



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CITY OF ROCKLIN**

---

**3970 Rocklin Road**  
**Rocklin, California 95677**  
**(916) 625-5160**

**EXHIBIT A**  
**INITIAL STUDY AND ENVIRONMENTAL CHECKLIST**  
**ROCKLIN COMMONS**

---

**Project Name and Description**

Consistent with CEQA Guidelines section 15063(c)(3), this initial study addresses the Rocklin Commons Project (“the project”) as a step in the preparation of an Environmental Impact Report (EIR) for the project. The Initial Study and EIR will evaluate the approximately 40.86 acre regional shopping center consisting of approximately 17 buildings and about 1,828 parking stalls. The shopping center will offer a maximum of 415,000 square feet of retail space for major tenants, shop tenants, and pad users. Some tenants may require drive-thrus, outside storage, outside display, outdoor vendor sales, and/or outside seasonal sales. Construction is likely to be phased over a 2-3 year period. The project may include up to 60,000 square feet of grocery sales area. A variety of retail uses are proposed for the center, including major tenants (anticipated to sell soft goods such as, but not limited to, electronics, soft wares, clothing, food, house wares and groceries), smaller retail stores and restaurants. These uses are consistent with the City’s General Plan and the property’s current zoning.

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. 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.

Site development is anticipated to include some clearing and grading of the entire site (including substantial tree removal), trenching and digging for underground utilities and infrastructure, the construction of the actual buildings and the installation of the project’s parking and landscaping.

A portion of the project site is currently under construction for the Sierra College Boulevard/Interstate 80 Interchange Reconstruction Project. Temporary on-ramp improvements are being developed on a portion of the site and involve a substantial amount of grading and earth fill. When the interchange improvements are completed, the temporary ramp will be removed and the site will be regraded flat.

**Project Location**

The proposed project is located at the northwest quadrant of Interstate 80 (I-80) and Sierra College Boulevard in the City of Rocklin. The project site is proximate to Granite Drive on the north and west, and adjacent to Sierra College Boulevard on the east, and I-80 on the south. It is comprised of Assessor's Parcel Numbers (APN) 045-041-010, 045-041-012, 045-051-001 and 045-051-002.

**Project Proponent's Name**

**Donahue Schriber**

**Jan Petersen**

**Rocklin Pavilions, LLC and Rocklin Pavilions Sales, LLC**

**200 East Baker Street, Suite 100**

**Costa Mesa, CA 92626**

**Phone: (714) 966-6426**

**Fax: (714) 850-1420**

**Mark A. Perlberger, Applicant Representative**

**HalBear Enterprises**

**2100 Northrop Ave., #500**

**Sacramento, CA 95825**

**Phone: (916) 920-8272**

**Fax: (916) 922-1471**



**COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF ROCKLIN**

---

**3970 Rocklin Road  
Rocklin, California 95677  
(916) 625-5160**

**EXHIBIT 1**

**INITIAL STUDY AND ENVIRONMENTAL CHECKLIST**

**Rocklin Commons**

**Granite Drive on the north and west, Sierra College Boulevard on the east, undeveloped land to the north and I-80 on the south. Assessor's Parcel Numbers (APN) 045-041-010, 045-041-012, 045-051-001 and 045-051-002**

**August 2008**

***PREPARED BY:***

**Bill Mayer, Principal  
LSA Associates, Inc.  
4200 Rocklin Road, Suite 11B  
Rocklin, CA 95677  
(916) 630-4600**

***APPLICANT:***

**Donahue Schriber**



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CITY OF ROCKLIN**  

---

**3970 Rocklin Road**  
**Rocklin, California 95677**  
**(916) 625-5160**

**TABLE OF CONTENTS**

---

EXHIBIT 1..... 1  
INTRODUCTION ..... 3  
ENVIRONMENTAL REVIEW OF PRIVATE DEVELOPMENT PROJECTS..... 6

EXHIBIT 2..... 1  
INITIAL STUDY – ENVIRONMENTAL CHECKLIST ..... 5  
    AESTHETICS..... 7  
    AGRICULTURAL RESOURCES ..... 11  
    AIR QUALITY ..... 12  
    BIOLOGICAL RESOURCES ..... 13  
    CULTURAL RESOURCES ..... 14  
    GEOLOGY AND SOILS..... 18  
    HAZARDS AND HAZARDOUS MATERIALS..... 22  
    HYDROLOGY AND WATER QUALITY ..... 27  
    LAND USE AND PLANNING ..... 34  
    MINERAL RESOURCES ..... 38  
    NOISE..... 39  
    POPULATION AND HOUSING..... 40  
    PUBLIC SERVICES ..... 42  
    RECREATION ..... 46  
    TRANSPORTATION/TRAFFIC ..... 49  
    UTILITIES AND SERVICE SYSTEMS ..... 50  
    MANDATORY FINDINGS OF SIGNIFICANCE ..... 54  
REFERENCES ..... 56

FIGURE 1: FLOOD INSURANCE RATE MAP..... 33

ATTACHMENT A: PROJECT VICINITY MAP..... 57  
ATTACHMENT B: SITE PLAN LAYOUT ..... 58



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CITY OF ROCKLIN**  

---

**3970 Rocklin Road**  
**Rocklin, California 95677**  
**(916) 625-5160**

## **INTRODUCTION**

---

The intent of this Initial Study is to address potential environmental impacts for the proposed Rocklin Commons Project as a first step in the environmental review process. It is anticipated that an Environmental Impact Report (EIR) will be necessary for the Rocklin Commons project; however, it is also anticipated that there are environmental impacts associated with the project that can be addressed within the Initial Study and classified as less than significant impacts, therefore eliminating the need for further discussion in the EIR. The Initial Study will be used to focus on environmental issue areas, eliminating those areas that do not have the potential to be significantly impacted by the Rocklin Commons project. The authority for this approach is found in CEQA Guidelines section 15063, subdivision (c)(3), which provides that one purpose of an Initial Study is to “assist in the preparation of the EIR....by:

- (A) Focusing the EIR on the effects determined to be significant,
- (B) Identifying the effects determined not to be significant,
- (C) Explaining the reasons for determining the potentially significant effects would not be significant, and
- (D) Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project’s environmental effects.”

An example of “another appropriate process” that can be used for relying in part on prior environmental analysis and/or existing City policies is the process created by CEQA Guidelines section 15183, which provides opportunities to streamline environmental review for projects consistent with a general plan, community plan, or zoning action for which an EIR has been previously prepared. That process is discussed in more detail below.

The name of the proposed project is Rocklin Commons. An application has been made to the City of Rocklin for review and approval of the project. The application includes a number of supporting technical studies and is on file with the City of Rocklin Planning Department. The application requests a General Development Plan, Tentative Parcel Map, Design Review, Conditional Use Permit, a Development Agreement and an Oak Tree Preservation plan to allow the construction and operation of a total of approximately

17 buildings with a maximum of 415,000 square feet of retail space and about 1,828 parking stalls. 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.

The proposed project is located at the northwest quadrant of Interstate 80 (I-80) and Sierra College Boulevard in the City of Rocklin. The project site is proximate to Granite Drive on the north and west, and adjacent to Sierra College Boulevard on the east, and I-80 on the south. It is comprised of Assessor's Parcel Numbers (APN) 045-041-010, 045-041-012, 045-051-001 and 045-051-002.

Site development is anticipated to include clearing and grading of the site (including substantial tree removal), trenching and digging for underground utilities and infrastructure, the construction of the actual buildings, and the installation of the project's parking and landscaping.

To comply with the provisions and standards set forth in the Rocklin Municipal Code (RMC), the project is required to obtain the following entitlements approved by the City of Rocklin Planning Commission and City Council: General Development Plan (PDG-2006-01), Design Review (DR-2006-19), Tentative Parcel Map (DL-2006-07), Conditional Use Permit (U-2006-13) Development Agreement and Oak Tree Preservation Plan (TRE-2006-29) for Rocklin Commons. This document has been prepared in accord with the provisions of the California Environmental Quality Act (CEQA) to analyze the possible environmental impacts of the project so that the public and the City of Rocklin hearing bodies (Planning Commission, and/or City Council) can take these impacts into account when considering action on the requested entitlements.

Per CEQA Guidelines section 15183, projects which are consistent with an existing General Plan and zoning ordinance for which an EIR was certified do not require additional environmental review, except as might be necessary to examine whether there are previously unaddressed project-specific significant effects which are peculiar to the project or its site ("the parcel"). The processes created by this Guideline section streamline the review of such projects and reduces the need to prepare repetitive environmental studies. In general, additional environmental review is not required under that section unless the Initial Study or other analysis shows that there are environmental effects that: 1) are peculiar to the project or its site; or 2) were not analyzed as significant effects in the prior EIR on the General Plan and zoning; or 3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR; or 4) are previously identified effects that substantial new evidence not previously available shows are more severe than previously thought. (CEQA Guidelines, § 15183(b).) Under section 15183, then, a lead agency compares the impacts of a proposed project against the impact analysis included in a prior EIR

Section 15183 also provides another means of streamlining analysis for qualifying projects. Effects are not considered "peculiar to the project or the parcel" if they are addressed and mitigated by uniformly applied development policies and standards

adopted by the City to substantially mitigate that effect (unless new information shows that the policy or standard will not mitigate the effect). Policies and standards have been adopted by the City to address and mitigate certain impacts of development that lend themselves to uniform mitigation measures. These policies and standards include those found in the Oak Tree Ordinance (Rocklin Municipal Code, Chapter 17.77), the Flood Ordinance (Rocklin Municipal Code, Chapter 15.16), the Grading and Erosion and Sedimentation Control Ordinance (Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Chapter 8.30) and the goals and policies of the Rocklin General Plan. Where applicable, the Initial Study will state how these policies and standards apply to a project. Where the policies or standards will substantially mitigate the effects of the proposed project, the Initial Study concludes that these effects are “not peculiar to the project or the parcel” and thus need not be revisited in the text of an EIR for the proposed project.

