are provided to current and future residents in the unincorporated area. The county shall also require new development to fund its fair share of library facilities."
- 4.c.2 - indicates that new "urban and suburban development should rely on public water systems using surface supply".
- 4.c.7 - "the county shall promote the use of reclaimed wastewater to offset the demand for new water supplies".
- 4.h.1 identifies law enforcement staffing ratios and 4.h.2 average response times. The analysis should show how these will be met and funded.
- 4.i.1 identifies fire protection response times. The analysis should show how these response times will be met and funded.
- 5.a.3 - "the county shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The analysis of this policy should also describe consistency with the Quimby Act.
- 5.a.2 lists the active park facilities per residents ratios.
- 5.a.23 "the county shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with the new development".

Maintaining project consistency with the above policies will be extremely important to ensure facility and service impacts to the City of Roseville are fully mitigated.

2. Methods to fund and guarantee implementation of identified improvements, services and mitigation both on and off-site should also be identified. This is supported by Placer County General Plan policies: 4.B.2 "The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development"; and. 4.B.3. "The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development".
3. The type and amount of "active" park facilities/amenities should be analyzed including the timing of when facilities would be available to plan area residents. With a lack of appropriate amenities to serve the population, the population will seek recreation opportunities elsewhere, i.e. in Roseville, Elverta, Antelope and Rio Linda being the

closest. With the Roseville boundaries less than one mile east of the project, this could be a potentially significant impact to the City's recreational facilities and programs, especially in west Roseville. The establishment of a financing plan to ensure recreational facility development can keep pace with plan area population growth will be essential to ensure potential impacts are effectively mitigated.

4. The NOP Land Use Map legend indicates "P" = Parks, however the map shows parcels with a "P", but also "LDR" in (). The land use legend should be clarified in the EIR.
5. The EIR should identify and discuss long term maintenance provisions for the proposed parks, and if there would be any impacts associated with the proposed maintenance plan. Lack of maintenance may cause plan area residents to seek alternative recreational amenities located in adjacent jurisdictions with corresponding impacts.
6. The NOP identifies several off-site backbone improvements that will need to be constructed to service the Plan Area, including water and sewer lines and interconnects. The EIR will need to analyze the impacts of constructing these off-site improvements. Off site improvements necessary to serve Area 1 development will require "project level" CEQA analysis in the EIR.
7. The project should fully analyze any proposed increased diversion of water from the Sacramento and American Rivers. In the event 100% of the potable water requirement cannot be supplied by surface water sources, the effects of using groundwater should be analyzed.
8. The Water Infrastructure proposed to support the project calls for transmission main improvements to get water to the Roseville intertie then through the Roseville system with exit at Baseline and Fiddyment as the primary source of water. The EIR should analyze and identify any necessary mitigation to resolve the following issues:
 - The Roseville system is designed to wheel 10 million gallons per day (MGD) per an agreement with PCWA. The project will have a demand of over 25 MGD.
 - Of the 10 MGD wheeled for PCWA, there are currently plans for utilizing this for North Phase III and West Dry Creek areas which reduces available capacity for the Placer Vineyards Project.
 - To utilize transmission through Roseville a pump station may be needed at the industrial intertie location. This improvement was not listed in the NOP and should be evaluated in the EIR.
 - Additional feed sources for the plan area need to be identified as opposed to "alternatives" or "possibilities". There may not be sufficient water capacity in the system identified.
 - Reliance on Roseville to wheel water through to the plan in such a linear fashion makes the Roseville system a critical delivery link. The Roseville system relies on loops to provide reliability and redundancy. A single feed point at Baseline and Fiddyment provides little redundancy. The EIR should explore a water delivery system alternative with more looping to improve redundancy and reliability.
 - The alignment for construction of a new water transmission main between the Roseville intertie and Baseline Road will need to be identified and environmental impacts analyzed. The ownership and maintenance responsibility for this line should also be identified.
 - The City of Roseville encourages the extension of a reclaimed water pipeline to the Placer Vineyards Plan Area for irrigation purposes. Even if this remains only a potential improvement, it should be included in the EIR's analysis to facilitate a future extension.

Drainage:

1. The EIR should examine potential down stream flooding impacts in the cumulative context. In addition, the project should be evaluated for consistency with the Placer County Flood Control and Water Conservation District's Dry Creek Watershed Flood Control Plan (1992).

Biological Resources:

1. The EIR should examine the project's relationship to the Placer Legacy Project. How will the project contribute toward the conservation planning efforts of the open space program? Will the project incorporate any of the "community edges" concepts for separating urban areas into distinct communities as recently discussed at the Placer Legacy Recreation, Community Edges, Scenic and Historic Resources Work Team meeting?
2. The EIR should address the recently initiated effort by the City of Roseville to develop an HCP or equivalent conservation planning strategy for the City of Roseville Regional Pleasant Grove Wastewater Treatment Plant service area. An MOU between the City and U.S. Fish and Wildlife Service is under development and will guide this conservation planning effort. It is likely that adjacent projects will be allowed the opportunity to participate in the conservation plan which will also be coordinated with the Placer Legacy project.

