

## **APPENDIX A2**

### **Comments on 2013 Notice of Preparation and 2013 Public Scoping Meeting**

---

---



May 31, 2013

SENT VIA E-MAIL: [rmiller@roseville.ca.us](mailto:rmiller@roseville.ca.us)

Ron Miller, Associate Planner  
City of Roseville Planning Department  
311 Vernon Street  
Roseville, CA 95678

**SUBJECT: Fiddymt Ranch Specific Plan Amendment Phase 3, Notice of Preparation**

Dear Mr. Miller,

Thank you for submitting the Fiddymt Ranch Specific Plan Amendment Phase 3 (Project) and associated Notice of Preparation (NOP) to the Placer County Air Pollution Control District (District) for review. The project proposes to amend the West Roseville Specific Plan (WRSP) to accommodate up to 1,661 additional residential units, and provide up to 123,536 additional square feet of commercial land uses.

The District provides the following recommendations regarding the analysis of potential air quality impacts from the Project if an environmental document is determined to be prepared for the Project. Please send the District a copy of the environmental document prior to or start of the public comment review period. Additionally, the District requests a copy of all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling.

**Environmental Review**

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

1. The Project is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the District. The SVAB is designated as nonattainment for federal and state ozone (O<sub>3</sub>) standards, nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>) and state particulate matter standard (PM<sub>10</sub>). Within the Air Quality section of the Initial Study, the District recommends the discussion include the area designations for the federal and state standards for the SVAB.
2. The District recommends the following Project-level Thresholds of Significance when analyzing the Project related construction and operational activities to determine potential air quality impacts.

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

3. The District currently does not have a recommended threshold for construction or operational related greenhouse gas (GHG) emissions. However, a determination of significance should be disclosed and based on the Project's potential to interfere with GHG reduction goals established by regulatory requirements. Mitigation measures should be included to reduce potentially significant levels of GHG emissions. The CAPCOA guidance document "Quantifying Greenhouse Gas Mitigation Measures" provides additional resources to identify feasible mitigation measures and quantify emission reductions<sup>1</sup>.
4. The District recommends the following Cumulative-level Thresholds for the purposes of identifying if additional mitigation measures are necessary. Additional information on the District's Cumulative Threshold can be found in [Chapter 2](#) of the District's CEQA Handbook (October, 2012)<sup>2</sup>.

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

5. The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related construction and operational emissions. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area. A free download of CalEEMod is available at <http://www.capcoa.org/caleemod/>.
6. In the event that the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. Additional mitigation measures can be found in the District's CEQA Handbook within the following related appendices:

**Appendix A. [Recommended Mitigation Measures \(Construction\)](#)**

**Appendix C. [Recommended Mitigation Measures \(Operational\)](#)**

**Appendix G. [Mitigation Measures \(Greenhouse Gases\)](#)**

7. The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document if any intersection or roundabout is determined by the traffic study to degrade to a level of

<sup>1</sup> <http://www.capcoa.org/documents/>

<sup>2</sup> <http://www.placer.ca.gov/~/-/media/apc/documents/Planning/CEQAHandbook/Final/PCAPCDCEQAHandbook2.ashx>  
City of Roseville, Fiddymont Ranch Specific Plan Amendment Phase 3, Notice of Preparation

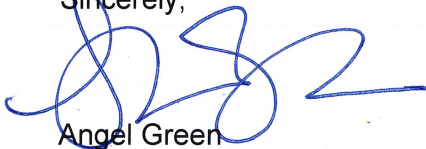
service "E" or "F" as a result of this project, alone or cumulatively; or where the total project-level CO emissions exceed 550 lbs/day.

8. As previously stated, the Project is located within the SVAB and is designated nonattainment for the PM<sub>2.5</sub> standard. PM has been linked to a range of serious respiratory and cardiovascular health problems<sup>3</sup>. Wood burning devices are a source of PM emissions which contribute to the region's air pollution. The District, therefore, strongly recommends the City prohibit the construction or use of wood burning devices within the proposed development as follows:

*Wood burning or Pellet appliances are not permitted. Only natural gas or propane fired fireplace appliances shall be allowed. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.*

Thank you for allowing the District this opportunity to review the project proposal and comment on the NOP. Please do not hesitate to contact me at 530.745.2333 or [agreen@placer.ca.gov](mailto:agreen@placer.ca.gov) if you have any questions.

Sincerely,



Angel Green  
Associate Planner  
Planning & Monitoring Section

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

---

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



June 3, 2013

Ron Miller, Associate Planner  
City of Roseville Planning Department  
311 Vernon Street  
Roseville, CA 95678

**SUBJECT:** Notice of Preparation (NOP) of a Revised Draft Subsequent Environmental Impact Report for the proposed Fiddymt Ranch Amendment to the West Roseville Specific Plan (Specific Plan Amendment 3)

Dear Ron:

Thank you for the opportunity to review the above-referenced NOP document. Per the NOP, the Fiddymt Ranch Amendment project proposes to accommodate up to 1,661 additional residential units in an area referred to as Fiddymt Ranch. Under the West Roseville Specific Plan, the Fiddymt Ranch area is planned for development of 4,208 residential units. Under the proposed Fiddymt Ranch SPA 3 project, buildout of the Fiddymt Ranch area would accommodate up to a total of 5,869 residential units. The City of Rocklin has completed its review of the NOP/Initial Study document and has the following comments:

1. The City requests that the following intersections be included in the project's traffic analysis: Blue Oaks Boulevard/Lonetree Boulevard, Sunset Boulevard/Blue Oaks Boulevard, Sunset Boulevard/Park Drive and Sunset Boulevard/Stanford Ranch Road. These intersections should be analyzed using the City's Level of Service standard/policy and if impacts are identified, the City should be consulted on the development of appropriate mitigation measures that should ultimately be included in the EIR document.