For example, in the case of the proposed project, the mitigation measures for aesthetic/visual impacts incorporated as goals and policies in the General Plan (Land Use Element policies 17 through 29 (Commercial) and Open Space Conservation, and Recreation Element policy 20) will be applied to the Project as uniformly applied development policies and standards in the course of processing to ensure consistency with the General Plan.

## **ENVIRONMENTAL REVIEW OF PRIVATE DEVELOPMENT PROJECTS**

---

The California Environmental Quality Act (CEQA) (Public Resources Code §21000, et seq., California Code of Regulations, title 14, §15000, et seq., Rocklin City Council Resolution No. 96-242) requires the City of Rocklin to conduct an assessment of the potential environmental impacts of a project over which it has discretionary approval authority, and to take that assessment into consideration before approving the project. Below is a brief review of the purpose and scope of the CEQA process, to enable the reader to understand how the environmental assessment is conducted, how prior environmental assessments are integrated into the process, how the public and other governmental agencies are involved in the process, and how the information obtained is used in reaching a decision on whether to approve, conditionally approve, or deny a project.

1. The Initial Study (Guidelines §15063).

After a preliminary evaluation of a proposal to determine whether the proposal is a “project” within the meaning of CEQA and whether either a statutory or categorical exemption applies to take the project out of CEQA review, the environmental assessment begins with the preparation of the Initial Study. The Initial Study serves a number of purposes. It is used primarily to determine whether a Negative Declaration (ND) or an Environmental Impact Report (EIR) is needed for the project. In addition, however, the Initial Study also provides useful environmental information to the applicant allowing a project to be modified to avoid significant environmental effects before further processing, enabling the project to qualify for a Mitigated Negative Declaration (MND). It also helps in preparing an EIR, if one is necessary, by focusing the environmental analysis on effects deemed significant, explaining why other effects are not deemed significant and explaining whether or not and how prior NDs or EIRs may be used for the project, either as the environmental analysis for the project or by way of tiering or otherwise.

The Initial Study includes the following:

1. A brief description of the project in its environmental setting;
2. Identification of environmental effects by use of a checklist;
3. A brief explanation of checklist entries;



4. A discussion of mitigation measures, if any;
5. An examination of project consistency with applicable land use controls.

The explanation of checklist entries will include a discussion and appropriate references to analyses in other EIRs which form the basis for evaluating the project.

When the City determines to prepare an Initial Study, it consults informally with all responsible agencies and trustee agencies to obtain their recommendations on the appropriate environmental review of the project.

If, based on the Initial Study, the City concludes that there is substantial evidence that any aspect of the project may cause a significant effect on the environment an EIR will be required for the project. If, based on the Initial Study, the City concludes that there is no substantial evidence that the project may cause a significant effect on the environment, a ND will be prepared. In addition, the Initial Study may identify ways to modify a project to incorporate changes or mitigation measures that would avoid potentially significant impacts, therefore, qualifying the project for a MND and eliminating unnecessary EIRs. Here, the City has decided to prepare an EIR for the proposed project, as there is substantial evidence that it may result in potentially significant effects. The City has chosen to use this Initial Study, however, “focus” the scope of the required EIR. In some instances, the City can rely on analysis from the General Plan EIR and/or existing City policy or standards as a basis for not revisiting certain issues in a new EIR. In other instances, the Initial Study has identified impacts that can be mitigated to less than significant levels through mitigation measures acceptable to, and to agreed to, by the applicant (see CEQA Guidelines, § 15128).

2. Projects Consistent with General Plan and Zoning (Guidelines § 15183; Pub. Res. Code § 21083.3).

Public Resources Code section 21083.3 and its parallel provision in the CEQA Guidelines, section 15183, mandate that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

“Consistent” in this context means that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards,...then an additional EIR need not be prepared for the project solely on the basis of that impact.

In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or parcel on which the project site would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Sections 21083.3 and 15183 also provide that effects are not considered peculiar to a project if previously adopted “uniformly applied development policies and standards” will substantially mitigate that effect (unless new information shows that the policy or standard will not mitigate the effect). Policies and standards have been adopted by the City to address and mitigate certain impacts of development that lend themselves to uniform mitigation measures. These include the policies and standards found in the Oak Tree Ordinance (Rocklin Municipal Code Chapter 17.77), the Flood Ordinance (Rocklin Municipal Code Chapter 15.16), the Grading and Erosion and Sedimentation Control Ordinance (Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Chapter 8.30) and the goals and policies of the Rocklin General Plan. Where applicable, the Initial Study will state how these policies and standards apply to a project.



**COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF ROCKLIN**

---

**3970 Rocklin Road  
Rocklin, California 95677  
(916) 625-5160**

## **EXHIBIT 2**

### **INITIAL STUDY AND ENVIRONMENTAL CHECKLIST**

#### **ROCKLIN COMMONS**

---

This initial study has been prepared for the City of Rocklin Community Development Department, Planning Division, as Lead Agency, under the California Environmental Quality Act (CEQA). Any questions regarding this document should be addressed to the Rocklin contact person named below at City of Rocklin Community Development Department, Planning Division, 3970 Rocklin Road, Rocklin, California 95677 (916) 625-5160.

**Date:** August 2008

**Project Names and File Numbers:**

Rocklin Commons  
PDG-2006-01, DL-2006-07, DR-2006-19, U-2006-13, and TRE-2006-29\_-0\_

**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

and west, Sierra College Boulevard on the east, to the north are vacant land and then Granite Drive and I-80 on the south. Assessor's Parcel Numbers (APN) 045-041-010, 045-041-012, 045-051-001 and 045-051-002 (Please see Attachment A, Vicinity Map).

The City of Rocklin is located approximately 25 miles northeast of the California state capital, Sacramento, and is located within 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 5 small seasonal wetlands with a total acreage of only 0.201 +/-, 3 seasonal wetland swales along the western side of the site with a total acreage of 0.278 +/-, and an irrigation ditch with a total acreage of 0.002+/-, for a combined overall total of 0.481 +/- acres of jurisdictional wetlands.

**Owner's/Applicant's Name:**

The project applicant for Rocklin Commons is Donahue Schriber of Costa Mesa, CA (Corporate Office) with a local office in Sacramento, CA.

**Rocklin Contact Person and Phone Number:**

Sherri Abbas, Development Services Manager (916) 625-5160

**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, major use permit, development agreement and oak tree preservation plan to 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. 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.

Site development is anticipated to include clearing and grading of the site (including substantial tree removal), trenching and digging for underground utilities and

infrastructure, the construction of the actual buildings, and the installation of the project's parking and landscaping.

**General Plan Designation:**

Retail Commercial (RC)

**Zoning:**

Planned Development Commercial (PD-C)

**Other Public Agencies Whose Approval is Required (e.g., Permits, Financing Approval, or Participation Agreement):**

- Rocklin Engineering Division—approval of Improvement Plans.
- Rocklin Building Inspections Division—issuance of Building Permits.
- Placer County Water Agency—construction of water facilities.
- South Placer Municipal Utility District—construction of sewer facilities.
- Caltrans – encroachment permit
- U.S. Army Corps of Engineers—issuance of wetlands permits.
- Regional Water Quality Control Board-water quality certification.
- Town of Loomis-encroachment permits.
- Other permits may be required.

**Surrounding Land Uses and Setting:**

The proposed project is located within the City of Rocklin. The project is located at the northwest quadrant of Interstate 80 and Sierra College Boulevard. To the west of the project site are Granite Drive and beyond Granite Drive are some vacant undeveloped lands designated for Light Industrial uses, to the east are Sierra College Boulevard and some retail commercial uses such as fast food and gas stations, to the north are vacant undeveloped lands and Granite Drive, and to the south are Interstate 80 (I-80) and on the other side of I-80 is the site of a proposed large retail commercial project known as the Rocklin Crossings. The project site is a vacant property designated for retail commercial uses.

**Description:**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Utilities/Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance	<input type="checkbox"/> None After Mitigation

**DETERMINATION:**

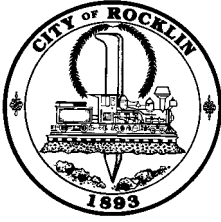
On the basis of this initial study:

- I find that the proposed project WILL NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that as submitted, the proposed project could have a significant effect on the environment; however, revisions in the project have been made by or agreed to by the project proponent, which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached Environmental Checklist. An ENVIRONMENTAL IMPACT REPORT is required, to analyze the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

David Mohlenbrok  
Signature

8/26/08  
Date

David Mohlenbrok  
Printed Name



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CITY OF ROCKLIN**

---

**3970 Rocklin Road**  
**Rocklin, California 95677**  
**(916) 625-5160**

## **INITIAL STUDY – ENVIRONMENTAL CHECKLIST**

### **ROCKLIN COMMONS**

---

#### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) If a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with

mitigation, or less-than-significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant.

- 4) Answers of “Less-than-significant with Mitigation Incorporated” describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.
- 5) Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or negative declaration, and the City intends to use tiering. In this case, a brief discussion will identify the following:
  - a) Which effects are within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects are addressed by mitigation measures based on the earlier analysis; and
  - b) For effects that are “Less-than-significant with Mitigation Measures Incorporated,” the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

All prior environmental documents and certifying resolutions are available for review at the Rocklin Community Development Department.

- c) Where an environmental topic is not being addressed in the EIR solely because the topic has been adequately addressed in the General Plan EIR pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the City will check the box entitled, “Impact Previously Addressed,” and will offer an explanation as to why the impact need not be revisited.



<b>I. AESTHETICS</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Have a substantial adverse effect on a scenic vista?			<b>X</b>		
b) Substantially degrade the existing visual character or quality of the site and its surroundings?					<b>X</b>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.			<b>X</b>		<b>X</b>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			<b>X</b>		<b>X</b>

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The development of the project would change the existing visual nature or character of the project site and area. The development of the project would create new sources of light and glare typical of urban development. Impacts to scenic vistas or viewsheds would not be anticipated.