Air Quality:

1. The EIR should analyze the effect the project has on attaining the goals of the Placer County Air Pollution Control District's Air Quality Attainment Plan.

Project Alternatives:

1. The NOP is not specific as to the project alternatives to be analyzed in the EIR. Per the Settlement Agreement, project alternatives will need to be analyzed which "reduce or avoid impacts to the City". The County is to consult with the City as to the alternatives to be included. Alternatives might include land use options, alternate circulation and services scenarios and development/infrastructure phasing alternatives. Additional consultation is required between the City and County to define the appropriate project alternatives.

Fiscal Analysis:

1. In accordance with the Placer County General Plan, (Policy 4.B.6.) "The County shall require the preparation of a fiscal impact analysis for all major land development projects". This analysis should also address potential fiscal impacts on surrounding jurisdictions including the City of Roseville. Additional consultation between the City and County is required to define the scope, methodology and assumptions of this analysis.

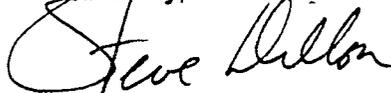
Project Noticing:

1. In addition to the City, there are several Neighborhood Associations active in Roseville which should be included in the County's noticing and distribution of documents for the Placer Vineyards Specific Plan. A copy of addresses and contacts is attached.

Thank you for the opportunity to provide comments on this project. Please forward any future project related CEQA documentation to Mr. Mark Morse, Environmental Coordinator, City of Roseville Community Development Department, 316 Vernon Street, Roseville, California 95678.

If you have questions, please feel free to call me at 774-5334.

Sincerely,



Steve Dillon
Community Development Department Director

Attachment: Roseville RCONA distribution list

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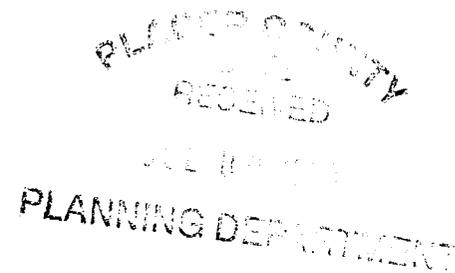
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DEPARTMENT OF CONSERVATION

801 K Street, MS 24-02
Sacramento, CA 95814
(916) 445-8733 Phone
(916) 324-0948 Fax
(916) 324-2555 TDD



July 6, 1999



Mr. Fred Yeager
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Subject: Notice of Preparation (NOP) for the Placer Vineyards Specific Plan -
SCH #99062020

Dear Mr. Yeager:

The Department of Conservation's Division of Land Resource Protection (Division) has reviewed the referenced NOP. The Division monitors farmland conversion on a statewide basis, and administers the California Land Conservation (Williamson) Act and other land conservation programs. We offer the following comments for your consideration.

The NOP proposes the adoption of a specific plan for a 5,158-acre area. The plan calls for commercial, residential, open space, recreational and public/quasi-public land uses. The project will include grading of approximately 3,500 acres in the Plan Area. Most of this Plan Area is currently undeveloped grazing land. We recommend that the draft environmental impact report (DEIR) for the Specific Plan address the following issues in describing the setting, project impacts, and mitigation measures and project alternatives: 1) Agricultural land conservation, 2) the Williamson Act and 3) soil erosion.

The California Code of Regulations (CEQA Guidelines, Section 15000 et seq., Appendix G) includes a sample initial study checklist by which lead agencies may determine significance of project impacts on agricultural resources. The CEQA Guidelines refer lead agencies to a specific methodology for establishing thresholds of significance for project impacts on agricultural land the *Land Evaluation and Site Assessment* model (LESA) (California Code of Regulations Section 15064.7). The Division developed the model based on the US Department of Agriculture's LESA rating system. The model, which combines soil quality parameters with cultural, economic and legal criteria, may also be used to rate the relative value of alternative project sites. The LESA Model is available from the Division by request via the Department's website, <consrv.ca.gov>, or by contacting the Division at the address and phone number listed at the end of this letter.

Whether using the LESA analytical tool or another approach, we recommend that, in accordance with the CEQA checklist, the DEIR include the following information and discussion, as appropriate.

Agricultural Land Setting

- A map identifying areas of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land in the project area. The Division's Important Farmland Series map for Placer County includes a delineation of these agricultural land resource types. The DEIR should include an excerpt of this map, as well as a tabular presentation of the acreage of each land classification in the project site and countywide. These maps and countywide tables are available from the Division.
- The current and past agricultural use of the project area, and data on types of crops grown, and crop yields and values.
- The total long-term economic value of agricultural production at the site to local, regional and statewide economies. State and federal agencies such as the UC Cooperative Extension Service and USDA are sources of economic multipliers. For example, the US Forest Service's IMPLAN input-output model offers multipliers for approximately 20 agricultural commodities.

