

Notice of Preparation
Rocklin Commons Project
Draft Environmental Impact Report

Date: August 27, 2008

To: Responsible Agencies, Trustee Agencies, Transportation Planning Agencies, Public Agencies with potentially affected transportation facilities, and other Organizations and Interested Persons

Lead Agency

City of Rocklin
Community Development Department
3970 Rocklin Road
Rocklin, CA, 95677

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The City of Rocklin (the City) will serve as Lead Agency in the preparation of an Environmental Impact Report (EIR) addressing the project identified below. Because the project is of statewide, regional or area wide significance, in that it has the potential for causing significant effects on the environment extending beyond the city of Rocklin into Loomis and could substantially affect sensitive wildlife habitats, the City is required to consult with traditional responsible agencies and trustee agencies (e.g., the Department of Fish and Game), as well as “transportation planning agencies and public agencies which have transportation facilities with their jurisdiction that could be affected by the project.” (CEQA Guidelines, section 15082, subd. (a), 15206, subd. (b)(2), (5)). The City is also required to hold a scoping meeting to which it must invite the following: any county or city that borders on the City of Rocklin; all responsible agencies; any “public agency that has jurisdiction by law with respect to the project”; and any “organization or individual who has filled a written request for the notice.” (Pub. Resources Code, section 21083.9 (a)(2), (b).)

We need to know the views of your agency as to the scope and content of the environmental information relevant to your agency’s interest with respect to the proposed project. If your agency is a “responsible agency” as defined in CEQA Guidelines section 15381, you may need to use the EIR prepared by the City when considering your permit or other approval for the project. If your agency is a “trustee agency” as defined in the CEQA Guidelines Section 15386, or is a transportation planning agency or a public agency with transportation facilities that could be affected by the project, your agency may want to provide the City with input

regarding impacts of interest to your agency, despite the fact that your agency will not be granting any formal permit or approval required for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. An Initial Study is attached that discusses probable environmental impacts that will be evaluated in the EIR; the Initial Study also serves to eliminate environmental issue areas that are not applicable to the project and that will not be evaluated further in the EIR.

Submitting Comments

In accordance with time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receiving this notice, no later than **5:00 p.m. on September 29, 2008.**

Please send your response via U.S. Mail, FAX, or e-mail to David Mohlenbrok, at the address provided above. We will need the name of a contact person in your agency or organization should the City require clarification of the comments provided.

Scoping Meeting

An agency scoping meeting will be held regarding the EIR for the Rocklin Commons Project at the City of Rocklin City Council Chambers, 3970 Rocklin Road, Rocklin, California on Wednesday, September 24, 2008 from 4:00 to 6:00 p.m.

I. Project Title and File Numbers:

Rocklin Commons; File Numbers PDG-2006-01, DL-2006-07, DR-2006-19, U-2006-13, TRE-2006-29, and DA-2008-03.

II. Project Location

The proposed project site is generally located at the northwest quadrant of the Sierra College Boulevard/Interstate 80 (I-80) interchange, proximate to Granite Drive on the west and Sierra College Boulevard on the east. To the north are vacant undeveloped lands and then Granite Drive and to the south is I-80. The project site is divided into four legal parcels: Assessor's Parcel Numbers (APN) 045-041-010, 045-041-012, 045-051-001 and 045-051-002 (see Figure 1, Project Location).

The City of Rocklin is located approximately 25 miles northeast of the California state capital, Sacramento, and is located within the southern portion of Placer County. Jurisdictions surrounding Rocklin include the unincorporated portions of Placer County to the north and northeast, the City of Lincoln to the northwest, the Town of Loomis to the east and southeast, and the City of Roseville to the south and southwest.

The Rocklin Commons project site consists of 4 lots totaling about 40.86 +/- acres and is currently undeveloped land. The topography of the site can be described as relatively flat to slightly rolling. Most of the site is open oak woodland with some open areas of annual grassland. Within the site there are five small seasonal wetlands with a total acreage of 0.201 +/- acres, three seasonal wetland swales along the western side of the site with a total acreage of 0.278 +/- acres, and an irrigation ditch with a total acreage of 0.002 +/- acres, for a combined overall total of 0.481 +/- acres of jurisdictional wetlands.