**Prior Environmental Analysis:**

The Rocklin General Plan EIR analyzed the impacts of mixed urban development, as contemplated by the General Plan, on the viewsheds and vistas within the City of Rocklin, as well as the introduction of new sources of light and glare (Rocklin General Plan Update Draft EIR, 1990, pgs. 103-105). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use Element and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including hilltops, waterways, geologically unique areas, oak trees, and open space, from the encroachment of incompatible land use.

The General Plan EIR concluded that, despite these goals and policies, visual resources will be significantly impacted by development under the General Plan and cannot be reduced to a less-than-significant level. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of this cumulative impact. The proposed project is consistent with the project site's zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

### **Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for aesthetic/visual impacts incorporated as goals and policies in the General Plan, will be applied to the project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing to ensure consistency with the General Plan and compliance with City rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

#### *Commercial Land Use Policies*

17. To ensure that adequate parking and access are included in approved commercial development plans.
19. To minimize conflicts between new commercial land uses and other land uses, especially residential, park, and recreational uses.
20. To require that commercial land uses be buffered from incompatible land uses and protected from encroachment by residential and other incompatible uses through the use of techniques including, but not limited to, landscaping, soundwalls, berms, fencing, open space setbacks, greenbelts, and building orientation.

#### *Open Space, Conservation, and Recreation Policies*

15. To provide adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources.
16. To encourage developments to incorporate resources such as creeks, steep hillsides, and quarries in private, but restricted, ownership.

20. To consider development projects in terms of their visual qualities and compatibility with surrounding areas, especially those urbanizing areas abutting rural or semi-rural areas.

Other General Plan policies that are applicable to the proposed project include:

*Commercial Land Use Policies*

18. To avoid “strip commercial” land uses in newly developing areas by encouraging the “village concept” of grouping commercial land use in village core areas.

*Open Space, Conservation, and Recreation Policies*

1. To encourage the protection of natural resource areas, scenic areas, hilltops, open space areas and parks from encroachment or destruction by incompatible development through the use of conservation easements, buffers, set-backs or other measures. Developments shall be required to provide usable yard areas outside of conservation easements or established natural resource buffers.
2. To encourage the protection of wetlands, vernal pools, and rare, threatened and endangered species of both plants and animals through either avoidance or these resources or implementation of appropriate mitigation measures where avoidance is not feasible, as determined by the City of Rocklin.
3. To encourage the protection of historically significant and geologically unique areas and encourage their protection.
4. To encourage the protection of oak trees, including heritage oaks, and other significant vegetation from destruction.

In addition, the proposed project is requesting a Design Review entitlement. As a part of the project’s review and approval process, the City of Rocklin Planning Commission is the City entity that is charged with the responsibility of evaluating projects for aesthetic values, will evaluate the project in light of the City’s adopted Design Review Guidelines. As a part of these efforts, the project will be evaluated for design and aesthetic concerns, and should the Planning Commission deem necessary, changes and additions to the project will be made to enhance the aesthetic quality of the project. A function of the Planning Commission is to ensure that project designs make the most efficient use of available resources and harmonize with existing and proposed residential development, as well as with existing development of like character. Such a design review process, concluding with an approval of a design review entitlement, will help to ensure that aesthetic impacts associated with the project are at a less than significant level.

**Conclusion:**

Because recognized or recorded scenic vistas, as defined in the CEQA Guidelines, do not exist in the project area, the proposed project would not be anticipated to impact scenic vistas or viewsheds.

The proposed project would be anticipated to change the visual nature or character of the site and its surroundings in a manner anticipated by, and consistent with, urbanization considered in the Rocklin General Plan. The surrounding area is partly developed. Therefore, the change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding. As noted above, the General Plan EIR concluded that development under the General Plan will result in significant unavoidable aesthetic impacts and a Statement of Overriding Considerations was adopted by the Rocklin City Council in recognition of this cumulative impact. The project does not result in a change to this finding. The proposed project is consistent with the development intensity established by existing zoning and General Plan policies that were examined in the General Plan EIR, and development of the proposed project will not result in project specific significant effects which are peculiar to the project or its site or that have not been previously addressed.

The project site is not located near a state scenic highway or other designated scenic corridor; therefore, impacts to these resources would not be anticipated. The project site does not contain any historic buildings or significant rock outcroppings. The project site does include oak trees; anticipated impacts to oak trees are discussed further in Section IV, Biological Resources of this Initial Study, and will be analyzed in depth in the EIR.

New and/or increased sources of light and glare would be introduced to the project area. However, as a part of the design review process for these projects, design review objectives would be applied to the proposed project which require that "Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in brilliance, and glare onto adjacent properties shall be avoided." Adherence to the development review process standards would minimize light and glare impacts to a less-than-significant level.

The General Plan EIR identified cumulative adverse aesthetic impacts as significant and unavoidable, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact.

Therefore, it is determined that:

- the project and the parcel on which the project is located will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not

known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

**Significance:**

Aesthetic impacts have been determined to be adequately addressed in the General Plan EIR and as such are less-than-significant. Therefore, this subject area will not be further reviewed in the EIR.

<b>II. AGRICULTURAL RESOURCES</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>X</b>	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>	
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				<b>X</b>	

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Impacts are not anticipated.

**Conclusion:**

The Farmland Mapping and Monitoring Program (FMMP) land classifications system monitors and documents land use changes that specifically affect California’s agricultural land and is administered by the California Department of Conservation (CDC). The FMMP land classification system is cited by the State CEQA Guidelines as the preferred information source for determining the agricultural significance of a property (CEQA Guidelines, Appendix G). The CDC, Division of Land Resource Protection, Placer County Important Farmland Map of 2004 designates the Rocklin Commons project site as urban and built-up land, and grazing land. Neither of these categories is considered

Important Farmland under the definition in CEQA of “Agricultural Land” that is afforded consideration as to its potential significance (See CEQA Section 21060.1[a]).

The Rocklin Commons project site is currently zoned for urban land uses. The Rocklin Commons project site is not located adjacent to land in productive agriculture or lands zoned for agricultural uses. Also, the Rocklin Commons project site contains no parcels that are under a Williamson Act contract. Therefore, because the Rocklin Commons project would not convert important farmland to non-agricultural uses, would not conflict with existing agricultural zoning or Williamson Act contracts, or involve other changes that could result in the conversion of important farmlands to non-agricultural uses, no impact on agricultural uses would be anticipated with the implementation of the Rocklin Commons project.

**Significance:**

Agricultural resource impacts are determined to be non-existent. Therefore, this issue will not be addressed in the project EIR.

<b>III. AIR QUALITY</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Conflict with or obstruct implementation of applicable air quality plan?	<b>X</b>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<b>X</b>				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<b>X</b>				
d) Expose sensitive receptors to substantial pollutant concentrations?	<b>X</b>				
e) Create objectionable odors affecting a substantial number of people?	<b>X</b>				

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

In the short-term, air quality impacts from the proposed project would result from construction-related activities associated with clearing, grading of the site (including tree removal), trenching, excavation of the land for the 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 [PM<sub>10</sub>]).

In the long term, air quality impacts from the proposed project would result from 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).

Retail developments of this type would not be expected to create objectionable odors.

**Conclusion:**

Air quality impacts are anticipated to be potentially significant; therefore this issue will be addressed in the project EIR.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact Previously Addressed
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X				

d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X				
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X				
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X				

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project would modify habitats by removing native plant material, including 33 acres of foothill woodland and 17 acres of annual grassland. Impacts to special-status plant species would not be anticipated to occur, though two special-status wildlife species (White-tailed kite and Cooper’s hawk) were deemed to have a moderate or high potential to occur on the project site. The project area also includes 0.481 +/- acres of wetland area designated to be waters of the United States. Additionally, the development of the proposed project would result in the removal of a number of native oak trees, which would require mitigation.

**Conclusion:**

Biological resources impacts are anticipated to be potentially significant; therefore this issue will be addressed in the project EIR.

<b>V. CULTURAL RESOURCES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
<b>Would the project:</b>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X		



c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		
d) Disturb any human remains, including those interred outside of formal cemeteries?			X		

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project could affect unknown/undiscovered historical, archaeological, and/or paleontological resources or sites as development occurs.

**Prior Environmental Analysis:**

The EIRs for the Rocklin General Plan and the Sierra College Boulevard/I-80 Interchange Reconstruction project address the impacts of development on cultural/archaeological resources in the City. The General Plan studies concluded that development could demolish or alter historically significant buildings or disturb sites and/or buried resources by physically damaging them or increasing the opportunity for vandalism by increasing access to them (City of Rocklin General Plan Update Draft EIR, 1990, pgs. 93-94).

The prior EIR identified and the City has adopted mitigation measures that would reduce these potential impacts to a less-than-significant level. These mitigation measures include a discussion identifying historically significant structures and sites in the General Plan, as well as goals and policies encouraging the preservation of these structures and sites and requiring proper handling of resources discovered during the course of construction.

The proposed project is consistent with the project site’s zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

### **Mitigation Measures from Uniformly Applied Development Policies and Standards:**

Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Rocklin General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas.

All applicable mitigation measures from prior relevant EIRs for cultural resource impacts incorporated as goals and policies in the General Plan will be applied to the project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing to ensure consistency with the General Plan and compliance with City rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

#### *Open Space, Conservation, and Recreation Policies and Associated Action Plan Policies*

3. To encourage the protection of historically significant and geologically unique areas and encourage their protection.
  
16. The City will condition projects when unknown archaeological resources are discovered during the course of construction, and will require the developer to stop work immediately around the site and to also notify appropriate federal, state and local agencies.