Agricultural Land Impacts

- The type, amount, and location of direct *farmland* conversion resulting from project implementation.
- Impacts on current and feasible agricultural *operations* on and adjacent to the site.
- Growth-inducing impacts of the project on other agricultural lands in the area. In particular, the effects of the extension of new, or expansion of existing, urban infrastructure into a rural area should be examined. Also, the effects of the project on land values of other agricultural lands should be discussed in terms of the increased pressures for urbanization of these lands. Project-induced land use conflicts between developed and agricultural land users that could hinder or impair future and ongoing agricultural uses should be discussed.
- Incremental project impacts leading to cumulatively considerable impacts on agricultural land. These impacts would include impacts from the proposed project as well as impacts from past, current and probable future projects. A 1995

University of California study, funded by the American Farmland Trust, *Alternatives for Future Urban Growth in California's Central Valley: The Bottom Line*, which documents the cumulative impacts of population growth on agricultural land, offers an example of such an analysis. Portions of this document are available on the Web at www.farmlandinfo.org (search site for California publications).

For a full treatment of the kinds of impacts that can occur from the urbanization of agricultural land, we refer you to the Division's 1990 publication, *The Impacts of Farmland Conversion in California*. The report contains a full discussion of the kinds of physical, social and economic impacts that can occur as a result of farmland conversion. This publication is available through the Division.

Williamson Act Lands

A project is deemed to be of statewide, regional, or areawide significance, if it will result in cancellation of a Williamson Act contract for a parcel of 100 or more acres [California Code of Regulations Section 15206(b)(3)]. Since lands under Williamson Act contract exist on the project area, the Department recommends that the following information be provided in the DEIR.

- A map detailing the location of agricultural preserves within and adjacent to the project site, and contracted lands within the preserves. The map should be accompanied by a table documenting the number of acres of prime and non-prime agricultural land (according to the Williamson Act's definitions) in each preserve, and under contract.
- As appropriate, a discussion of the impacts that termination of Williamson Act contracts would have on nearby properties also under contract. It should be noted that, as a general rule, land is withdrawn from Williamson Act contract only through the nine-year *nonrenewal* process. More immediate contract *cancellation* is reserved for "extraordinary" situations (See Sierra Club v. City of Hayward (1981) 28 Cal.3d 840, 852-855). Cancellation must be based on specific findings that are supported by substantial evidence.

If Williamson Act contract cancellation were proposed, a discussion of the specific findings (Government Code Section 51282) that must be made by the Board of Supervisors or City Council in order to approve tentative contract cancellation would be appropriate to include in the DEIR. At a minimum, a notice of the hearing and a copy of the landowner's petition must be mailed to the Director of the Department of Conservation ten (10) working days prior to the hearing on tentative contract

cancellation. (The notice should be mailed to Steve Arthur, Chief Deputy Director, Department of Conservation, 801 K Street MS 24-01, Sacramento, CA 95814).

- If project lands are to remain under contract following project completion, a discussion of proposed uses for these lands should be discussed. Land uses proposed for Williamson Act contracted land must meet compatibility standards and principles identified in Government Code Sections 51238 - 51238.3. Otherwise, contract termination (see paragraph above) must occur prior to the initiation of the land use.
- Government Code Section 51230 states that an agricultural preserve may contain land other than agricultural land, but the use of any non-contracted land within the preserve must be restricted by zoning or other means to not be incompatible with the agricultural use of the land, as specified. Therefore, the DEIR should discuss any proposed general plan designation or zoning within the project area that preclude or will be incompatible with agricultural uses, especially on lands under Williamson Act contract.
- Finally, the public acquisition of lands under Williamson Act contract requires notification of the Department of Conservation. The notification must include documentation that specified findings have been made in support of the acquisition (Government Code Sections 51291-51292). Notice and findings may also be provided in documents prepared pursuant to the California Environmental Quality Act as long as the notification meets the intent of the Act to provide the notice early in the site consideration process.

Soil Erosion

Soil erosion impacts resulting from project development should be identified. The Department recommends that a soil erosion and sedimentation control plan be developed by a Certified Professional Erosion and Sediment Control (CPESC) Specialist to prescribe soil erosion control measures on the site during and following project completion. A directory of CPESC specialists is enclosed. In addition, the Department recommends that the following information be included in the DEIR:

- Slopes and slope lengths, before and after proposed grading;
- Vegetative cover, before and after development;
- Erosive forces (from wind and water) that are present at the site;
- Predictions of the amount of water and wind-induced soil erosion that will likely occur due to project related land disturbances; and,
- Inherent erodibilities of the site's soils.

Mitigation Measures and Alternatives

Feasible mitigation measures and alternatives to lessen farmland conversion impacts should be discussed in the DEIR. The Division has compiled an annotated listing of approximately 30 "conservation tools" which have been used by communities to conserve or mitigate impacts on agricultural land. The unpublished report may be requested from the Division. Examples of the kinds of measures included in the report follow.

- Direct urban growth to lower quality soils in order to avoid valuable agricultural lands (i.e., project site alternatives).
- Increase development density or cluster residential units to use less agricultural land.
- Pursue in filling of areas already served by urban infrastructure, or redevelopment of underutilized urban areas, to help meet the job, service and housing needs for the project.
- Mitigate through replacement by protecting other farmland of equal quality and amount with voluntary restrictions on land use. Such restrictions include perpetual agricultural conservation easements [e.g., Department of Conservation's Agricultural Land Stewardship Program (Public Resources Code Section 10200-10277)]; 20-year Farmland Security Zone contracts (Government Code Section 51296); or, 10-year Williamson Act contracts (Government Code Section 51200 et seq.).
- Establish buffers such as setbacks, berms, greenbelts, and open space areas to separate farmland from conflicting urban uses.
- Use right-to-farm ordinance to shield growers from frivolous complaints and to inform new urban neighbors about the externalities of agricultural uses.

