

Creekview Specific Plan Community Meeting

Martha Riley Library - January 10, 2011, 7 p.m.

Public Questions & Comments

The following is a summary of the questions and comments made by the public at the January 10th Community Meeting on Creekview.

1. Prior to the start of the meeting a man expressed concern that the handout did not contain a vicinity map and he felt it was difficult to determine where the project was.

2. Will high school students from Creekview attend the future school in the West Plan? Were these students considered in the planning for that school?

Yes, they will attend the school planned for Hayden Parkway. The West Plan EIR considered future student generation for areas within the City's Sphere of Influence, including Creekview. The Roseville Joint Union High School District is currently circulating a Draft EIR for the high school.

3. Does widening the creek increase impacts downstream in Sutter County? What does this do to the Reason Farms project?

There will not be increased stream flows in Sutter County. The bypass channel merely improves the flow rate through Creekview, by carrying it around an existing man-made constriction from farming. The Reason Farms project will provide water storage capacity which will not be affected by this project.

4. Is there enough water in Folsom Lake? Did the City purchase more water from Folsom?

The City did not purchase additional water. Our existing water allocations are adequate to serve Creekview and the other projects currently being considered by the City.

5. If we have an adequate water supply, why do we have restrictions?

Restrictions are only applied in drought years, a result of reductions in our water allocations imposed by the US Bureau of Reclamation. More homes do not cause water conservation during drought to kick in sooner. Water reductions are imposed as a percent of the City's water demand in that particular given year, not based on water contract allocations for the City.

6. Doesn't adding more homes increase water demand?

Yes, but the additional homes in Creekview, the recently approved Sierra Vista, and other projects currently being considered by the City have already been included in the calculations for the City's existing water allocations.

7. What is the City’s surplus water projection? Is it enough? How much of Folsom Lake’s capacity is for Roseville?

After the Creekview project, the City will have about 1,000 acre-feet remaining. If the City doesn’t show it has a use for these allocations, the USBR will reduce the allocation the next time the City renews its water contract. We don’t have a specific number representing how much Roseville represents of Folsom Lake’s overall capacity. Water within Folsom is managed by the USBR to meet its water contracts. This includes regional contracts as well as meeting water contractor demands downstream such as those that may be in the Central Valley.

8. What about EPA lawsuits and the Delta? Do we consider that?

Yes; we think what is being referred to by this question is the issue of the Operations Criteria and Plan (OCAP). The OCAP is a coordinated document between the USBR and the California Department of Water Resources that determines how water supplies will be managed and to address Delta water quality issues. The Creekview EIR evaluates dry year supplies under both the Water Forum Agreement limitation and what we think could reasonable occur under OCAP. Under the OCAP we are likely to experience what we would call “man-made” droughts in that our water supplies could be limited more often. However when considering water conservation that can occur within the City we would anticipate the need for groundwater in 14 out of 100 years.

9. Does the EIR address the ground water table?

The EIR analysis indicates that the ground water table will not be adversely impacted by Creekview. Before the City acquired the Reason Farms property, it was used for rice farming and irrigated with well water. The City has ceased the rice farming use, so water is now being banked into the groundwater table in excess of 3,000 acre-feet per year. Even with the City’s use of ground water during drought periods and even under the OCAP scenario we will still bank more ground water than we will use over a 100 year period.

10. Will the project include a ground water well?

Yes.

10. The Urban Reserve (UR) in Sierra Vista has a road through it. Will the Creekview UR have roads?

The roadway through Sierra Vista is Westbrook Boulevard, which is an arterial important for regional circulation and infrastructure connection to Sierra Vista. The UR in Creekview will not have an arterial road through it. If it develops in the future it will likely have local street connections with Creekview and West Plan neighborhoods.

11. Where does Holt Parkway connect with on the east?

It goes through the Fiddymment Ranch portion of the West Plan and connects to Hayden Parkway.

12. Will Blue Oaks Boulevard go all the way to Highway 99?

It is unlikely. Blue Oaks will be constructed as development occurs on adjacent land. On the other hand, Placer Parkway will connect Highway 65 to 99, already has a corridor identified, and would get State and federal funding, so it would not be dependent on adjacent land development.

13. Were the financial aspects of this plan looked at? If it doesn't make a profit for the City, why should we do it?

Yes. City policy is that any specific plan/annexation must be fiscally neutral or positive, i.e. revenues have to match expenses so that the project is not a burden on the general fund. In addition to the fiscal impact of the project, the City looks at everything a project like this brings to the City, like completing the regional road connections and redistributing traffic, its open space and trail connections to the existing City, its financial contributions to the Highway 65 JPA for interchange improvements and other traffic fees for regional improvements, and funding for Placer Parkway.

14. Is the Urban Reserve property zoned initially? What is its development potential?

The property will be zoned Urban Reserve, which allows some limited uses, like agriculture and a caretaker's dwelling. In the EIR, to determine potential impacts since annexation will make it more likely to develop in the future and for purposes of adequately sizing the infrastructure around it, the land was considered with 405 dwelling units, at development levels similar in density to the CSP. Before any future proposal for the UR land could develop, it will need its own specific plan and environmental document.

15. Will the City require all homes to be solar? I would like all the project's homes to be solar.

No. The City has a voluntary program that uses incentives for solar homes available to all homes in the City. The Blueprint for Efficiency and Solar Technology program (BEST Homes) encourages builders to construct homes with highly energy efficient appliances, windows, insulation and roof top solar generation. This has in four years resulted in 875 homes constructed with roof top solar generation.