III. Project Entitlements

The proposed project requires the preparation of an Environmental Impact Report to evaluate the consequences of implementing discretionary actions by the City of Rocklin and review and approvals by other public agencies, as described below.

Environmental Impact Report

The City of Rocklin is requiring the preparation of an EIR in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000, et seq.). The EIR will analyze project related potentially significant impacts to resources in and around the project area. Pursuant to Section 15063 (a) of the CEQA Guidelines, an Initial Study has been prepared (see attachment) to determine whether the proposed project may have a significant effect on the environment. The Initial Study provides an analysis of the potential environmental impacts that implementation of the Rocklin Commons project may have on the environment. The potential impacts that the proposed project may have on the environmental topics and resource areas identified below were evaluated in the Initial Study and determined to have a less than significant effect on the environment:

- Aesthetics
- Agricultural Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Mineral Resources
- Population/Housing
- Public Services
- Recreation

The Initial Study also identified potentially significant impacts of the proposed project within the environmental topics and resource areas listed below. Potentially significant impacts for each resource area are in Part V of this NOP. Since the proposed project may have a significant effect on the environment, an EIR must be prepared. In accordance with CEQA Guidelines Section 15128, the impacts determined not to be significant will not be discussed in detail in the forthcoming EIR. The EIR will evaluate environmental impacts associated with the project in the following issue areas:

- Air Quality
- Biological Resources
- Energy
- Greenhouse Gas Emissions/Climate Change
- Urban Decay
- Noise
- Transportation and Circulation
- Utilities (Water Supply)

Requested Entitlements and Required Approvals

Requested Entitlements

- General Development Plan (PDG-2006-01)
- Tentative Parcel Map (DL-2006-07)
- Design Review (DR-2006-19)
- Conditional Use Permit (U-2006-13)
- Tree Preservation Plan (TRE-2006-29)
- Development Agreement (DA-2008-03)

