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21-2

21-3

Submitted by Greg Rice
7048 Tandon Ct.
11/16/00

2.0 RESPONSE TO COMMENTS

Letter 21 **Greg Rice, City Resident**

21-1: Traffic – Impacts

These comments relate to an illustration that shows Stock Ranch Road extending across Arcade Creek into the Auburn Commerce District. The comment states that a second access is “a must for a shopping center this size.” The traffic operations analysis indicates that acceptable operations can be maintained on Auburn Boulevard without extending Stock Ranch Road to the Auburn Commerce District.

21-2: Traffic – Impacts

This issue has been previously addressed. Please see Response to Comment 21-1.

21-3: Traffic – Impacts

This issue has been previously addressed. Please see Response to Comment 21-1.

**Public Hearings
Comments**

**Stock Ranch EIR Comments
Received At Public Hearings**

Harry Pelliccione, Planning Commissioner	Concern with the detention basins and the impact they might have on the surrounding environment	PH 1
Bill Nielsen, 6402 Ebano Ct.	Are the basins designed for a 10 or 100 year flood? Has there been approval from the Sunrise Recreation and Park District for the work in the area? Concern in the size of the basins, are they big enough to handle the runoff.	PH 2
Rita Rae Perry, Planning Commissioner	Concern in the aesthetics of the ponds and the potential safety issues.	PH 3
Charlotte Fahland, 6300 Monteverde	Crosswoods has a maintenance shed and RV storage lot on Auburn Blvd., how will this project effect the access in/out of site. It is used 24 hours a day.	PH 4
Jeff Slowey, Planning Commission Chair	Can the detention basins be constructed to have a larger capacity than the required storage.	PH 5

2.0 RESPONSE TO COMMENTS

PH 1 Harry Pelliccione, Planning Commissioner

PH 1: Detention Basins

The detention basins will not have adverse impacts on the surrounding environment. The basins have been located to avoid wetlands and oak trees to the greatest extent possible. Additionally, during construction, measures will be taken to avoid trees, erosion of soils, etc.

PH 2 Bill Nielson, City Resident

PH 2: Detention Basins

The detention basins are designed to function during a wide variety of storm events, up to and including a 100-year storm. The detention basins are proposed to be large enough (20 acre-feet in volume) to mitigate any adverse impacts associated with increases in runoff produced by the site development. They are not large enough to produce any significant reduction in downstream flood potential that exists under current conditions.

The Sunrise Recreation and Park District submitted comments on the DEIR, which are responded to above. Refer to Letter 9 and the associated Response to Comments 9-1 through 9-4.

PH 3 Rita Rae Perry, Planning Commissioner

PH 3: Detention Basins – Aesthetics and Safety

The *Guide for Development* specifies that the basins be designed as integral elements within the overall open space plan. Basins should be no deeper than six feet. However, basins deeper than six feet would be designed to be aesthetically pleasing and include side slopes to accommodate passive recreational uses. Trees should be preserved within the detention basin areas wherever possible. As a result, the basins would provide an opportunity for passive recreation that is aesthetically compatible with the surrounding open space area.

PH 4 Charlotte Fahland, City Resident

PH 4: Traffic – Access

A meeting was held on December 12, 2000 at the City to discuss access to the RV storage lot in the Crosswoods development. Representatives from the Crosswoods Home Owners Association, the City's Community Development Department, and Fehr & Peers Associates were present at the meeting.

The relocation of the traffic signal approximately 150 feet to the east (to Coachman Way) would allow all turning movements to be permitted at the RV storage driveway. This new location would enable the construction of a right-turn deceleration lane at the signalized intersection without disrupting the RV storage driveway. This concept was proposed at the December 14, 2000 Planning Commission hearing and supported by the Commission.

PH 5 Jeff Slowey, Planning Commission Chair

PH 5: Detention Basins

The detention basins have been designed to accommodate 20 acre-feet of stormwater, but are not proposed to be further enlarged due to concerns over impacts which include the significant disruption of many of the oak trees and natural features on the site and the cost of purchasing land that could be used for development purposes.