



Photo #12



Photo #13

Lot C2 in Photo #14 is an undefined area behind Lot C1 that contains at least an acre of tree free area. The twin palms mark the entry into the old Van Maren ranch house.

Lot D, shown in Photo #15, is an area of approximately 0.45 acres that is still a part of the old almond orchard.

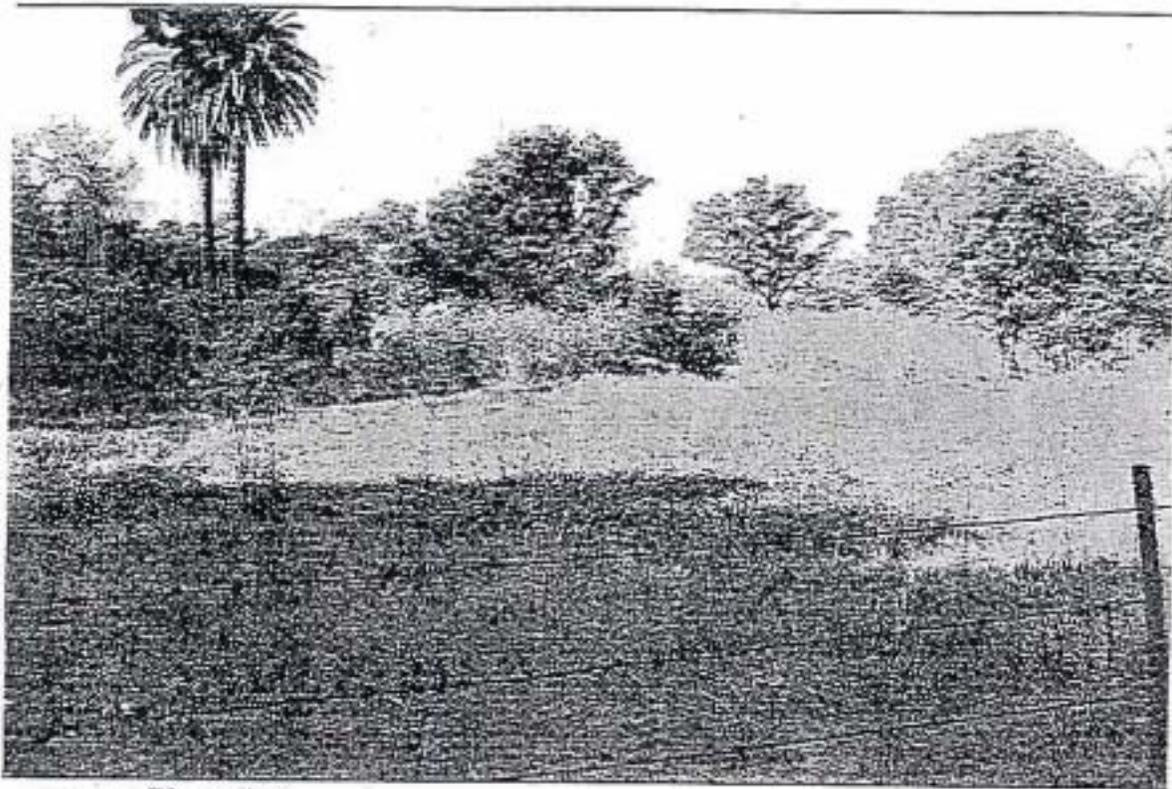


Photo #14

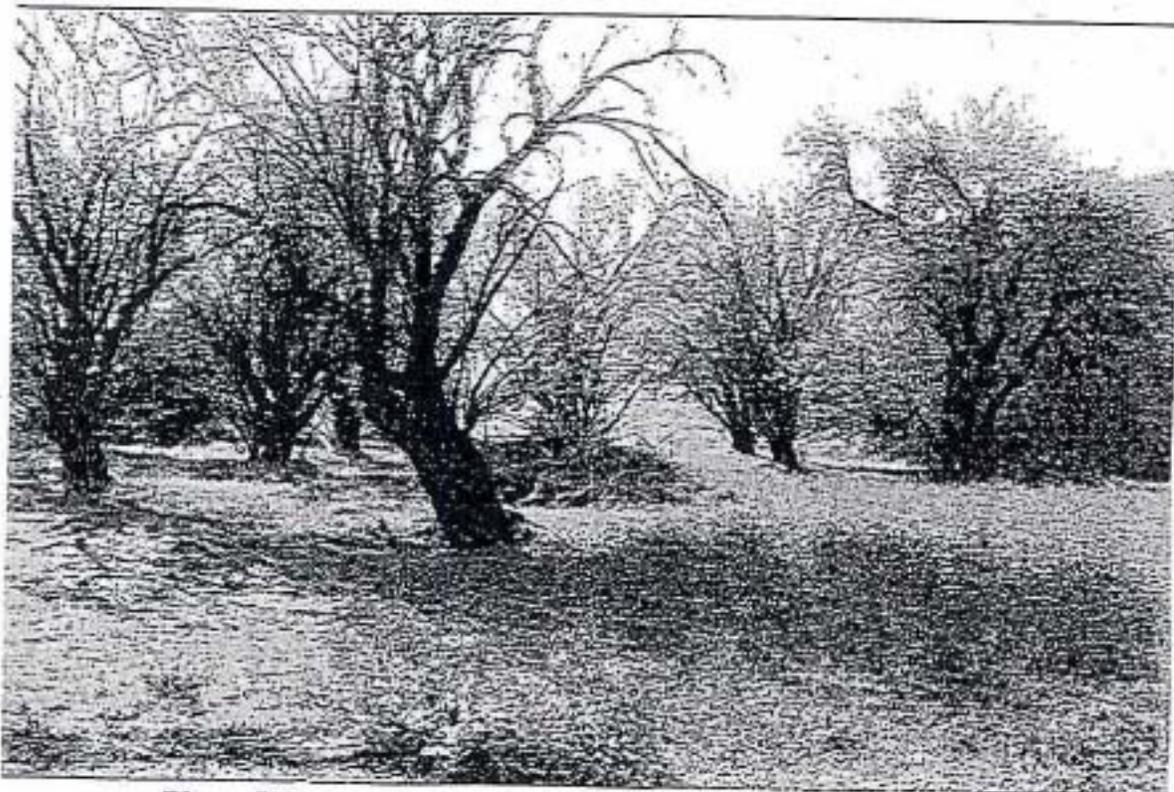


Photo #15

There is an additional plot of ground that lies north of Lots B and the Woodside Drive SPA. This plot, which is shown in Photo #16 is approximately 3 acres in size and was previously used to raise hay. Since cultivation has ceased, numerous trees have taken root in some areas. The large trees along the northern fence line are seen on the left side of the photo. Many of these trees are in the same condition as those shown in Photos #12 and 13.

If the purpose of the habitat review was to describe existing conditions, then I believe the amount of Oak Woodland was grossly over stated. If on the other hand the purpose was to identify areas of potential Oak Woodland, then the amount was grossly understated. Oak trees are like weeds; they will take over any area where they are not consistently removed. It is obvious from the pictures that oak trees get their start when birds and squirrels lose the acorns in the tall grass around the base of fence posts and existing trees.