The best time to address the issues of agricultural land impacts of development is at the broad policy level. Thus, adopting comprehensive farmland protection policies supported by implementation measures such as those listed above, which address the loss of farmland systematically, should be done at the general and specific plan levels, rather than project-by-project. When addressing agricultural land conservation at these higher levels, such tools that require a more community-wide approach (e.g., transfer of development credits, mitigation banking, economic incentives for continuing agricultural uses, etc.) can also be employed.

Thank you for the opportunity to comment on the NOP. If you have questions on the above suggestions, or require technical assistance or information, please contact the Division: 801 K Street, MS 13-71, Sacramento, CA 95814; phone (916) 324-0850.

Sincerely,



Jason Marshall
Assistant Director

Enclosure

cc: John Amodio, Chief
Division of Land Resource Protection

Placer County Resource Conservation District
251 Auburn Ravine Rd. #201
Auburn, CA 95603

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: LORI LAWRENCE, PLANNING DEPARTMENT

DATE: JULY 6, 1999

FROM: DAVID BINGEN 

SUBJECT: **PLACER VINEYARDS SPECIFIC PLAN
NOTICE OF PREPARATION**

The Department of Public Works has reviewed the Draft Specific Plan NOP for the above referenced project and have the following comments on the NOP.

1. The EIR should include a preliminary grading plan for the project which shows all proposed grading, cut & fill limits, slopes, road grades, retaining walls, driveway grading where roadway cuts/fills exceed 4', etc. This plan should be of sufficient scale and detail to allow evaluation of environmental impacts (we suggest 1" = 100'). Vegetation removal, wetland impacts, etc. should be evaluated on the basis of full buildout of the project. The plan should also include all proposed off-site construction.
2. A preliminary geotechnical/soils analysis, prepared by a qualified consultant, should be included with the EIR. This report should describe existing site conditions and, based on field-testing, evaluate the soils and geologic properties. The report should discuss construction limitations and provide recommendations and mitigations appropriate for construction of the project. The effects of erosion and seismic influences should also be described in detail and mitigations identified.
3. The EIR should evaluate potential impacts caused by grading activities in the vicinity of the existing drainage swales/streams. Appropriate mitigation for all identified impacts should be proposed.
4. Identify specific Best Management Practices performance standards to address the potential erosion/water quality impacts, both during and after construction. These performance standards should be proposed as part of the EIR.
5. As part of the environmental review a preliminary drainage study, prepared in accordance with the Placer County Flood Control District Storm Water Management Manual, should be prepared to address issues. These issues include, but are not necessarily limited to: Increases in the rate and volume of runoff from proposed hard surfaces; the effect of concentrating runoff in structures and ditches; location and typical details of detention/retention facilities; and location and typical details of the method of discharge of collected storm water to avoid downstream impacts. A shed map should be included in the

Memo to Lori Lawrence
Re: Placer Vineyards Specific Plan NOP
July 6, 1999
Page 2

report. The 100-year floodplain, from all significant on-site drainageways, should be clearly shown on the Site Map.

6. Water quality impacts, both long and short-term, should be evaluated. Erosion/sedimentation and "urban" type contaminant impacts should be discussed and appropriate mitigation measures, including "Best Management Practices" (BMP's) should be proposed. Impacts and mitigation measure effectiveness should be quantified wherever possible.

DEPARTMENT OF TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE - MS 41
P.O. BOX 942874
SACRAMENTO, CA 94274-0001
TDD Telephone (530) 741-4509
FAX (916) 323-7669
Telephone (916) 323-5108



July 7, 1999

KPLA 316
03-PLA-80 PM 3.900
Placer Vineyards Specific Plan
Notice of Preparation

Mr. Fred Yeager
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Dear Mr. Yeager:

Thank you for the opportunity to comment on the Placer Vineyards Specific Plan Notice of Preparation. Our comments are as follows:

- A traffic study should be prepared to assess the project's impacts to all arterial roads and freeways that will serve the Plan area including Riego Road and Elverta Road, and their intersections with State Route 99. The traffic analysis should incorporate the following scenarios:

- Existing conditions without the project
- Existing conditions plus phase I of the project
- Cumulative conditions (without the project)
- Cumulative conditions (with project build-out)

- The traffic analysis should provide a Level of service (LOS) analysis for freeway, ramps, and ramp terminal intersections. A merge/diverge analysis should be performed for freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The procedures contained in the 1997 Update to the Highway Capacity Manual should be used as a guide for the traffic study.
- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be significant impacts:
 - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
 - Vehicles queues at intersections that exceed existing lane storage.
 - Project traffic impacts that cause any ramp's merge/diverge Level of service (LOS) to be worse than the freeway's LOS.

- Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for highway and intersections. (If the LOS is already "E" or "F", then a quantitative measure of increase queue lengths and delay should be used to determine appropriate mitigation measure.

Possible mitigation measures to consider include:

- Adding mainline capacity
 - Widening interchange ramps to increase capacity
 - Modifying ramp terminal intersections
 - Increasing the ramp acceleration or deceleration lane length to improve merge/diverge operations
- The analysis of future traffic impacts should be based on a 20 year planning horizon.
 - Future transportation systems assumed for cumulative conditions should only include those improvements which are included in the Placer County Transportation Planning Agency's most current Regional Transportation Plan.
 - Interchanges will eventually be needed at Reigo Road/State Route 99 and Elverta Road/State Route 99. Fair share fees should be collected for these future improvements from this project based on its contribution to the cumulative traffic conditions at these highway locations.

Please provide Caltrans with the requested information. If you have any questions regarding this comment, please contact Cathy Felkins at (916) 323-5108.

Sincerely,


JEFFREY PULVERMAN, Chief
Office of Regional Planning



COUNTY OF SACRAMENTO

WATER RESOURCES DIVISION.....KEITH DEVORE, Chief
COUNTY ADMINISTRATION BUILDING Phone: (916) 874-6851
827 SEVENTH STREET, ROOM 301 Fax: (916) 874-8693
SACRAMENTO, CA 95814

www.sna.com/saccowr/wrd

PUBLIC WORKS AGENCY
WARREN H. HARADA, Administrator

CHERYL F. CRESON, Director
County Engineering
ROBERT F. SHANKS, Director
District Engineering
JOHN W. NEWTON, Director
General Services
PATRICK L. GROFF, Director
Public Works Administration

July 14, 1999

Fred Yeager, Planning Director
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

RE: Notice of Preparation of a Draft Environmental Impact Report for Placer Vineyards Specific Plan

Dear Mr. Yeager:

Thank you for the opportunity to review and comment on the aforementioned Notice of Preparation (NOP). The NOP identified that long-term water supply needs for the project would be met by additional diversion of American River water or diversion of Sacramento River water and related environmental impacts. The EIR should more fully discuss the water supply impacts of the land use actions and its relationship to the Water Forum proposals. Any interim water supply strategies and their impacts should also be included; if these would be employed prior to construction of the long-term mechanisms discussed in the NOP.

Please add me to the mailing list for this project and keep me informed as new developments arise.

Sincerely,

Darrell K. Eck
Senior Civil Engineer

cc: Donna Dean
Tad Berkebile
Laura Peters
Steve Hong, Public Infrastructure

Placer County Water Agency

Business Center: 144 Ferguson Rd. • Mail: P.O. Box 6570 • Auburn, California 95604
(530) 823-4850 800-464-0030 TDD (530) 823-4966

A Public Agency

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Otis Wollan • Lowell Jarvis
W. Bruce Lee

David A. Breninger, General Manager
Ed Tiedemann, General Counsel



July 15, 1999

PLACER COUNTY
DATE
RECEIVED

Fred Yeager, Planning Director
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

PLANNING DEPARTMENT

Re: **Notice of Preparation of Draft Environmental Impact Report:
Placer Vineyards Specific Plan**

Dear Mr. Yeager:

The Placer County Water Agency (Agency) is pleased to respond to the County's NOP for the Placer Vineyards Specific Plan ("Placer Vineyards"). As required by Water Code § 10910, this letter will

assess whether the projected water demand associated with the proposed project . . . was included in the most recently adopted urban water management plan adopted [by the Agency],

and

indicate whether [the Agency's] total projected water supplies available during normal, single-dry and multiple-dry water years included in the twenty-year projection included in the urban water management plan will met the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses.

(Water Code § 10910 (d).)

I. **Inclusion of Placer Vineyards' projected water demand in Agency's Urban Water Management Plan**

Although not expressly and specifically identified in the Agency's most recent Urban Water Management Plan, adopted in 1997 (Resolution No. 97-11), future water demand within the area of Placer Vineyards has been the subject of numerous discussions between project proponents and the Agency, and between the Agency and members of the Sacramento Area Water Forum ("Water Forum," of which the Agency is a member) for several years. The

Agency's consideration of the anticipated demands on its water supplies has included the recognition that western Placer County in the area encompassed by the Placer Vineyards Specific Plan is in one of the fastest growing areas of new demand in the county and the state.

II. Adequacy of water supplies in normal and dry year scenarios

The projected water demand in western Placer County in the next thirty years, and the manner in which that demand can be met, has been the subject of intense scrutiny in the Water Forum setting. The Agency has concluded, as a result of this examination, that its water rights are ample to meet the projected demands in western Placer County until the year 2030, including projected demands from this project. Agency rights to water include contractual rights to 100,400 acre feet per year of water from PG&E's Yuba/Bear system for use in the Agency's Zone No. 1. The Placer Vineyards Specific Plan area is not in Zone No. 1. The Agency is presently using all of this 100,400 acre foot supply for existing customers.