### **Conclusion:**

Two cultural resources reports were prepared for the project site by ECORP Consulting, Inc., one dated February 2007 and the other dated September 2007; these reports are hereby incorporated by reference and are available for review during normal business hours at the City of Rocklin Community Development Department, 3970 Rocklin Road, Rocklin, CA 95677. The reports concluded that records searches of the North Central Information Center of the California Historical Resources Information System, a field parcel survey performed by qualified archaeologists from ECORP Consulting, Inc., a query sent to the Native American Heritage Commission, and Native American contacts for the project area did not reveal any known sites of historical or cultural significance on the project area; therefore, there are no previously recorded prehistoric archaeological sites on the Project property. There was one previously recorded historic archaeological site on the Project property. CA-PLA-1079H is the Takahashi farm site, a Japanese-American farmstead dating to the 1920s. The property was evaluated as eligible for the National Register of Historic Places but was later determined to be no longer eligible for the National Register of Historic Places in conjunction with the Sierra College Boulevard/I-80 Interchange Reconstruction project because of diminished integrity. As such there are no current recorded prehistoric archaeological sites located on the project Property.

To address the potential discovery of unknown resources, the following mitigation will be applied to the project:

If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist and the United Auburn Indian Community (UAIC) shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to unknown cultural resources to a less-than-significant level.

**Significance:**

Cultural Resources impacts have been determined to be less-than-significant; therefore this subject area will not be further reviewed in the EIR.

<b>VI. GEOLOGY AND SOILS</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			<b>X</b>		
ii) Strong seismic ground shaking?			<b>X</b>		
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>		
iv) Landslides?				<b>X</b>	
b) Result in substantial soil erosion or the loss of topsoil?		<b>X</b>			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			<b>X</b>		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			<b>X</b>		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				<b>X</b>	

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Branches of the Foothill Fault system, which are not included on the Alquist-Priolo maps, pass through or near the City of Rocklin and could pose a seismic hazard to the area

including ground shaking, seismic ground failure, and landslides. Construction of the proposed project may involve clearing and grading the site, which could render the site susceptible to a temporary increase in erosion from the grading and construction activities.

**Prior Environmental Analysis:**

The EIR for the General Plan addressed the impacts of local soils and geology on development under the General Plan (City of Rocklin General Plan Update Draft EIR, 1990, pgs. 84-90). This study found that while Rocklin is located in an area known to be subject to seismic hazards, it is not near any designated Alquist-Priolo active earthquake faults (the Alquist-Priolo Earthquake Faulting Zoning Act established special development standards for areas with unstable seismic conditions). The Foothill Fault System may pose seismic hazard to the area, but it is not within the City's boundaries. However, two known and five inferred inactive faults exist within the City of Rocklin. It should also be noted that the site is nearly flat and therefore, does not possess the slope/geological conditions that involve landslide hazards.

The prior EIR identified mitigation measures that will reduce potential impacts related to erosion and liquefaction that would result from clearing and grading of the project site to a less-than-significant level. The City has also adopted, separate from the General Plan, additional policies and standards that have the same effect. These mitigation measures, policies, and standards include erosion control measures in the City's Improvement Standards and Standard Specifications, goals and policies in the General Plan Community Safety Element requiring soils reports for all new development, enforcement of the building code, limiting development of severe slopes, the City's Grading and Erosion and Sediment Control Ordinance, and the City's Stormwater Runoff Pollution Control Ordinance.

The proposed project is consistent with the project site's zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

## **Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the prior relevant EIR, including the mitigation measures incorporated as goals and policies of the Rocklin General Plan will be applied to the Project as uniformly applied development policies and standards in the course of processing the application to ensure consistency with the General Plan and the compliance with City ordinances, rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

### *Community Safety Element*

Goal: To minimize the danger of natural and man-made hazards and to protect residents and visitors from the dangers of earthquake, fire, flood, and other natural disasters, and man-made dangers.

Policies:

1. To require engineering analyses of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and to prohibit development in high danger areas.
10. To enforce the City building code, fire code, and City ordinances in regard to fire safety and fire protection.
11. To limit development in areas with severe slopes.

In addition, the proposed project would be subject to the provisions of the City's Grading and Erosion and Sediment Control Ordinance. Chapter 15.28 of the Rocklin Municipal Code, Grading and Erosion Sediment Control, regulates grading activity on all property within the City of Rocklin to safeguard life, limb, health, property, and public welfare; to avoid pollution of watercourses with nutrients, sediments, or other earthen materials generated or caused by surface runoff on or across the permit area; to comply with the City's National Pollutant Discharge Elimination System permit issued by the California Regional Water Quality Control Board; and to ensure that the intended use of a graded site is consistent with the City of Rocklin General Plan, provisions of the California Building Standards Code as adopted by the City relating to grading activities, City of Rocklin improvement standards, and any applicable specific plans or other land use entitlements. This chapter (15.28) also establishes rules and regulations to control grading and erosion control activities, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction and erosion control plans for all graded sites.

Also, a geotechnical report, prepared by a qualified engineer, will be required with the submittal of project improvement plans. The report will provide site-specific recommendations for the construction of all features of the roadways, building foundations, and structures to ensure that their design is compatible with the soils and geology of the project site.

## **Conclusion:**

The City of Rocklin is located in an area known to be subject to seismic hazards, but it is not near any designated Alquist-Priolo active earthquake faults. The Foothill Fault System has been identified in previous environmental studies as potentially posing a seismic hazard to the area. The Foothill Fault system is located near Folsom Lake, and not within the boundaries of the City of Rocklin. Existing building code requirements are considered adequate to reduce potential seismic hazards related to the construction and operation of the proposed project to a less-than-significant level.

Standard erosion control measures are required of all projects, including revegetation and slope standards. The project proponent will be required to prepare an erosion and sediment control plan through the application of the City's Improvement Standards and Standard Specifications as a part of the City's development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual, the Regional Water Quality Control Board's Erosion and Sediment Control Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff. The project will also be required to comply with the City's Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28). The application of standard erosion control measures to the proposed project, as well as compliance with the above noted Ordinance, would reduce potential erosion-related impacts to a less-than-significant level for on-site grading.

A geotechnical report, prepared by a qualified engineer, will be required with the submittal of the project improvement plans. The report will be required to provide site-specific recommendations for the construction of all features of the roadways, building foundations, and structures to ensure that their design is compatible with the soils and geology of the project site. Such a report has already been prepared by the firm of Earthtec Ltd. and is dated March 4, 2005. This report is hereby incorporated by reference and is available for review during normal business hours at the City of Rocklin Community Development Department, 3970 Rocklin Road, Rocklin CA 95677. The report concludes that from a geotechnical viewpoint, the site is suitable for support of the proposed construction, provided the conclusions and recommendations presented in this report are incorporated into the design and construction of the project. Through the preparation of such a report and implementation of its recommendations, impacts associated with unstable soil or geologic conditions would be reduced to a less-than-significant level.

Sewer service is available to the project site and public sewer would serve the proposed project. Septic tanks or alternative wastewater disposal systems would not be necessary; therefore impacts associated with the disposal of wastewater would not be anticipated.

Compliance with the City’s development review process and the City’s Improvement Standards and Standard Specifications, City ordinances and the Uniform Building Code will reduce any potential geology and soils impacts to a less than significant level.

Therefore, it is determined that:

- the project will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- Because geological conditions of the project site have not substantially changed with the passage of time since the General Plan EIR was adopted, the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

**Significance:**

Geology and soil impacts have been determined to be less-than-significant; therefore this subject area will not be further evaluated in the EIR.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<b>X</b>		<b>X</b>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.			<b>X</b>		<b>X</b>



c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<b>X</b>		
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<b>X</b>	
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>	
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>	
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<b>X</b>		
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			<b>X</b>		

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

The construction and operation of retail buildings typically does not involve the use of large amounts of hazardous materials. Construction activities would involve the transportation, use and disposal of small amounts of hazardous materials.

### **Prior Environmental Analysis:**

The proposed project is consistent with the project site's zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

### **Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from prior relevant EIRs, including the mitigation measures for hazards and hazardous materials incorporated as goals and policies in the General Plan and the City's Improvement Standards will be applied to the project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with the Rocklin Municipal Code and other City rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

#### *Community Safety Element Goal and Policies*

Goal: To minimize the danger of natural and man-made hazards and to protect residents and visitors from the dangers of earthquake, fire, flood, and other natural disasters, and man-made dangers.

#### Policies:

8. To maintain a current City emergency plan for use in emergency situations.
9. To require disclosure of hazardous materials by those using them within the City, or proposing to use them in new industrial or commercial activities, in accordance with Placer County guidelines and the requirements of State Law.

10. To enforce the City building code, fire code, and City ordinances in regard to fire safety and fire protection.
16. To require projects to be designed with at least two points of access for emergency vehicles or for general circulation where such access is necessary to assure adequate egress and ingress.

Other General Plan policies that are applicable to the proposed project include:

*Community Safety Element Policies*

15. To encourage residential development to locate within approximately two road miles from a fire station, and to encourage high density commercial development to be located approximately one and one-half road miles from a fire station, unless special fire suppression measures are incorporated into the development.

In addition, Chapter 2.32 of the Rocklin Municipal Code requires the development of emergency procedures in the City through the Emergency Operations Plan. The Emergency Operations Plan provides a framework to guide the City's efforts to mitigate and prepare for, respond to, and recover from major emergencies or disasters. To implement the Emergency Operations Plan, the City has established a Disaster Council, which is responsible for reviewing and recommending emergency operations plans for adoption by the City Council. The Disaster Council plans for the protection of persons and property in the event of fires, floods, storms, epidemic, riot, earthquake and other disasters.