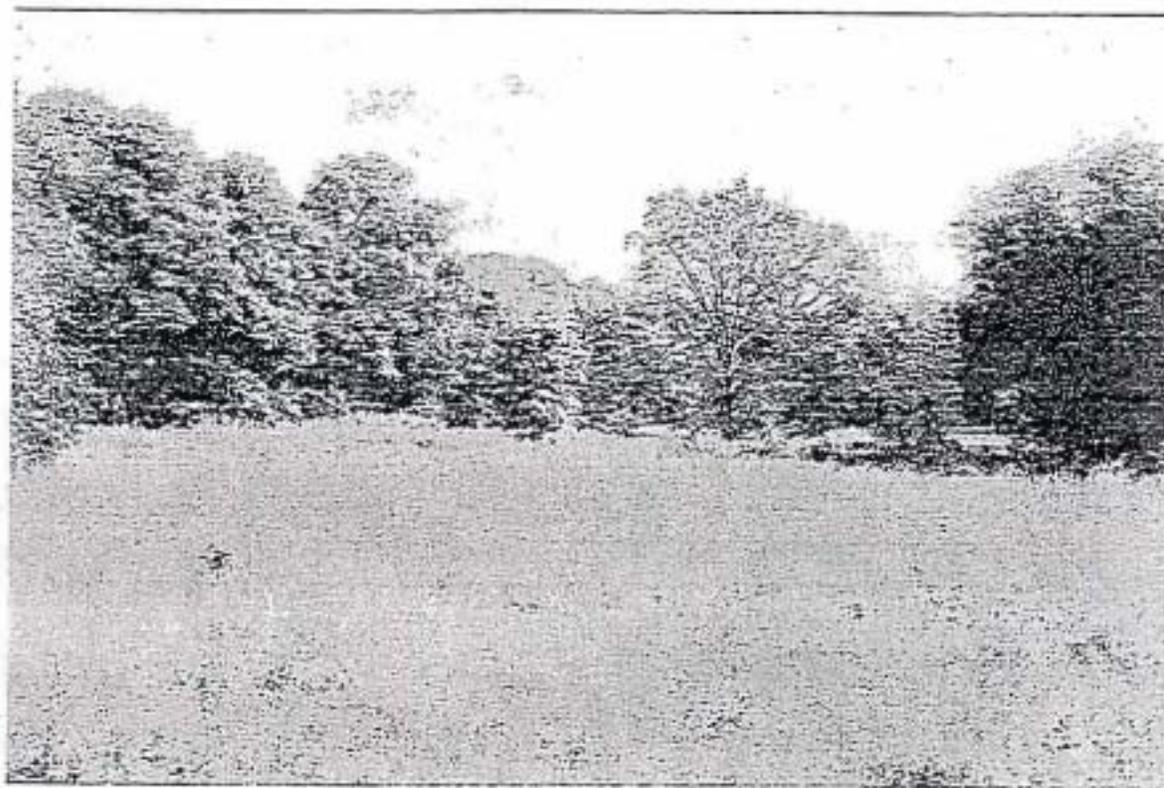


Photo #16

4. Park Figure 3-5

I fail to understand why it is necessary to take an additional 4.5 acres for a park. There are several suitable park sites within the boundaries already being taken for open space and recreational areas. The area between the Beazer homes and the creek should be more than adequate. This area, which is shown in Photo #17, was the location for the Van Maren horse barn, hay barn, and corrals. If that is insufficient, there are several acres of open space and recreational areas on the north side of the creek. This area shown in Photo #18 is larger than the park currently proposed.