Required Approvals

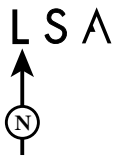
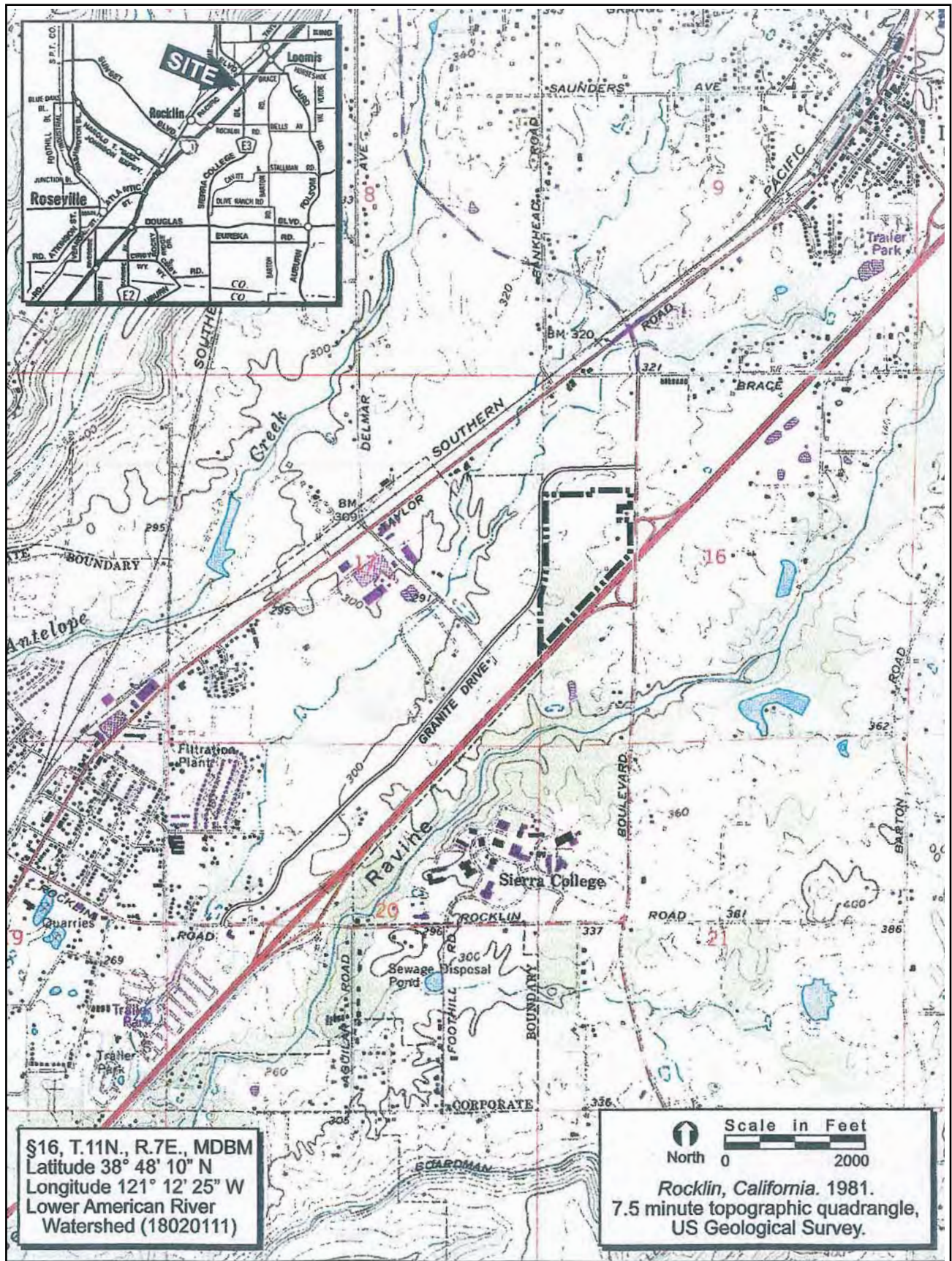
- Rocklin Engineering Division – approval of Improvement Plans
- Rocklin Building Division – issuance of Building Permits
- Town of Loomis – encroachment permit(s)
- Caltrans – encroachment permit
- Placer County Water Agency – construction of water facilities
- South Placer Municipal Utility District – construction of sewer facilities

- U.S. Army Corps of Engineers – issuance of permits affecting waters of the U.S.
- Regional Water Quality Control Board – issuance of water quality certification
- Other permits/approvals may be required

IV. Project Description

The name of the proposed project is Rocklin Commons. An application has been made to the City of Rocklin for the following discretionary entitlements, and all related entitlements: general development plan, design review, tentative parcel map, conditional use permit, tree preservation plan and development agreement. These requested entitlements, if approved, would allow the construction and operation of a regional shopping center with a total of approximately 17 buildings with a maximum of 415,000 square feet of retail space and about 1,828 parking stalls. (See Figure 2 for Site Plan layout.) A variety of retail uses are proposed for the center, including major tenants (anticipated to sell soft goods such as electronics, food, soft wares, clothing, house-wares and groceries), smaller retail stores, and restaurants. Some tenants may require drive-thrus, outside storage, outside display, outdoor vendor sales, and/or outside seasonal sales. The project may include up to 60,000 square feet of grocery sales area.

Existing connections in the project vicinity will provide the site with water, gas, electric, and phone utilities. The project site will include an on-site detention basin to accommodate storm water generated by project runoff. The basin will be located onsite at the southern end of the property. It will be sized according to drainage volume requirements, currently estimated to require approximately 1.29 acres.