The Agency has consumptive water right entitlements for 120,000 acre feet of water annually from the Agency's Middle Fork American River Project ("MFP"), for use in western Placer County with points of diversion permitted at either Auburn or at Folsom Reservoir. Out of its MFP water rights the Agency has contracts to sell up to 25,000 acre-feet of this water annually to the San Juan Water District, 30,000 acre-feet annually to Roseville, and 29,000 acre-feet to Northridge Water District. The sale to Northridge Water District is contingent on the Agency getting approval from the State Water Resources Control Board to use this water outside of Placer County. The sale is also subject to being terminated by the Agency if and when the Agency needs this water for customers in Placer County. The Agency is also entitled to purchase up to 35,000 acre feet of water per year under contract from the United States' Central Valley Project. Supplies available under these water rights are adequate to meet projected needs in normal, single-year dry years and multi-year dry year scenarios up to the year 2030.

However, the County should be aware that not all of the water to which the Agency has water rights is physically available to serve the Placer Vineyards Specific Plan area at this time. In addition to project-specific distribution and treatment limitations identified in the County's NOP, there are obstacles to the Agency's ability to access the water to which it has the entitlements described in the preceding paragraph. These obstacles are described below.

A. Middle Fork Project Supply

The Agency has an existing agreement with the United States Bureau of Reclamation which requires the Bureau to provide facilities to enable the Agency to pump up to 50 cfs of the

Agency's Middle Fork Project water out of the American River at Auburn into the Agency's Auburn Ravine Tunnel until such time as the Auburn Dam is completed. However, to date the Bureau has provided such a pumping plant only on a seasonal basis.

The Agency has been diligently pursuing the installation of year-round flood-proof pumps of greater capacity in the American River Canyon, and funding for the costs of such pumps. The Environmental Impact Statement and Environmental Impact Report on the installation of such pumps have not been completed. Construction is subject to the Agency's ability to obtain financing for the project and appropriations by Congress.

During the course of the Water Forum process, the Agency has been made aware of environmental concerns that will need to be addressed before significant additional supplies of MFP water can be diverted from the American River. A Draft EIR prepared for the Water Forum in January, 1999, encompassed foreseeable increases in diversions from the American River until the year 2030. Diversions from the American River by the Agency were assumed to be limited to 35,500 acre feet per year. The Agency's currently planned pumping project will be capable of this level of diversion from the American River at Auburn, however, this level of diversion from the American River will not be adequate to serve the buildout demands of the existing lands with urban, commercial and industrial general plan land use designations within the Agency's Zone No. 1, therefore, the Placer Vineyards Specific Plan EIR should not rely on this source of water for this project.

The EIR also assumed the Agency would divert an additional 35,000 acre-feet of its MFP water, by exchange, or its CVP contract supply, from the Sacramento River. For purposes of constructing a reasonable water service scenario to be evaluated in the Water Forum draft EIR, the Agency assumed that water service to the County designated urban areas south of Baseline Road, and other areas of lower elevation in Zone No. 1 would be served from a diversion from the Sacramento River. A copy of the Water Forum draft EIR Executive Summary is enclosed for your review, and the entire document is available upon request.

The potential cumulative impacts to American River watershed of these diversions, as identified in the Water Forum draft EIR, include impacts to American River fisheries, river and reservoir recreation, and even the Sacramento River steelhead fishery. These potential impacts and mitigation responsibilities for them must be considered in the Placer Vineyards Specific Plan EIR. To the extent that the Agency will be required to participate in mitigating such impacts, the project should be required to bear its appropriate share of the cost.

B. Sacramento River Diversions

The NOP identifies the potential for Sacramento River diversions by the Agency as one source of supply that might be made available to the Placer Vineyards Specific Plan area. The

potential impacts of such diversions identified in the Water Forum draft EIR are examples of the issues that must be successfully resolved before any Sacramento River diversion could be available to Placer Vineyards.

While the Water Forum draft EIR assumed a 35,000 acre-foot Sacramento River diversion by the Agency, there are numerous obstacles that must be overcome before such diversions could occur. In addition to the cost of the infrastructure to convey Sacramento River supplies to Placer County, identified in the NOP, there are regulatory and administrative hurdles to be overcome:

- a) The Agency must first negotiate an exchange of water with an entity that has rights to divert from the Sacramento River or its upstream tributaries, such as the United States;
- b) The Agency must design diversion and conveyance facilities and prepare an environmental impact report covering the impacts of such a diversion and conveyance facilities;
- c) The Agency must, to the extent feasible, mitigate any significant impacts that are identified in the CEQA process;
- d) The Agency or the entity with whom the Agency exchanges the water must obtain approval for a new point of diversion off the Sacramento River; and
- e) The Agency must obtain property rights for the project, advertise and contract for construction, and obtain financing for the construction of the project.

Alternatively, delivery of MFP water supplies to Placer Vineyards via a pipeline from Folsom Reservoir would require negotiation of a Warren Act contract with the United States, which would entail NEPA review, administrative costs and on-going fees.