Photo  
#17

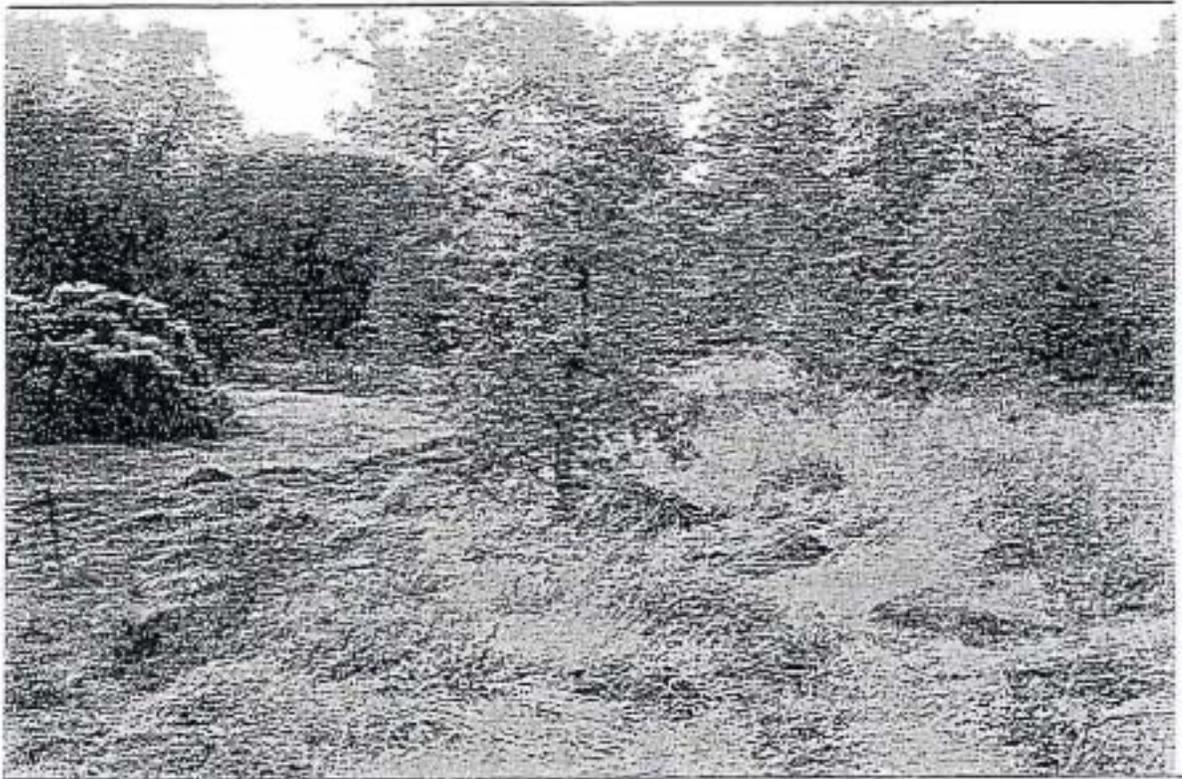
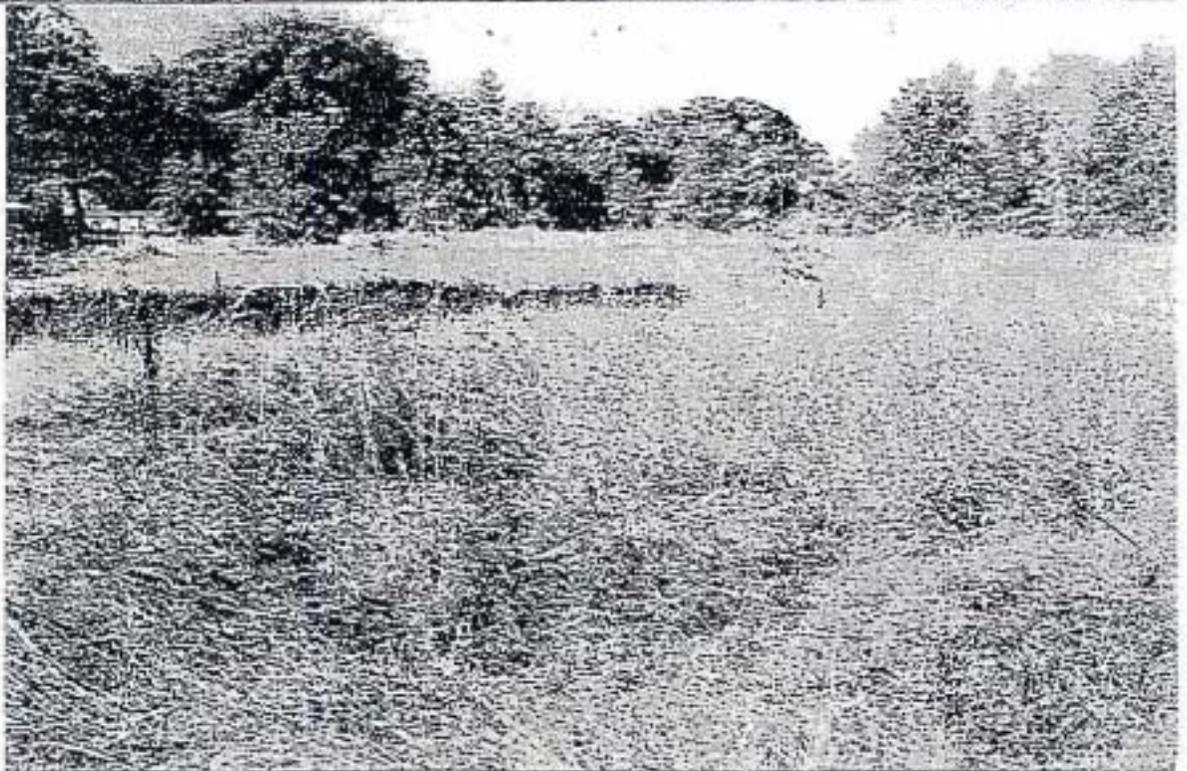


Photo #18



5. Anadromous Fish Species

Section 4.9 includes several references to special status fish species that are known to occur or could occur in Arcade Creek and San Juan Creek, including spring run salmon, steelhead, and winter run salmon.

