Revisions made to the Draft EIR are identified below. None of the revisions identify new significant environmental impacts, nor do any of the revisions result in substantive changes to the Draft EIR.

3.1 REVISIONS TO THE DRAFT EIR

EXECUTIVE SUMMARY

Page ES-5 of the Draft EIR is amended as follows:

TABLE ES-1: COMPARISON SUMMARY OF ALTERNATIVES TO THE PROPOSED PROJECT

ENVIRONMENTAL ISSUE	NO PROJECT (NO BUILD) ALTERNATIVE	EXISTING GENERAL PLAN	INCREASED DENSITY ALTERNATIVE	INCREASED INTENSITY ALTERNATIVE	REDUCED FOOTPRINT ALTERNATIVE
Aesthetics and Visual Resources	Less	Greater	Less	Equal	Less
Agricultural Resources	Equal	Equal	Equal	Equal	Equal
Air Quality	Less	Greater	Equal	Greater	Less
Biological Resources	Less	Greater	Less	Equal	Less
Cultural Resources	Less	Greater	Less	Equal	Less
Geology and Soils	Less	Greater	Equal	Greater	Less
Greenhouse Gases and Climate Change	Less	Greater	Equal	Less	Less
Hazards and Hazardous Materials	Less	Greater	Equal	Equal	Equal
Hydrology and Water Quality	Less	Greater	Less	Equal	Less
Land Use	Less	Greater	Equal	Equal	Equal
Noise	Less	Greater	Equal	Greater	Less
Population and Housing	Less	~~Equal~~Greater	Equal	Equal	Equal
Public Services and Recreation	Less	Greater	Equal	Equal	Less
Transportation and Circulation	Less	Equal	Equal	Less	Less
Utilities	Less	Greater	Equal	Greater	Less

Beginning of Page ES-6 of the Draft EIR, Table ES-2 is amended as follows:

TABLE ES-2: PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
AESTHETICS AND VISUAL RESOURCES			
Impact 3.1-1: Project implementation would not conflict with an applicable zoning or other regulation governing scenic quality within an urbanized area and would not result in substantial adverse effects on scenic vistas and resources or substantial degradation of visual character	LS	*None required.*	--
Impact 3.1-2: Project implementation would not substantially damage scenic resources within	No Impact	*None required.*	--