If there are any questions or a need for clarification on these comments, please contact David Mohlenbrok at (916) 625-5160. Thank you again for the opportunity to comment.

Sincerely,

Laura Webster  
Planning and Housing Services Manager

cc: Rick Horst, City Manager  
City Council Members



MIWOK United Auburn Indian Community  
MAIDU of the Auburn Rancheria

Gene Whitehouse  
Chairman

John L. Williams  
Vice Chairman

Danny Rey  
Secretary

Brenda Adams  
Treasurer

Calvin Moman  
Council Member

June 4, 2013

Ron Miller, Associate Planner  
City of Roseville Planning Department  
311 Vernon Street  
Roseville, CA 95678

RECEIVED  
JUN 17 2013  
Planning Department

Subject: Notice of Preparation of a Revised Draft Subsequent Environmental Impact Report for the Proposed Fiddymment Ranch Amendment to the West Roseville Specific Plan (Specific Plan Amendment 3) and Notice of Public Scoping Meeting

Dear Mr. Miller:

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and ancestral territory spans into El Dorado, Nevada, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects in your jurisdiction.

In order to ascertain whether or not the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that have been, or will be, completed for the project. We also request copies of future environmental documents for the proposed project so that we have the opportunity to comment on potential impacts and proposed mitigation measures related to cultural resources. The UAIC would also like the opportunity to have our tribal monitors accompany you during the field survey. The information gathered will provide us with a better understanding of the project and cultural resources on site and is invaluable for consultation purposes.

The UAIC's preservation committee has identified cultural resources within your project area and in close proximity, and would like to request a site visit to confirm their locations and meet with you regarding this project. We would like to make a few general points for consideration in developing the scope and content of the Fiddymment Ranch Specific Plan Amendment 3 NOP:

- The UAIC recommends jurisdiction be designed to incorporate known cultural sites into open space or other protected areas;
- The UAIC would like the opportunity to provide Tribal representatives to monitor projects if excavation and data recovery are required for prehistoric cultural sites, or in cases where ground disturbance is proposed at or near sensitive cultural resources;

- The UAIC is interested in receiving cultural materials from prehistoric sites where excavation and data recovery has been performed;

Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the aforementioned documents as requested. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or email at [mguerrero@auburnrancheria.com](mailto:mguerrero@auburnrancheria.com) if you have any questions.

Sincerely,



Gene Whitehouse,  
Chairman

CC: Marcos Guerrero, CRM  
Joelle Inman, County of Sacramento

RECEIVED

JUN 19 2013

Planning Department

**Fiddymment Ranch Specific Plan Amendment 3**  
**Recirculated Draft Subsequent EIR Scoping Meeting**  
**May 21, 2013**

The meeting began with a brief presentation of the proposed project description by Ron Miller, Associate Planner, City of Roseville. This was followed by a brief presentation summarizing the impacts to be analyzed in the EIR and those determined to be less than significant in the Initial Study and providing an overview of the environmental review process by Katherine Waugh, Senior Project Manager, Dudek. Following the presentation, public comments were received and noted for consideration in the Recirculated Draft Subsequent EIR.

The scoping meeting was attended by a single commenter, Loren Cook.

Resource Topic:	Comment/Concern:
Background Conditions	In addition to considering the project in relation to the 2004 WRSP EIR, the analysis should reflect consideration of other WRSP specific plan amendments that have been processed.
Land Use Patterns	The analysis needs to consider the complete WRSP plan area, particularly with respect to distribution of high density residential in the plan area.
Traffic – access to Fiddymment Farm Elementary	The new elementary school has access only from Hayden and Parkland; there is a potential for traffic congestion and safety concerns, primarily in the interim condition before Hayden Parkway is completed.
Project Description	The acreages reported in the Notice of Preparation don't balance correctly.
Adverse Effects from Increased Density	Neighbors are concerned that the proposed increase in density will result in traffic, noise, water usage, and electricity usage much higher than has been planned. People who have purchased homes in the WRSP have expectations that buildout will be generally as described in the plan. "Adjustments" can be understood but wholesale changes raise concerns and questions as to the intent of the specific plan process.
Background Conditions/Prior WRSP Amendments	The City's processing and numbering of specific plan amendments is confusing and it is hard to get a handle on how the WRSP has changed over time.
Cumulative	The EIR should consider the cumulative changes to the WRSP since it's approval.
Police Services	The west Roseville area will need a new police substation and the population of the area grows, especially with approval of Sierra Vista and Creekview.
Odor	Existing residents in the area are occasionally exposed to odors.