**Project Specific Analysis:**

A Phase I Environmental Assessment of the proposed project area was performed by Wallace – Kuhl & Associates, Inc. to research the potential of hazardous materials associated with the project site. The report, dated August 31, 2005, is hereby incorporated by reference and is available for review during normal business hours at the City of Rocklin Community Development Department, 3970 Rocklin Road, Rocklin, CA 95677. The report included a search of available aerial photographs and topographic maps of the project site. The aerial photographs were reviewed for obvious evidence of potential hazardous materials contaminations such as Aboveground Storage Tanks (ASTs), Underground Storage Tanks (UST) fueling islands, landfilling and mass grading activities, wastewater systems and industrial uses. Overall the historic aerial photographs do not reveal the above-named features that can be associated with potential hazardous materials contamination. The report concluded that no evidence of "recognized environmental conditions" was observed on the property.

**Conclusion:**

Construction activities would use hazardous materials, including fuels (gasoline and diesel), oils and lubricants; paints and paint thinners; glues; cleaners (which could include

solvents and corrosives in addition to soaps and detergents), and pesticides and herbicides. Compliance with various federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection would be required to ensure that significant hazardous materials impacts are not associated with the construction of the proposed project.

Operation and maintenance of the proposed commercial buildings would be anticipated to use typical household solvents and cleaners, pesticides, fertilizers, petroleum products and yard equipment. While these products may contain known hazardous materials, the volume of material would not create a significant hazard to the public through routine transport, use, or disposal and would not result in a reasonably foreseeable upset and accident condition involving the release of hazardous materials.

The proposed project is located within ¼ mile of an existing school, Sierra Community College. Although retail projects would not typically emit any significant amounts or be involved in the transportation of hazardous materials, substances, or waste, existing rules and regulations, as indicated above, address hazardous materials management and environmental protection. Therefore, a less-than-significant hazardous materials emission or handling impact would be anticipated.

The project site is not on the list of hazardous materials sites compiled pursuant to Government Code section 65962.5. Additionally, the Phase I Site Assessment of the project area, conducted by Wallance Kuhl and Associates Inc. in August 2005, included a search of local and regional regulatory agency regulations and determined that there were no known remaining hazards or hazardous materials recorded on or near the proposed project site that were not included in a prior remediation program.

The proposed project site is not located within an airport land use plan or within the vicinity of a private airstrip; therefore, the project would result in a less-than-significant safety hazard for people residing or working in the project area.

The City's existing street system, particularly arterial and collector streets function as emergency evacuation routes. The project's design and layout would not impair or physically interfere with the street system emergency evacuation route or an emergency evacuation plan; therefore, a less-than-significant impact emergency route/plan impact would be anticipated.

The proposed project has been reviewed by the Rocklin Fire Department and has been designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires to a less-than-significant level.

Therefore, it is determined that:

- the project and the parcel on which the project is located will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR; and
- in addition to being adequately addressed previously for purposes of Public Resources Code Section 21083.3 and CEQA Guidelines section 15183, new evidence, including the Phase I Environmental Assessment for the project, indicates that the project's impacts relating to hazardous materials will be less than significant.

**Significance:**

Hazards and hazardous materials impacts have been determined to be less-than-significant; therefore this subject area will not be further reviewed in the EIR.

<b>VIII. HYDROLOGY AND WATER QUALITY</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Violate any water quality standards or waste discharge requirements?			<b>X</b>		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				<b>X</b>	

c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X		
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X		
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X		
f)	Otherwise substantially degrade water quality?			X		
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				X	
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	
j)	Inundation by seiche, tsunami, or mudflow?				X	

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project would involve grading activities that would remove vegetation and expose soil to wind and water erosion and potentially impact water quality. Waterways in the Rocklin area have the potential to flood and expose people or structures to flooding. Additional impervious surfaces would be created with the development of the proposed project.

### **Prior Environmental Analysis:**

The EIR for the Rocklin General Plan (City of Rocklin General Plan Update DEIR, 1990, pages 89-93) addresses increases in downstream stormwater runoff volume, increases in floodwater volumes, and degradation of water quality as potentially significant impacts from development under the General Plan.

The prior EIR identified mitigation measures that will reduce these potential impacts to less-than-significant levels, and the City has separately adopted additional standards and policies that also function as mitigation requirements. These mitigation measures, found in the General Plan Open Space, Conservation, Recreation Element, Community Safety Elements as well as in the City's Improvement Standards and Standard Specifications, protect new and existing development from flood and drainage hazards, prevent storm drainage run-off in excess of pre-development levels, and address the introduction of pollutants into natural waterways. These impacts are also addressed by the State Water Resources Control Board General Construction Activity Storm Water Permit Requirements and the City of Rocklin's Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28) and the City of Rocklin's Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30).

The proposed project is consistent with the project site's zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

### **Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR as well as relevant standards from the City's Improvement Standards will be applied to the project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with the Rocklin Municipal Code and other City rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

*Open Space, Conservation and Recreation Policies*

15. To provide adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources.
19. To minimize the degradation of water quality through requiring implementation of techniques such as, but not limited to, the prohibition of grading, placement of fill or trash or alteration to vegetation within designated stream setback buffer areas, and requiring the installation of measures which minimize runoff waters containing pollutants and sediments from entering surface waters. Measures for minimizing pollutants and sediments from entering watercourses may include oil/grit separators, detention basins and flow reduction devices.

*Community Safety Element Policies*

3. To require master drainage plans as a condition of approval for large development projects.
4. To require new residential construction to have its lowest habitable floor elevated at least two feet (2') above the base flood level elevation (i.e. the 100-year floodplain elevation).
5. To ensure that 100-year floodplain elevations, based upon the most current information, both up and downstream are not adversely affected by new development.
6. To require new developments to detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels and to coordinate with other projects' master plans to ensure no adverse cumulative effects. In lieu of detention, the City may require off-site drainage improvements that are more beneficial to the community's overall drainage system.
7. To prohibit development along stream channels that would adversely reduce the stream capacity, increase erosion, or cause deterioration of the channel.

Other General Plan policies that are applicable to the proposed project include:

*Open Space, Conservation and Recreation Policies*

6. To cooperate in a coordinated regional approach to the management of drainage basins and flood plains with regional agencies such as the Placer County Flood Control and Water Conservation District.

*Community Safety Element Policies*

2. To cooperate with and support the formation of a coordinated city-wide and/or regional approach for the construction, operation, and maintenance of drainage and flood control facilities.

In addition, the proposed project would be subject to the provisions of the City's Grading and Erosion and Sediment Control Ordinance. Chapter 15.28 of the Rocklin Municipal



Code, Grading and Erosion Sediment Control, regulates grading activity on all property within the City of Rocklin to safeguard life, limb, health, property, and public welfare; to avoid pollution of watercourses with nutrients, sediments, or other earthen materials generated or caused by surface runoff on or across the permit area; to comply with the City's National Pollutant Discharge Elimination System permit issued by the California Regional Water Quality Control Board; and to ensure that the intended use of a graded site is consistent with the City of Rocklin General Plan, provisions of the California Building Standards Code as adopted by the City relating to grading activities, City of Rocklin improvement standards, and any applicable specific plans or other land use entitlements. This chapter (15.28) also establishes rules and regulations to control grading and erosion control activities, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction and erosion control plans for all graded sites. Chapter 8.30 of the Rocklin Municipal Code, Grading and Erosion and Sedimentation Control, prohibits the discharge of any materials or pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater, into the municipal storm drain system or watercourse. Discharges from specified activities that do not cause or contribute to the violation of plan standards, such as landscape irrigation, lawn watering, and flows from fire suppression activities, are exempt from this prohibition.

In addition, the project would be required to prepare an erosion and sediment control plan through the application of the City's Improvement Standards and Standard Specifications that are a part of the City's development review process.

**Conclusion:**

Storm water runoff from the project site will be collected in stormwater drainage pipes and then directed through a sand and oil trap manhole or other Best Management Practices feature and then into the on-site detention basin, and from there into the City's storm drain system. The purpose of the sand and oil trap manhole or other Best Management Practices feature and the on-site detention basin are to ensure that potential pollutants are filtered out before they enter the storm drain system. The City's storm drain system includes the necessary capacity to support development on the proposed project site. Therefore, violations of any water quality standards or waste discharge requirements would not be anticipated.

To address the potential for polluted storm water runoff during project construction, the project would be required to prepare an erosion and sediment control plan through the application of the City's Improvement Standards and Standard Specifications that are a part of the City's development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technologies (BMPs/BATs) to control construction site runoff. The project will also be required to comply with the City's Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), and the

Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), which includes the preparation of a Stormwater Pollution Prevention Plan (SWPPP).

The Placer County Water Agency (PCWA) would provide water service to the proposed project. Given that the site would be served by domestic water, a substantial depletion of groundwater supplies or a substantial interference with groundwater recharge would not be anticipated.

The proposed project would not alter the course of a stream or a river. The proposed project would not substantially alter the existing drainage pattern of the site or area because the City's policy of requiring new developments to detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels (unless the Placer County Flood Control and Water Conservation District's Flood Control Manual requires otherwise) and to coordinate with other projects' master plans to ensure no adverse cumulative effects would be applied. Preliminary plans indicate that the on-site flows for this project will be detained in an on-site detention basin. Substantial erosion, siltation or flooding, on- or off-site, and exceedance of the capacity of existing or planned drainage systems would not be anticipated to occur.

According to FEMA flood maps (as of March 2006), the project site is in Flood Zone X (see Figure 1, Flood Insurance Rate Map), which indicates that the project is not located within a 100-year flood hazard area, nor is it located within the potential inundation area of any dam or levee failure. The project site is not located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the proposed project would not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less-than-significant flood exposure impact would be anticipated.