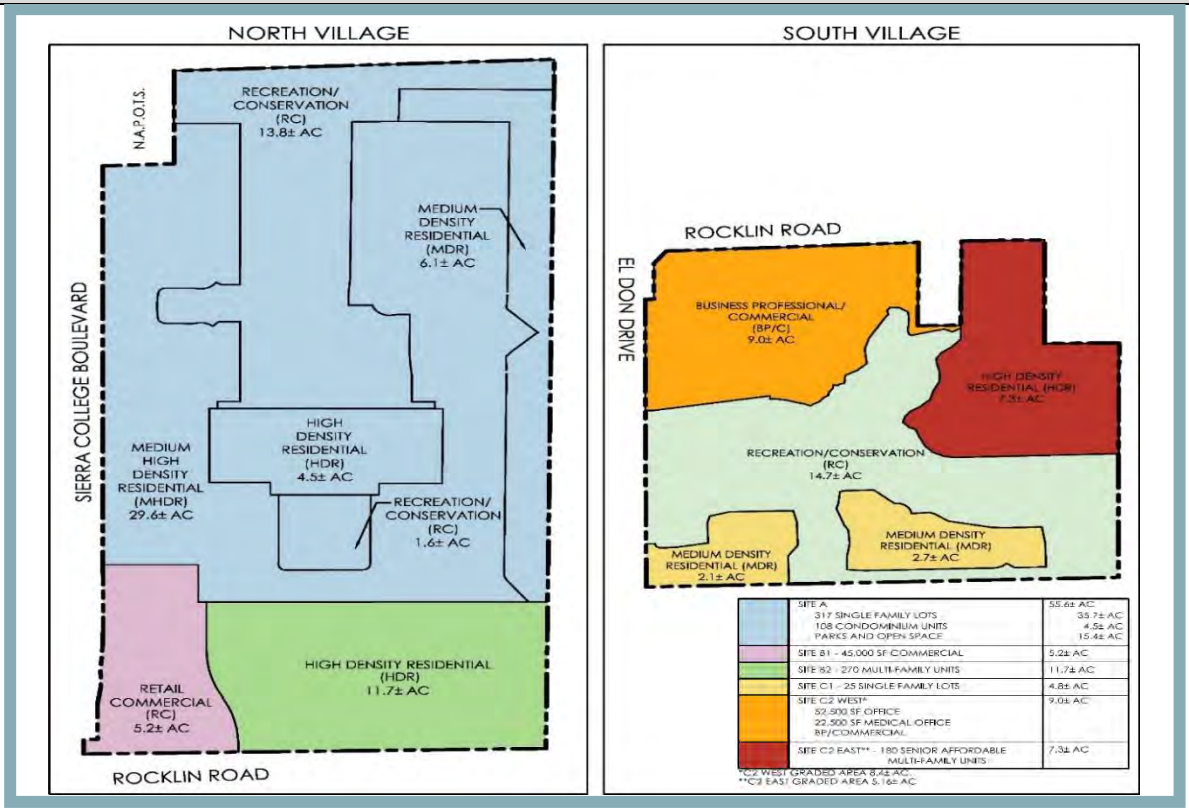
ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
a State Scenic Highway			
Impact 3.1-3: Project implementation may result in light and glare impacts	LS	*None required.*	--
AGRICULTURAL RESOURCES			
Impact 3.2-1: The proposed Project would not convert important farmlands to non-agricultural land uses and would not conflict with lands zoned for agricultural uses	LS	*None required.*	--
Impact 3.2-2: Project implementation would not conflict with existing zoning for agricultural use, or a Williamson Act Contract	No Impact	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.2-3: Project implementation would not conflict with existing zoning, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production.	No Impact	*None required.*	--
Impact 3.2-4: Project implementation would not result in the loss of forest land or conversion of forest land to non-forest use.	No Impact	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
3.2-5: The project is not adjacent to agricultural operations and development of the Project Area would not result in other changes in the existing environment that would lead to the abandonment of agricultural operations and conversion of farmland or forest land to non-agricultural or forest land use.	No Impact	*None required.*	--
AIR QUALITY			
Impact 3.3-1: Proposed Project operation would expose sensitive receptors to substantial pollutant concentrations or result in a cumulatively considerable net	PS	***Mitigation Measure 3.3-1****: Prior to Design Review approval, the Project applicant shall include the following features (or features determined by the City of Rocklin to be equally or more effective at reducing emissions) in finished buildings. These features shall be conditions of building permits:* • *For each single-family residential unit, install a listed raceway, associated overcurrent protective device and the balance of a dedicated 208/240-volt branch circuit at 40 amperes (amp) minimum. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or unit subpanel and shall terminate into a listed cabinet, box, or other enclosure near the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. The service panel and/or subpanel shall provide capacity for a 40-amp minimum dedicated branch circuit. All electrical circuit components and Electric Vehicle Service Equipment (EVSE), including a receptacle or box with a blank cover, related to this section shall be installed in accordance with the California Electrical Code.*	SU