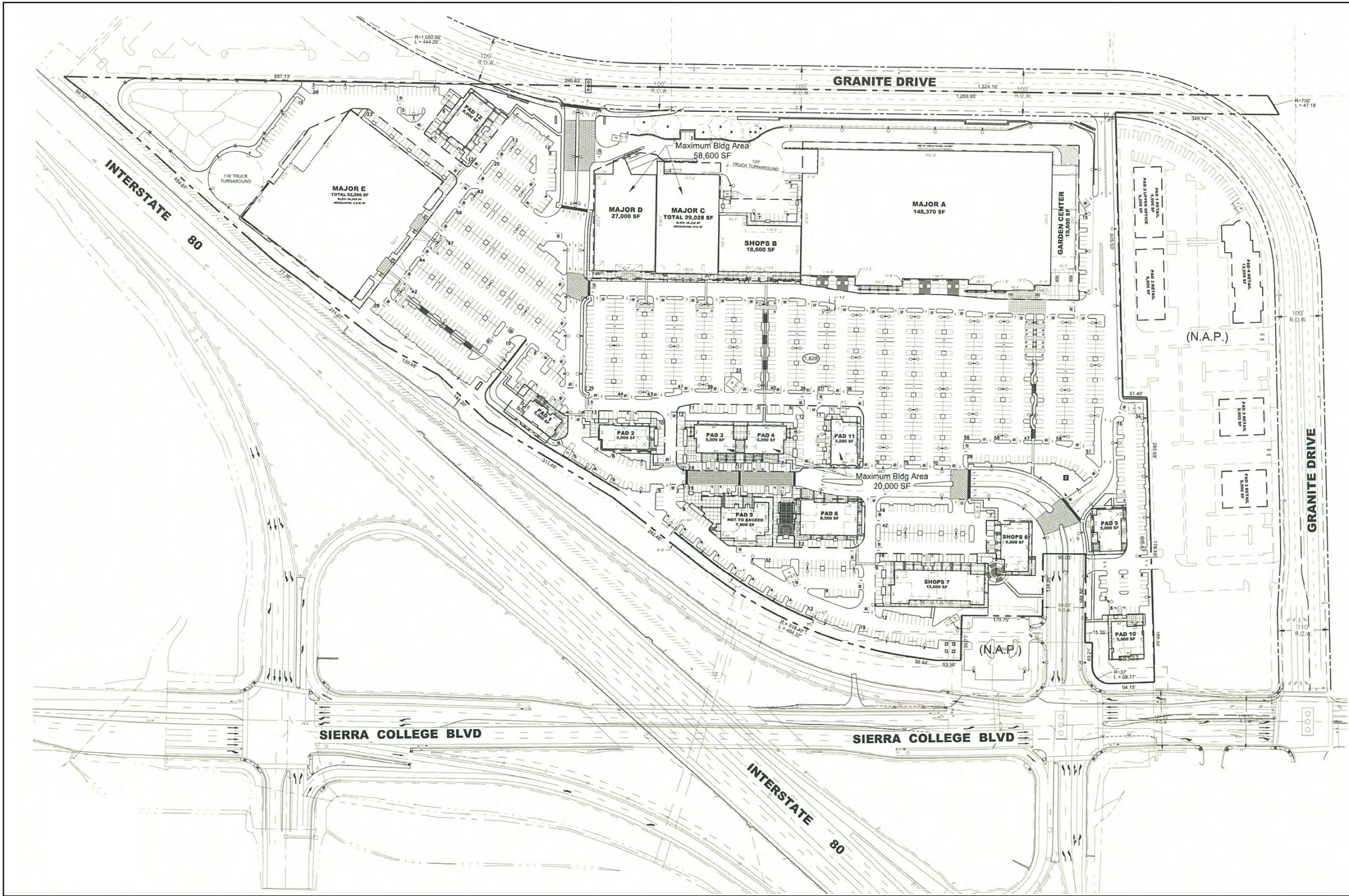


Legend

Project Boundary

FIGURE 1

Rocklin Commons
Project Vicinity Map



LEGEND

LAND USE SUMMARY

SITE ACREAGE
 GROSS = 40.86 AC.
 NET = 39.14 AC. (± 1,704,893 S.F.)
 LOT COVERAGE - GROSS SITE S.F.=22%
 LOT COVERAGE - NET SITE S.F.=23%