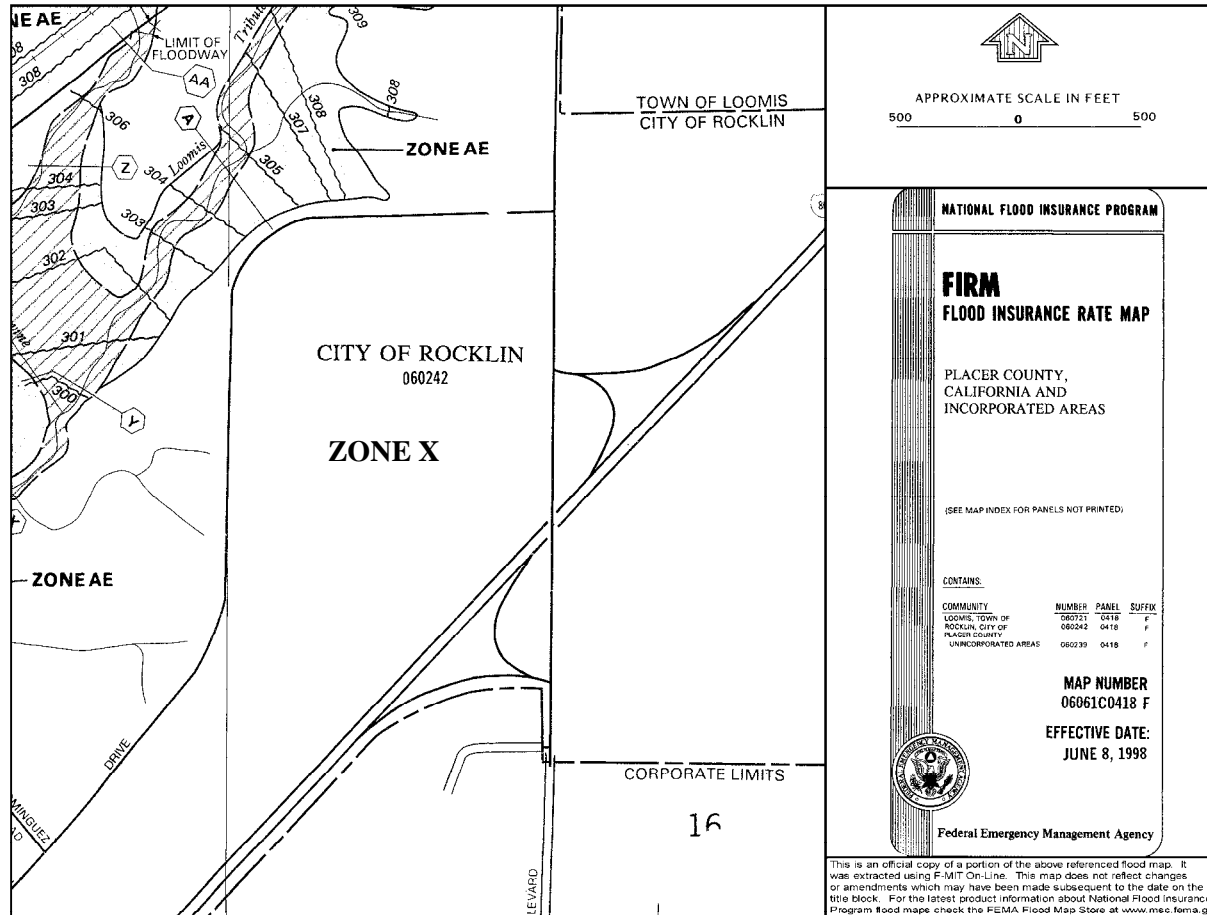


Figure 1: Flood Insurance Rate Map

Compliance with the mitigation measures incorporated into Rocklin General Plan goals and policies, the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the City’s Improvement Standards would reduce impacts to hydrology and water quality to a less-than-significant level.

Therefore, it is determined that:

- the project and the parcel on which the project is located will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

**Significance:**

Hydrology and water quality impacts have been determined to be less-than-significant; therefore, this subject area will not be further reviewed in the EIR.

<b>IX. LAND USE AND PLANNING</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Physically divide an established community?				<b>X</b>	
b) Conflict with any applicable land use plan, policy, regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			<b>X</b>		

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	
---	--	--	--	---	--

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Approval of the project would allow the development of 17 retail buildings totaling approximately 415,000 square feet and 1,828 parking stalls. The project site is designated for Retail-Commercial (RC) on the General Plan land use map, and is zoned Planned Development Commercial (PD-C).

**Prior Environmental Analysis:**

The EIR for the Rocklin General Plan (City of Rocklin General Plan Update DEIR, 1990, pages 13-25) addresses the environmental impacts of urban development under the General Plan in the category of land use and planning. The General Plan EIR described these impacts as the development of now vacant properties to urban uses and the redevelopment of underdeveloped areas (such as very low density and agricultural uses), which would change neighborhood character, reduce open space, and create the potential for conflicts between existing agricultural uses and urbanization.

The prior EIR identified and the City has adopted mitigation measures to reduce these impacts to less-than-significant levels. The mitigation measures are included in the General Plan as goals and policies of the Land Use Element, the Open Space, Conservation and Recreation Element, and the Circulation Element. These elements include policies for the development of compatible land uses and the use of flexible and innovative land use design, adoption of design standards to protect natural terrain, application of open space easements to protect viewsheds, utilization of fencing to minimize trespassing, and siting and designing final street improvements to avoid impacting occupied structures.

The proposed project is consistent with the project site’s zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to

future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from prior relevant EIRs, including the mitigation measures for impacts to land use and planning incorporated as goals and policies in the Rocklin General Plan will be applied to the project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing to ensure consistency with the General Plan and compliance with City rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

*Land Use Element Policies*

18. To approve designation of sufficient commercial land to meet the future needs of the City.
19. To ensure that adequate parking and access are included in approved commercial development plans.
21. To minimize conflicts between new commercial land uses and other land uses, especially residential, park and recreational uses.
22. To require that commercial land uses be buffered from incompatible land uses and protected from encroachment by residential or other incompatible uses through the use of techniques including, but not limited to, landscaping, soundwalls, berms, fencing, open space setbacks, greenbelts, and building orientation.

Other General Plan policies that are applicable to the proposed project include:

*Land Use Element Policies*

17. To promoted and renew as needed, the Pacific Street, Rocklin Road, Sunset Boulevard, and Granite Drive business districts in order to provide diversified business opportunities.
20. To avoid “strip commercial” land uses in newly developing areas by encouraging the “village concept” of grouping commercial land uses in village core areas.
23. To promote flexibility and innovation in commercial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques.
29. To encourage the development of a Regional Mall and other regional shopping facilities, within the City of Rocklin.

## **Conclusion:**

The proposed project site is currently undeveloped, and the entire project is within the City of Rocklin. The development of a retail project at this location would not physically divide an established community.

The project site is zoned Planned Development – Commercial (PD-C). A retail project is a permitted use in the PD-C zone. The project site is currently designated on the City's General Plan land use map as Retail Commercial (RC).

The RC land use designation allows for retail commercial uses, including business and service uses. The purpose of the RC land use designation is as follows:

- A. To provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other.
- B. To provide areas for retail and service establishments intended to meet daily convenience needs of residential areas.
- C. To provide areas for highway traveler services and uses normally associated with travelers and vacationers.

The proposed retail project is consistent with the General Plan Retail Commercial land use designation and purpose. For these reasons, the development of the proposed project would not conflict with land use designations and would not be anticipated to have an impact on land use and planning.

The proposed project is not located within the area of a habitat conservation plan or natural community conservation plan; therefore, no impact has been identified.

Therefore, it is determined that:

- the project and the parcel on which the project is located will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

**Significance:**

Land use and planning impacts have been determined to be less-than-significant; therefore this subject area will not be further reviewed in the EIR.

<b>X. MINERAL RESOURCES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
<b>Would the project:</b>					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>X</b>	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<b>X</b>	

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

No impact is anticipated.

**Conclusion:**

The Rocklin General Plan and associated EIR analyzed the potential for “productive resources” such as, but not limited to, granite and gravel (City of Rocklin General Plan Update Draft EIR, 1990, pg 86). The City of Rocklin planning area has no “mineral areas” as classified by the State Geologist. The site has no known or suspected mineral resources that would be of value to the region and to residents of the state. The project site is not delineated in the Rocklin General Plan or any other plans as a mineral resource recovery site. Mineral resources of the project site have not changed with the passage of time since the General Plan EIR was adopted. Based on this discussion, the project is not anticipated to have a mineral resources impact.

The proposed project is consistent with the project site’s zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to



examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

**Significance:**

Mineral resources impacts have been determined to be non-existent; therefore, this subject area will not be further reviewed in the EIR.

<b>XI. NOISE</b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<b>X</b>				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>X</b>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area too excessive noise levels?	<b>X</b>				

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<b>X</b>				
--	----------	--	--	--	--

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Development of the proposed project would result in an increase in short-term noise impacts from construction activities. Additionally, the project area is currently undeveloped land; the proposed project would result in the development of the site for retail and business uses, resulting in an increase in noise generation.

**Significance:**

Noise impacts may be potentially significant; therefore this issue will be addressed in the project EIR.

<b>XII. POPULATION AND HOUSING</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
<b>Would the project:</b>					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure.)				<b>X</b>	
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?				<b>X</b>	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<b>X</b>	

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project would result in the construction of seventeen retail buildings, which would eventually provide employment opportunities for area residents. The proposed project would not introduce unplanned growth or displace substantial numbers of people.

### **Prior Environmental Analysis:**

The EIR for the General Plan addressed the impacts of urban development under the General Plan in the category of population and housing (City of Rocklin General Plan Update Draft EIR, 1990, pgs. 25-32). The EIR concludes that urban development will result in an increase in population, and the environmental impacts of the population increase are addressed in the other impact categories (air quality, traffic, etc.). Increased urban development impacts on the housing stock in general will be positive through implementation of the General Plan land use element, which calls for continued code enforcement, rehabilitation of existing housing stock and the prevention of blight.

The City of Rocklin General Plan designates the location and density of urban development within the City limits. A project that is consistent with the General Plan would therefore not have any unanticipated impacts on population and housing.