All of these regulatory and administrative steps are costly, uncertain and time-consuming. To the extent the County's approval of the Placer Vineyards project will rely on anticipated diversions from the Sacramento River for a long-term, permanent water supply, the Placer Vineyards EIR should assess both the prospects of completing such steps successfully and the likely environmental effects associated with taking the steps. The analysis in the EIR must be sufficiently detailed to provide PCWA with enough information to ascertain whether all regulatory approvals needed for the diversion can realistically be obtained within an acceptable time-frame at an acceptable cost. The Water Forum draft EIR should provide much useful information for such an analysis. Alternatively, to the extent that the Agency and other water supply agencies (e.g., the City of Sacramento) will be conducting environmental review of

increased Sacramento River diversions (at a project-level of detail), the County and landowners may be able to rely on the resulting EIR in preparing their Specific Plan EIR. The County and landowners recognize that, until these other agencies' analysis is complete, the necessary permits are obtained and the facilities are constructed, the Agency may not be in a position to supply water to the Placer Vineyards project area. The EIR should also examine a scenario by which "Area One" of the Specific Plan area is served by existing water supplies that will be eventually replaced by new supplies from the Sacramento River. Such a short-term supply for Area One might involve agreements between PCWA and the Northridge and San Juan Water Districts.

Finally, the EIR should identify a mechanism by which property owners in the Placer Vineyards Specific Plan area will be required to bear their fair share of the Agency's ultimate costs of obtaining the regulatory approvals and constructing the necessary facilities to divert Sacramento River water and supply it to the project area.

C. CVP Supply

The Agency is negotiating an Amendatory Contract with the United States entitling the Agency to 35,000 acre feet annually from the Central Valley Project. The contract cannot be executed until a NEPA compliance document has been completed. The Agency has received a proposal for this analysis and expects to begin work on the environmental review within two months. However, the time frame for completion of the appropriate NEPA document will depend upon the conclusions reached in the analysis. The draft of the amendatory contract provides the Agency with the option of diverting its CVP contract supply from the Sacramento River, subject to environmental and permitting process.

Diversion of the CVP supply from the Sacramento River would entail all of the regulatory and administrative steps identified above except (a). Again, to the extent the County's approval of the Placer Vineyards project relies on anticipated diversions from the Sacramento River, the Placer Vineyards EIR should address whether the approvals at issue can be realistically obtained within an acceptable time-frame at an acceptable cost and should identify means by which property owners within the project area will be required to contribute their fair share to the costs of developing the supply. Alternatively, as noted earlier, the landowners could help fund the preparation of any project-level analysis conducted by the Agency and any of its sister agencies such as the City of Sacramento.

D. Available Infrastructure

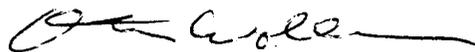
At the present time, the Agency has no infrastructure in place to get any water to the Placer Vineyards Specific Plan area. The Agency could possibly make a very limited supply of treated water available to that area if someone were to construct facilities from the pipeline the Agency has installed through Roseville, enabling service to the area west of Roseville but such a

supply could be made available only for a very few years. It is anticipated that all of the present and planned capacity of the Agency's Zone No. 1 water system will be needed within the present Zone No. 1 in the near future. Therefore, in order for the Placer Vineyards Specific Plan area to obtain service on a permanent basis from either the American River at Auburn or Folsom Reservoir, or from the Sacramento River, new pumping, treatment and transmission facilities will need to be financed and constructed from one or more of these places. To achieve this goal, the various regulatory approvals for such facilities, described above, will need to be obtained.

The County further needs to know, and include in its consideration of the Placer Vineyards Specific Plan, the fact that while the Agency's water supplies, as reflected in its formal water rights, are presently ample to meet the needs of the Placer Vineyards project, subject to financing and constructing the required infrastructure, the Agency does not reserve water for proposed customers or developers. Although the Agency strives to obtain and maintain enough water to serve buildout of all local general plans within its service areas (e.g., Zone 1), it nevertheless meets requests for water on a first-come, first-served basis, upon payment of connection charges and consummation of 'pipeline extension agreements.' Thus, approval of the Specific Plan by the Placer County Board of Supervisors will not commit PCWA to supply water to the Plan area if adequate supplies, and the means of conveying them to the project area, do not exist. Both the County and the landowners must understand that neither certification of the upcoming EIR nor approval of the proposed Specific Plan will necessarily advance the date of water service without progress being made on the environmental review, required permits and construction of facilities needed to access and deliver the water. Thus, if the landowner group is unable, for whatever reason, to generate the revenues needed to help obtain a new supply from the Sacramento River, the result may be indefinite delays in the development of the subject properties.

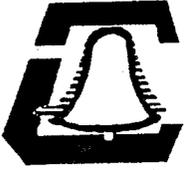
Sincerely,

PLACER COUNTY WATER AGENCY



Otis Wollan, Chair

Center Unified School District



Established 1858

8408 Watt Avenue • Antelope, California 95843
(916) 338-6330 • Fax (916) 338-6411

BOARD OF TRUSTEES
Nancy Anderson
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Ronald E. Hodges, Ph.D.
Daniel S. Reason
Scott C. Rodowick

SUPERINTENDENT
Rex Fortune, Ph.D.