| I. Retail Promenade | |
|---------------------|------------|
| Major A | 148,370 SF |
| Garden Center | 10,800 SF |
| Major C | 29,300 SF |
| Mezzanine | 696 SF |
| Major D | 29,300 SF |
| Major E | 86,960 SF |
| Mezzanine | 5,636 SF |
| II. Pad buildings | |
| Pad 1 | 5,000 SF |
| Pad 2 | 5,000 SF |
| Pad 3 | 6,000 SF |
| Pad 4 | 6,000 SF |
| Pad 5 | 7,800 SF |
| Pad 6 | 8,500 SF |
| Pad 9 | 5,000 SF |
| Pad 10 | 5,000 SF |
| Pad 11 | 8,000 SF |
| Pad 12 | 6,000 SF |
| III. Shops | |
| Shops B | 18,600 SF |
| Shops 7 | 13,000 SF |
| Shops 8 | 6,000 SF |

Building footprints and actual square footage may vary from those depicted. In all cases actual footprints and square footages will be consistent with the approved Development Plan Guidelines and project approvals.

| | |
|--|-------------------|
| Total Commercial Gross Building Area: | 393,830 SF |
| Total Mezzanine Area: | 6,332 SF |
| Total Outdoor Garden Center Area: | 10,800 SF |
| TOTAL: | 410,942 SF |
| Land to Building Ratio: | 3.16 / 1 |

PARKING SUMMARY

| Parking Requirements | Req. | Provided |
|--|--------------|---------------------|
| Major Retail (4 / 1,000 SF) | 941 Stalls | 968 Stalls |
| Tenants (5 / 1,000 SF) | 793 Stalls | 819 Stalls |
| Mezzanine (4 / 1,000 SF) | 25 Stalls | 25 Stalls |
| Garden Center (2 / 5,000 SF and 1 / 1,000 SF for the rest) | 16 Stalls | 16 Stalls |
| Total Stalls | 1,775 | 1,828 |
| Parking Provided | | |
| Standard Spaces | | 1,431 Stalls |
| Compact Spaces | | 343 Stalls |
| Accessible Spaces | | 54 Stalls |
| Total Stalls | | 1,828 Stalls |

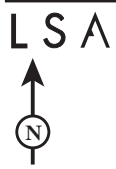


FIGURE 2

SOURCE: Donnahue Schriber (2008)

V. Probable Environmental Impacts of the Proposed Project

As mentioned in Section III, an Initial Study was conducted to evaluate the range of environmental issues areas potentially affected by the project. Through that evaluation, several environmental topics and resource areas were determined to not be significantly impacted by the proposed project and are not proposed to be further evaluated in the EIR. The environmental topics and resource areas that were determined in the Initial Study to be potentially significantly impacted by the proposed project are summarized below and will be further evaluated in the EIR. Except as described below, it is not clear at present how many of the impacts described below will be less than significant, significant but capable of being mitigated to a less than significant level, or significant and unavoidable. These findings will be determined during the process of preparing the draft EIR.

A. AIR QUALITY

This chapter will rely on air quality modeling based on the traffic study prepared for the project. This chapter will include description of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures.

This chapter will describe the potential impacts from construction-related activities associated with clearing, grading of the site (including tree removal), trenching, excavation of the land for installation of utilities, and the construction of buildings as well as associated parking and landscaping features. These air quality impacts would primarily be related to the generation of dust (particulate matter of 10 microns in size or less (PM₁₀)).

Additionally, this chapter will describe the long term air quality impacts which include additional vehicle trip generation to and from the project site and the resultant mobile source emissions of air pollutants (primarily carbon monoxide and ozone precursor emissions).

B. BIOLOGICAL RESOURCES

This chapter will rely upon the Biological Resources Assessment, Arborist Reports, and Wetland Delineation prepared for the project. This chapter will include a description of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies.