In 60 years, I have never seen nor heard of a single salmon or steelhead in these creeks. I cannot say they didn't live there in the past but it is highly unlikely. Prior to upstream development these creeks were dry during the summer months. When I was young, we used to run and play in the dry sandy bottoms of these creeks.

I have heard stories of walking catfish that could traverse dry ground from one body of water to another. I have never heard of a walking salmon.

6. Travel Time Survey Table 4.4-6

In response to neighborhood concerns that the commercial area north of Arcade Creek would generate cut-through traffic; an analysis was made to compare travel time and distance between the project's main entrance and the intersection of Auburn Boulevard and Kanai Avenue. The conclusion was that it is not only shorter, but also quicker to travel exclusively on Auburn Boulevard. Big deal. I cannot imagine anyone even considering this selected alternate route as an option.

What I would be concerned with is a cut-through between the project and the freeway at Antelope Road. I did my own survey of these alternates on Monday, November 13<sup>th</sup>, between the hours of 2:30 and 3:00 p.m. My findings were quite different. Not only is the route shorter, but also cutting through can significantly reduce the travel time. The results are shown in the table below.

Delays at traffic signals made the most significant differences in travel time. The additional 0.6 miles in Route 1 had little effect on travel time because there were no stops through the entire trip. The time for the return trip, however, was increased by close to a minute by waiting at the traffic signal at Auburn and Van Maren.

Travel Time Survey

From	To	Route	Single Trip		Reverse Trip	
			Time (Minutes)	Distance (Miles)	Time (Minutes)	Distance (Miles)
Auburn Blvd/ Raintree	Antelope Rd/ Van Maren	1. Auburn Blvd to Van Maren to Antelope	4:17	2.3	5:05	2.3
		2. Auburn Blvd via Sylvan Corners to Antelope Rd to Van Maren	6:55	2.1	4:50	2.1
		3. Raintree to Calvin to Van Maren to Antelope Rd	4:13	1.7	4:24	1:7

7. Other Issues

I also have concerns about internal bicycle trails that dump riders onto high volume traffic roadways and water detention basins that are not in the existing drainage system.

20-11

How are people (especially children) living off site supposed to use the riding trails? To ride a bicycle on Auburn Boulevard, Greenback Lane, or Sylvan Road verges on suicidal.

20-12

Why destroy usable acreage to create additional frog ponds. Property on both sides of the creek has existing drainage courses that could easily be expanded to provide adequate detention basins.

20-13

No matter what kind of development takes place on the Stock Ranch, my life style is going to be affected significantly. Because of circumstances that existed long before John Stock inherited the property, we on Woodside Drive have enjoyed the isolation from the development that has occurred throughout most of the rest of the city. If I had my preference, the whole ranch would be set aside for open space and parks. But that is not going to happen.

20-14

I am not related to John Stock, nor am I even a close friend. My primary concern in this matter is that property owners be treated fairly. Just because the Stock Ranch is the last large property to be developed is no excuse to force him to make up for all of the traffic, drainage, pollution, and open-space problems that have been accumulating from all of the previous development. You may not think of it as stealing, but to confiscate more than one-quarter of someone's property for public use seems to be pretty unreasonable.

20-15

Thank you for letting me voice my opinions.

Max Alexander  
7330 Woodside Drive  
725-5834

## 2.0 RESPONSE TO COMMENTS

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Letter 20      Max Alexander, City Resident

### 20-1: Formatting

This is the comment about Woodside Drive.

### 20-2: Biological Resources – Riparian/Woodland

Comment noted.