The proposed project is consistent with the project site's zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

### **Conclusion:**

The project site is designated for retail/commercial development under the City of Rocklin's General Plan. Because the project is consistent with the project site's land use designation and zoning and the project site is undeveloped, the proposed project would not induce substantial population growth, nor would the proposed project displace existing residents or existing housing.

Therefore, it is determined that:

- the project and the parcel on which the project is located will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;

- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

**Significance:**

Population and housing impacts have been determined to be less-than-significant; therefore this subject area will not be further evaluated in the EIR.

<b>XIII. PUBLIC SERVICES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
1. Fire protection?			X		
2. Police protection?			X		
3. Schools?			X		
4. Other public facilities?			X		

**DISCUSSION OF DETERMINATION:**

**Project Impact:**

The proposed project would create a need for the provision of new and/or expanded public services or facilities.

**Prior Environmental Analysis:**

The General Plan EIR studied the impacts of urban development on the demand for fire and police protection and school facilities (City of Rocklin General Plan Update Draft EIR, 1990, pgs. 59-81). The General Plan Community Safety Element contains goals and

policies to insure that all new development under the General Plan will be adequately served by police and fire. All potentially significant impacts of new development on police and fire services are therefore reduced to a less-than-significant level.

The proposed project is consistent with the project site's zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

#### **Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable policies and standards, including the mitigation measures for impacts on public services incorporated as goals and policies in the Rocklin General Plan, would be applied to the project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing to insure consistency with the General Plan and compliance with City rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

##### *Public Services and Facilities Element Goals and Policies*

Goal: To ensure that adequate public services and facilities are provided to meet the needs of residents of the City.

Policies:

1. To maintain the provision of adequate public services and facilities to the existing areas of the City and to ensure that new development is served by a full range of public services.
5. To disapprove development proposals that would negatively impact City-provided public services.
6. To require garbage collection services to ensure the maintenance of health standards.
7. To maintain existing public facilities and provide new facilities consistent with community needs.
8. To require developer participation in providing public services and facilities (including equipment) where development proceeds in advance of the City's ability to provide the services or facilities.

12. To provide for the ongoing operation and maintenance of City services through the utilization of the existing Community Facilities District No. 1, Lighting and Landscaping District, Park Development and Maintenance District and similar financing mechanisms.
17. To encourage the undergrounding of existing and proposed utility lines, where feasible.

*Community Safety Element Policies*

10. To enforce the City building code, fire code, and City ordinances in regard to fire safety and fire protection.

Other General Plan policies that are applicable to the proposed project include:

*Public Services and Facilities Element Goals and Policies*

18. To encourage programs to reduce, recycle, and reuse solid waste materials to the extent possible.

*Open Space, Conservation and Recreation Element Policies*

5. To encourage energy conservation in new developments.

*Community Safety Element Policies*

15. To encourage residential development to locate within approximately two road miles from a fire station, and to encourage high density commercial development to be located approximately one and one-half road miles from a fire station, unless special fire suppression measures are incorporated into the development.

**Conclusion:**

Development of the proposed project would increase the need for fire protection services. The City collects construction taxes for use in acquiring capital facilities such as fire suppression equipment. Operation and maintenance funding for fire suppression is provided from financing districts and from the general fund. The proposed project would pay construction taxes, participate in any applicable financing district and contribute to the general fund through property taxes. Participation in these funding mechanisms would ensure fire protection service to the site; therefore, fire protection impacts would be anticipated to be less-than-significant.

Development of the proposed project would require police patrol and police services to the site. Funding for police services is primarily from the general fund, and is provided for as part of the City's budget process. The proposed project would pay construction

taxes, participate in any applicable financing district and contribute to the general fund through property taxes. Participation in these funding mechanisms would ensure police protection services to the site; therefore, police protection impacts would be anticipated to be less-than-significant.

The proposed project will be required to pay applicable school impact fees in effect at the time of building permit issuance to finance school facilities. Participation in these funding mechanisms, as applicable, will reduce school impacts to a less than significant level as a matter of state law.

The need for other public facilities would not be created by this project and the impact is anticipated to be less than significant.

The proposed project may increase the need for public services, but compliance with General Plan goals and policies and payment of necessary fees, including participation in any applicable financing district, would reduce the impact to a less-than-significant level.

Therefore, it is determined that:

- the project and the parcel on which the project is located will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

**Significance:**

Public services impacts have been determined to be less-than-significant; therefore, this subject area will not be further reviewed in the EIR.

<b>XIV. RECREATION</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			<b>X</b>		
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			<b>X</b>		

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project, a retail commercial project, would not be anticipated to increase the use of, and demand for, recreational facilities in a significant manner.

**Prior Environmental Analysis:**

The EIR for the Rocklin General Plan studied the impact of urban development under the General Plan on the City’s park and recreation system (City of Rocklin General Plan Update Draft EIR, 1990, pgs. 73-75).. The General Plan has established a parkland standard of five acres per 1,000 populations, and has adopted goals and policies to insure that this standard is met. These goals and policies call for the provision of new park and recreational facilities as needed by new development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Open Space, Conservation and Recreation Element, which mitigates these impacts to a less-than-significant level.

The City of Rocklin provides for parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments at the time that a parcel or subdivision map is recorded. Retail Commercial projects such as this one are not anticipated to significantly increase the use of, and demand for, recreational facilities. Retail Commercial projects offer places of employment and do not necessarily afford recreational opportunities for employees. However, it is recognized that some non-residential projects incorporate a recreational component into their project design (the proposed project does not), and employees of non-residential projects do utilize City



recreational facilities during breaks, lunches and after work hours. This minimal use by employees is not anticipated to significantly increase the use of existing facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated, nor is the minimal use by employees anticipated to require the construction or expansion of recreational facilities.

The proposed project is consistent with the project site's zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

#### **Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable policies and standards, including the mitigation measures to address impacts of the project on park and recreational facilities incorporated as goals and policies in the Rocklin General Plan, as well as in the subdivision and zoning chapters of the Rocklin Municipal Code, will be applied to the project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing to insure consistency with the General Plan and compliance with City rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

#### *Open Space, Conservation and Recreation Element Policies*

7. To provide recreational and park needs through any or all of the following: collection of park fees, dedication of parkland, rehabilitation of existing park and recreation facilities, installation of park improvements, and provision for operation and maintenance.

8. To require dedication of park land as a condition in the early stages of the development process, including approval of rezonings, where it is necessary to insure consistency with or implementation of the goals and policies contained in the General Plan.

9. To provide park facilities in accordance with adopted park standards and phasing.

10. To provide recreation programs that meet citizen needs, with an emphasis on self-supporting recreational facilities.

11. To support and cooperate with volunteer groups and organizations that provide recreation activities to all citizens, particularly young people and senior citizens.

13. To require new development to annex into the Park Development and Maintenance District.

14. To provide for the ongoing operation and maintenance of parkland through the City's Park Development and Maintenance District.

Other General Plan policies that are applicable to the proposed project include:

*Open Space, Conservation and Recreation Element Policies*

12. To encourage the location of parks in areas not presently being served.

**Conclusion:**

The proposed project, a retail development, would not be anticipated to create a significant demand for recreational facilities. Several City parks, including Sierra Meadows Park off of Sierra Meadows Drive, and the future Gayaldo Park off of Aitken Dairy Road, are near the project area. Although use of City parks would be anticipated, the project would not be anticipated to significantly increase the use of existing recreational facilities such that substantial deterioration of the facility would occur or be accelerated. The proposed project is not within the financing district that is referred to in the General Plan policy, but will be annexed into such district as part of the project approval and development process. In addition, the project does not include a recreational facility, nor will it require the construction of a new, or expansion of an existing, recreational facility; therefore, the project would have less-than-significant impacts regarding the increase in use of recreational facilities.

Therefore, it is determined that:

- the project and the parcel on which the project is located will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

**Significance:**

Recreation impacts have been determined to be less-than-significant; therefore this subject area will not be further reviewed in the EIR.

<b>XV. TRANSPORTATION/TRAFFIC</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersection)?	<b>X</b>				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<b>X</b>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location those results in substantial safety risks?	<b>X</b>				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<b>X</b>				
e) Result in inadequate emergency access?	<b>X</b>				
f) Result in inadequate parking capacity?	<b>X</b>				
g) Conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<b>X</b>				

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project could cause increases in traffic, resulting in unacceptable levels of service (LOS) at nearby intersections. Additionally, impacts related to emergency and parking access as a result of the proposed project may be significant.

**Conclusion:**

Transportation and traffic impacts are anticipated to be potentially significant; therefore this issue will be addressed in the project EIR.

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
<b>Would the project:</b>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X		
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X		

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project would require additional water supply and conveyance and treatment facilities, solid waste conveyance and landfill facilities, electrical and gas supply and conveyance infrastructure, and other utilities and services typical of commercial development.

### **Prior Environmental Review:**

The General Plan EIR studied the impacts of urban development under the General Plan on the demand for water, sewer, solid waste, and other utility facilities and services (City of Rocklin General Plan Update Draft EIR, 1990, pgs. 59-81). The General Plan Public Services and Facilities element includes goals and policies to insure that development under the General Plan will be adequately served by these utilities.

The proposed project is consistent with the project site's zoning designation and City of Rocklin General Plan. Per CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, because this project is consistent with the development density established by the existing zoning and general plan policies for which an EIR was certified, additional environmental review is not required except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. An effect of a project on the environment shall not be considered peculiar to the project or its site if uniformly applied development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

### **Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable policies and standards, including the mitigation measures addressing impacts of urban development under the General Plan on utility services incorporated as goals and policies in the General Plan, will be applied to the project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing to insure consistency with the General Plan and compliance with City rules and regulations.

The General Plan policies that assist in mitigating impacts include the following:

#### *Public Services and Facilities Element*

Goal: To ensure that adequate public services and facilities are provided to meet the needs of residents of the City.