July 29, 1999

PLACER COUNTY
DATE
RECEIVED

AUG 06 1999

PLANNING DEPARTMENT

Fred Yeager, Director
Community Development Department
County of Placer 11414 B Avenue
Auburn, CA 95603

Dear Mr. Yeager:

This letter is to serve as our comments for consideration for the development of the Environmental Impact Report for the Placer Vineyards Specific Plan (Placer Vineyards EIR). Prior to Proposition 1A, 1998 and legislation enacted by SB50 modifying Government Code Sections (GC§) 65995 et seq., school districts were permitted to comment on the adequacy of school facilities in the CEQA environmental review process. Although the Center Joint Unified School district continues to have concerns about the level of financing for school facilities, these concerns will be addressed through enactment of developer fees pursuant to GC §65995, §65995.5, §65995.7, and Education Code §17620.

Our primary concerns for study by the consultant(s) will be:

1. Location of the school sites with respect to the planned residential development so that schools may optimally serve communities and create minimal home-to-school transportation requirements.
2. Adequacy of the size of school sites to insure compliance with new regulations adopted by the School Facilities Planning Division, California Department of Education.
3. Adequacy of vehicular and pedestrian right-of-ways to insure children are safe walking to and from school, especially in inclement weather conditions.
4. Identification and reservation of a sufficient number of school sites to serve the anticipated population.

These concerns should not be interpreted as impediments to the development project. We are in support of this project and we intend to cooperate with the proponents of their pursuit of approvals. Our consultant, Caldwell Flores Winters, Inc. may be contacted at (760) 634-4239 should you or your consultant have any technical questions. Also, please feel free to contact me.

Sincerely,

Rex Fortune, Ph.D.
Superintendent

"Proud of the Past, Planning for the Future"



August 3, 1999
E225.000

PLACER COUNTY
DATE RECEIVED
AUG 06 1999
PLANNING DEPARTMENT

9660 Ecology Lane

Sacramento

California

95827-3881

Tele: [916] 875-6704

Fax: [916] 875-6911

Website: www.srcsd.com

Fred Yeager
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Dear Mr. Yeager:

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Placer Vineyards Specific Plan

Board of Directors

County of Sacramento

- Roger Dickinson
- Illa Collin
- Muriel P. Johnson
- Roger Niello
- Don Nottoli

City of Sacramento

Jimmie R. Yee

City of Folsom

Tom Aceituno

City of Citrus Heights

James C. Shelby

Sacramento Regional County Sanitation District (SRCSD) staff has reviewed the subject Notice of Preparation (NOP) and has the following comments.

The scope and content of the Environmental Impact Report (EIR) as identified in the NOP is appropriate and applicable. The specific interim and ultimate sewer facilities are being studied and will be identified in the Placer Vineyard Specific Plan (PVSP) Master Sewer Plan. The EIR should incorporate the specific sewer system design once the PVSP Master Sewer Plan is approved.

If you have any questions regarding these comments, please call David Bolen at 875-6296 or me at 875-6197.

Very truly yours,

Dean Wyley
Associate Civil Engineer

Warren Harada
Agency Administrator

Robert F. Shanks
District Engineer

Wendell Kido
District Manager

Marcia Maurer
Chief Financial Officer

DJW/DB

cc: Neal B. Allen
Mark Perry

wyley/90803.ltr/205641



AMERICAN RIVER FIRE DISTRICT

2101 Hurley Way · Sacramento, California 95825-3208 · Phone (916) 566-4000 · Fax (916) 566-4200

August 4, 1999

Fred Yeager
Planning Director
PLACER COUNTY PLANNING DEPARTMENT
11414 B Avenue
Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED
AUG 06 1999
PLANNING DEPARTMENT

Re: Placer Vineyards Specific Plan

In response to the Notice of Preparation of a Draft Environmental Impact Report received by this District, the following information is directed to your attention.

The nearest existing fire station facilities within the American River Fire Protection District is Station 117 located at 7961 Cherry Brook Drive, Elverta. Station 117 is approximately 3.5 miles from the southern boundary of the Plan area. The proposed density of construction at build-out will necessitate one or more additional staffed fire stations to be located within the Plan area in order to provide an adequate level of service. As development in this area will create the need for additional services the developers should be responsible for the full cost of additional facilities and equipment.

This agency is in support of the concept of main arterial streets and collector streets throughout the development area. Minimal use of cul-de-sacs, especially those over 150 feet in length, would facilitate emergency vehicle response throughout the development area.

Fire apparatus access to off-street recreation areas must be considered. Response to medical emergencies and fires in those areas is often necessary.

Minimum water supply requirements for fire flow are 1000 gallons per minute for residential construction under 3600 square feet and 1500 gallons per minute for residential construction over 3600 square feet and small commercial construction. Average fire flow requirements for commercial construction range from 2000 to 3000 gallons per minute. Larger or high-hazard type commercial facilities require additional fire flow.

We look forward to future involvement in this planning process. Should you have any questions regarding this District's concerns or comments please contact me at 566-4000.

Sincerely,

A handwritten signature in black ink that reads "Tracey Timpone". The signature is written in a cursive, flowing style.

Tracey Timpone
Supervising Inspector
Code Enforcement