### 20-3: Biological Resources – Mapping of

Intermittent drainage (0.71 acres) and perennial creek (Arcade Creek; 0.84 acres) acreages are combined in **Table 4.9.1**. Acreage totals and total site acreage in the Biological Resources section are based on a digital base map. Total site acreages given in other sections of the document may be calculated from slightly different base maps.

### 20-4: Biological Resources - Wetlands

Comment noted.

### 20-5: Biological Resources – Oaks

The habitat mapping in the Biological Resources section should be considered accurate at a planning level, not to the level of accuracy of an arborist survey. Oak woodland habitat shown on the site is primarily characterized by moderately dense to sparse, savannah-like woodland with an annual grassland understory. This oak woodland supports valley oak (*Quercus lobata*), interior live oak, and blue oak (*Quercus douglasii*), but may also include remnant orchard trees and other tree species. Impact acreages identified in this document should be considered a "worst case" scenario and, as mandated by mitigation measure **MM 4.9.3a**, an arborist survey is required prior to any development that would inventory and map all oak trees within the development area and would also indicate the health of all trees mapped. Mitigation for non-native trees within oak woodland habitats is not required as part of this EIR.

### 20-6: Biological Resources - Oaks

This issue has been previously addressed. Refer to Response to Comment 20-5. Mapping for purposes of the EIR is conducted at a planning level and areas designated as oak woodland may include non-native trees, such as almonds, moderately large areas of annual grassland, and trees that are not healthy.

### 20-7: Open Space

Comment noted.

### 20-8: Biological Resources – Special Status Species

CDFG has indicated that small numbers of special-status fish species including winter-run chinook salmon and steelhead, occasionally occur within this watershed and potential impacts to these species must be evaluated. These species would only occur within the system when water is present and may not occur in the system every year.

### **20-9: Traffic – Selected Alternatives**

The purpose of including the travel time comparison through the neighborhood north of the project site (see **Table 4.4-6** in the Draft EIR) was to illustrate the longer travel times and distances associated with this route as compared to Auburn Boulevard.

### **20-10: Traffic – Studies**

This comment discusses the potential for motorists to use the Van Maren Lane-to-Calvin Drive-to-Raintree Drive route to access the project site. While this route may be slightly faster and shorter than the Van Maren Lane-to-Auburn Boulevard route, it is not expected to be heavily used due to the limited proportion (about two percent according to **Figure 4.4-4**) of project trips that are expected to originate from the I-80/Antelope Road interchange. Nonetheless, the traffic-monitoring program has been expanded to include Calvin Drive.

### **20-11: Traffic – Bicycle Trails and Detention Basins**

The project's bicycle network includes a detached nine-foot wide bicycle/pedestrian path along Auburn Boulevard. This path will physically separate bicyclists and motorists in the vicinity of the project site.

The detention basins are being incorporated into the development design to mitigate against increases in runoff production induced by site development. The use of detention basins is a common practice to provide runoff control associated with development projects and flood control projects.

### **20-12: Traffic – Safety for School Children**

Class II bicycle lanes (on-street delineated with appropriate signing and striping) exist on Sylvan Road and Van Maren Lane. The segment of Auburn Boulevard between Sylvan Road and Van Maren Lane has shoulders of sufficient width to accommodate bicycle travel, but no signing or striping is provided.

### **20-13: Detention Basins**

The location and orientation of the detention basins have been established based on topography, environmental constraints, and the physical ability to provide the desired mitigation.

### **20-14: Quality of Life**

The Commentor expresses a concern regarding development of any kind occurring on the Stock Ranch property. The project has been designed taking neighboring development into

## 2.0 RESPONSE TO COMMENTS

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consideration. The *Guide of Development* contains Development Standards and Guidelines to make the project as compatible as possible with surrounding land uses. In cases where impacts would still occur, even after considering the provisions of the Guide, the EIR identifies mitigation measures to reduce impacts to less than significant levels. While the comment does not address the adequacy of the EIR, it is noted for the decision-makers consideration.

### **20-15: Cumulative Impacts**

The Commentor expresses an opinion regarding cumulative impacts from previous development. The comment does not address the adequacy of the EIR analysis for the proposed project, but is noted for the decision-makers consideration. No further response is required.