This chapter will describe the potential effects on plant communities, oak trees and oak woodlands, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and special status species. In addition, this chapter will identify the required permits under the jurisdiction of various resource and regulatory agencies relating to biological resources.

C. ENERGY

This chapter will rely upon Energy usage modeling and the Traffic study prepared for the project. This chapter will include a description of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures.

This chapter will describe the potential impact of the project from increased consumption of energy, including energy efficiency, fuel demands during construction, and local energy supply and load considerations.

D. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE

This chapter will rely upon greenhouse gas (GHG) emission calculations and the Traffic study prepared for the project. This chapter will include a description of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures.

This chapter will describe the consequences of global climate change as well as the potential project-specific and cumulative impacts of the project from GHG emissions from project construction and project operation, including direct sources such as motor vehicles, natural gas consumption, solid waste handling/treatment, and indirect sources such as electricity generation.

E. URBAN DECAY

This chapter will rely upon an economic analysis of primary and secondary markets and their potential economic and urban decay effects. This chapter will include a description of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies.

F. NOISE

This chapter will rely upon the noise study prepared for the project. This chapter will include a description of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies. This chapter will describe the potential impacts of short-term construction related noise as well as project operations noise.

G. TRANSPORTATION AND CIRCULATION

This chapter will rely on the traffic study prepared for the project. This chapter will include a description of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures. The traffic analysis will analyze five scenarios: 1) existing conditions; 2) short-term conditions with existing conditions and approved projects; 3) short-

term conditions with existing conditions, approved projects, and the proposed project; 4) cumulative conditions (2025 No project – with and without Dominguez Road); and 5) cumulative conditions with project buildout (2025 plus Project – with and without Dominguez Road). The cumulative impact scenarios will include estimated 2025 development levels in the project area and the most-up-to-date long-term forecast scenario available for other portions of the region. The traffic analysis will include a Level of Service (LOS) analysis of key intersections. Levels of Service will be calculated for all intersection control types using the methods documented in the Transportation Research Board Publication Highway Capacity Manual, Fourth Edition, 2000 and Circular 212. The traffic analysis will include daily traffic volumes and an analysis of the proposed site development based upon the submitted tentative map.

H. UTILITY SERVICES AND SYSTEMS – WATER SUPPLY

Although a technical Water Supply Assessment will not be prepared for the project, LSA will summarize existing water supply conditions, anticipated future infrastructure, delivery expectations, etc. from available reports, strategies, and documentation for applicability to the project. This chapter will include a description of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures.

This chapter will describe the requirements for additional water supply, conveyance, and treatment facilities required for the proposed project. The chapter will also address the potential project-specific and cumulative impacts to water supply, conveyance, and treatment facilities from the proposed project.

I. OTHER CEQA REQUIRED DISCUSSIONS

In addition to the resource analysis provided for the individual environmental topics and resource areas identified above, the EIR will provide an analysis of the cumulative environmental impacts of the proposed project and other reasonably foreseeable projects in the project vicinity. In accordance with the provisions of Section 15130 of the CEQA Guidelines Pursuant to CEQA Guidelines section 15126.2, the EIR will also evaluate the potential for the proposed project to result in significant and unavoidable impacts, irreversible impacts and growth inducing effects. The analysis of the growth inducing effects of the proposed project will focus on whether the proposed project would foster economic or population growth or the construction of additional housing, either directly or indirectly, or remove any impediments to population growth.

J. DISCUSSION OF ALTERNATIVES

The EIR will also provide a discussion of alternatives to the proposed project to satisfy provisions of Section 15126.6, subdivision (a) of the CEQA Guidelines. Several project alternatives, including the No Project Alternative, will be analyzed in the EIR. The

alternatives analysis will “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives”. The analysis would include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. The significant effects of the alternatives will be discussed, but in less detail than the significant effects of the proposed project. The discussion will also identify and analyze the “environmentally superior alternative.”

Date: 8/26/08

Signature: David Mohlenbrok

Name/Title: David Mohlenbrok, Senior Planner

Telephone: (916) 625-5000

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Section 15082(a), 15103, 15375.