Policies:

1. To maintain the provision of adequate public services and facilities to the existing areas of the City and to ensure that new development is served by a full range of public services.
5. To disapprove development proposals that would negatively impact City-provided public services.
6. To require garbage collection services to ensure the maintenance of health standards.

7. To maintain existing public facilities and provide new facilities consistent with community needs.
8. To require developer participation in providing public services and facilities (including equipment) where development proceeds in advance of the City's ability to provide the services or facilities.
12. To provide for the ongoing operation and maintenance of City services through the utilization of the existing Community Facilities District No. 1, Lighting and Landscaping District, Park Development and Maintenance District and similar financing mechanisms.

**Conclusion:**

As a part of the City's project referral process, the South Placer Municipal Utility District (SPMUD) has reviewed the proposed project and representatives have stated that the project is located within their service area and is eligible for sewer service. SPMUD has a Master Plan, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. SPMUD collects hook-up fees to finance the maintenance and expansion of its facilities. The proposed project is responsible for complying with all requirements and practices of SPMUD, including compliance with wastewater treatment standards established by the Central Valley Water Quality Control Board. A less-than-significant wastewater treatment impact is thus anticipated.

The proposed project would be conditioned to require connection into the City's storm drain system, with a sand and oil trap manhole or other Best Management Practices (BMPs) feature located at a point where the project site runoff will enter the City's system. New drainage facilities or expansion of existing facilities would not be required as a result of this project.

The proposed project is located within the Placer County Water Agency (PCWA) service area. The PCWA has a Master Plan, which is periodically updated, to provide water to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. The PCWA collects hook-up fees to finance the maintenance and expansion of its facilities. Water supply impacts are anticipated to be potentially significant; therefore this issue will be addressed in the EIR.

The Western Regional landfill, which serves the Rocklin area, has a total capacity of 36 million cubic yards and a remaining capacity of 29 million cubic yards. The estimated closure date for the landfill is approximately 2036. Development of the project site with a retail commercial use was anticipated by the General Plan and was included in the lifespan and capacity calculations of the landfill. A less-than-significant landfill capacity impact would be anticipated.

Federal and State regulations regarding solid waste consist of the Federal Environmental Protection Agency regulations and the California Integrated Waste Management Act regulating waste reduction. These regulations primarily affect local agencies and other agencies such as the Landfill Authority. The proposed project would comply with all Federal, State, and local regulations regarding trash and waste and other nuisance-related issues as may be applicable. The Auburn Placer Disposal Service would provide garbage collection services to the project, provided their access requirements are met.

The proposed project would not be anticipated to interfere with existing operations or exceed the service capacity of utilities or service systems because the development of this site was anticipated in, and is consistent with, the General Plan. Projects consistent with the General Plan have been anticipated as part of the growth of the City of Rocklin, and as such, utilities and service system requirements have been anticipated and planned. Nonetheless, potential water supply impacts of the project will be evaluated in the EIR.

Therefore, for utilities and service systems, with the exception of potential water supply impacts, it is determined that:

- the project and the parcel on which the project is located will not result in environmental effects which are peculiar to the project or the parcel on which the project would be located;
- the project will not result in environmental effects which were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- the project will not result in potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action;
- the project will not result in environmental effects which are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

**Significance:**

With the exception of potential water supply impacts, all other utilities and services impacts have been determined to be less-than-significant or no impact; therefore this subject area will not be further reviewed in the EIR. Water supply impacts are anticipated to be potentially significant; therefore this issue will be addressed in the EIR.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact Previously Addressed</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory?	<b>X</b>				
b) Does the project have impacts that are limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?	<b>X</b>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			<b>X</b>		

**Conclusion:**

The preceding analyses found that the proposed project would have potentially significant impacts to traffic and circulation, air quality, water supply, noise, and biological resources. Specifically, this Initial Study found that, at both the project and cumulative level, the proposed project has the potential to substantially reduce the habitat of fish or wildlife species, impact existing heritage oak trees, and threaten existing habitats that could substantially reduce the number or restrict the range of an endangered, rare or threatened species on the proposed project site and surrounding areas. Additionally, this study found that the development of the proposed project would increase the level of service at several nearby intersections to failing levels under both the project specific and cumulative conditions. It should also be noted that the issue of climate change was not addressed in the General Plan EIR, and therefore will be evaluated as a potentially significant cumulative impact in the Rocklin Commons EIR.

**Significance:**

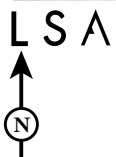
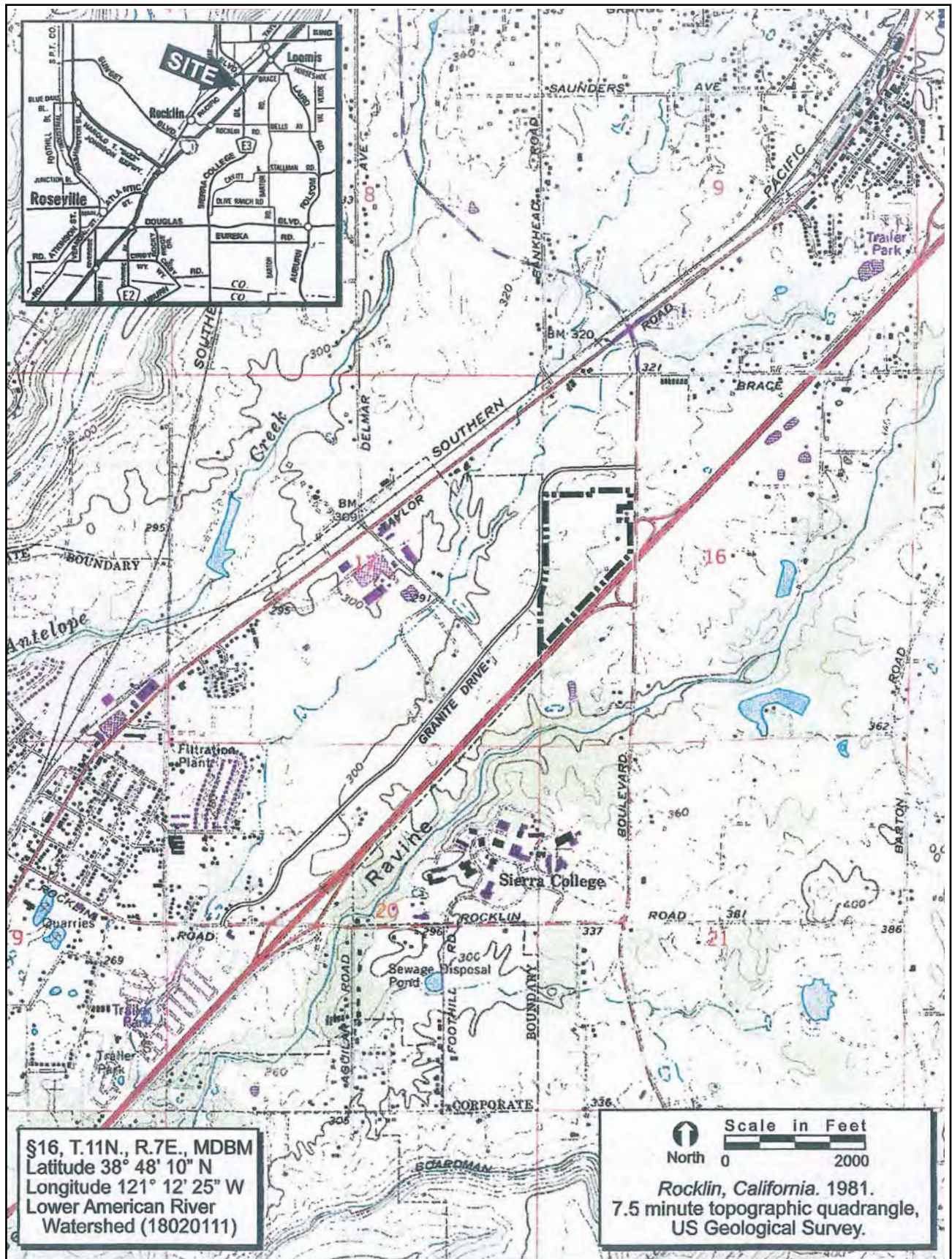
Potentially significant impacts related to traffic and circulation, air quality, water supply, noise, climate change, urban decay, and biological resources will be addressed in the



project EIR. Impacts to the subject areas of aesthetics, agricultural resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems (with the exception of water supply) have been determined to be less-than-significant.

## REFERENCES

- City of Rocklin General Plan, April 1991*
- City of Rocklin General Plan, Final Environmental Impact Report, April 1991*
- City of Rocklin General Plan, Draft Environmental Impact Report, September 1990*
- City of Rocklin, Southeast Rocklin Circulation Element Update, 1993*
- City of Rocklin, Southeast Rocklin Circulation Element Update Draft Environmental Impact Report, 1993*
- City of Rocklin, Southeast Rocklin Circulation Element Update Final Environmental Impact Report, 1993*
- City of Rocklin, North Rocklin Circulation Element Update, 1994*
- City of Rocklin, North Rocklin Circulation Element Update Draft Environmental Impact Report, 1993*
- City of Rocklin, North Rocklin Circulation Element Update Final Environmental Impact Report, 1994*
- ECORP Consulting, Inc. Cultural Resources Inventory Rocklin Commons (AKA Rocklin Pavilions), September 2007*
- ECORP Consulting, Inc., Test Program Results and Evaluation for Archaeological Site Rocklin Pavilions Project, February 2007*
- ECORP Consulting, Inc. Information to Support Formal Section 7 Consultation, 2007*
- ECORP Consulting, Inc. Pre-Construction Notification Under Nationwide Permit (NWP) No. 39, 2007*
- Wallace – Kuhl & Associates, Inc. Environmental Site Assessment Hoffman Property, August, 2005*



Legend

Project Boundary

ATTACHMENT A

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
<b>Total Stalls</b>	<b>1,828 Stalls</b>