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
increase of any criteria pollutant for which the Project region is in nonattainment under an applicable federal or state ambient air quality standard.		• *Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices.* • *Non-residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices.* • *Non-residential land uses with 20 or more on-site parking spaces shall dedicate preferential parking spaces to vehicles with more than one occupant and ZEVs (including battery electric vehicles and hydrogen fuel cell vehicles), as applicable. The number of dedicated spaces should be no less than two spaces or 5 percent of the total parking spaces on the individual project site, whichever is greater. These dedicated spaces shall be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of structures or trees. These spaces shall be clearly marked with signs and pavement markings.* • *Multi-family residential buildings of three stories or fewer shall be designed to achieve a 15 percent reduction in energy use compared to a standard 2019 Title 24 code-compliant building. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential modeling software.* • *Commercial buildings (including multi-family residential buildings four stories or higher) shall be designed to achieve a 10 percent or greater reduction in energy use compared to a standard 2019 Title 24 code-compliant building. Alternatively, this could be met by installing on-site renewable energy systems that achieve equivalent reductions in building energy use.* • *All project buildings shall be designed to include Cool Roofs in accordance with the requirements set forth in the 2019 California Green Building Energy Code.* • *Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each side of the building and one receptacle every 100 linear feet around the perimeter of the building.* ***Mitigation Measure 3.3-2*** *(a)* ***Overall Obligation of College Park Project****. The collective present and future applicants for the development approvals within the overall College Park Project shall together be required to ensure that ROG emissions for the overall College Park Project do not exceed the 55 pounds per day threshold, on a collective basis, as adopted by the Placer County Air Pollution Control District (PCAPCD). The overall amount to be reduced for the entire College Park Project is 22.3 pounds per day assuming a current Project emission calculation of 77.3 pounds per day of ROG.* *(b)* ***Individual Emission Reduction Plans.***	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		i. Obligations of Each "Site" Within Overall Project. The obligation to reduce the overall ROG emissions of the College Park Project by 22.3 pounds per day may be achieved over time and incrementally in connection the City's approvals of discrete phases of development that are consistent with, and reflect, differing ownership interests within the overall Project area at the time of overall Project approval. These phases are depicted and described in the Figure and Table below, and consist of Sites A, B1, B2, C1, C2 West, and C2 East. Based on the respective levels of development being approved within these respective Sites, each Site's proportional share of required overall reduction of 22.3 pounds per day is set forth in the Table. *ii. Process for Approval of Individual Emission Reduction Plans. Each applicant for development approvals for each Site, or part of a Site, shall propose an Emission Reduction Plan that would achieve the entire Site's proportional share of the overall required reduction of 22.3 pounds per day, consistent with the percentages shown in the Table. City approval of the Emission Reduction Plan for a Site shall be required prior to City approval of the first grading permit for any property within the Site. Each individual Emission Reduction Plan shall be approved, with modifications if deemed necessary, by the City's Community Development Director in consultation with PCAPCD and/or a specialist Air Quality consultant retained by the Director at the applicant's expense.*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
			

Proportional Share of Required ROG Reduction per Site		
Site	Required ROG Reduction (lbs./day)	Percentage Contribution (%)
A	4.8614	21.8%
B1	5.2182	23.4%
B2	1.9401	8.7%
C1	0.3122	1.4%

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE

C2 East	1.2934	5.8%
C2 West	8.6747	38.9%
Total	22.3	100.0%

iii. Appeals of Emission Reduction Plans to Planning Commission and City Council. After the Community Development Director has approved an Emission Reduction Plan, the document shall be posted in a prominent place on the City's website, along with notice to the public that any interested party may file, within 10 days of such approval, a written appeal of the Community Development Director's approval to the City Planning Commission. The Emission Reduction Plan approval and notice of the right to appeal shall be included within that portion of the City's website devoted to activities of the Community Development Department (https://www.rocklin.ca.us/community-development). Upon the timely filing of such an appeal, the Planning Commission shall promptly schedule and hold a duly-noticed public hearing on the adequacy of the Emission Reduction Plan. Any decision of the Planning Commission approving, conditioning, or denying an Emission Reduction Plan may be appealed to the City Council within 10 days of the Planning Commission decision. Upon appeal, the City Council shall promptly schedule and hold a duly noticed public hearing on the adequacy of the Emission Reduction Plan. The decision of the City Council shall be final, but may include directives to the Community Development Director regarding changes to be made to the Emission Reduction Plan if deemed necessary.

iv. Possible Adjustments to Mandatory Emissions Reductions. The level of proportionate ROG reductions required for the Emission Reduction Plan for a particular Site may be adjusted downward or upward if the applicant seeking development approvals for a Site is proposing a greater or lesser amount of development than was assumed in the EIR. Any such adjustments, however, shall be supported by rigorous technical analysis and/or other substantial evidence deemed sufficient by the Community Development Director. Adjustments may also be made in response to an evidentiary showing, based on substantial evidence persuasive to the Community Development Director, that the calculations of overall required ROG reductions used in the EIR (i.e., 22.3 pounds per day for the entire College Park Project and the respective per-Site proportional shares identified in Table) are no longer accurate, or no longer represent the best available information, in light of improved ROG emissions modeling methodologies and/or improved energy conservation technologies, more stringent building codes, cleaner electricity sources, or other relevant factors.

v. Flexibility to Consider Improving Technologies. Due to ever-changing technologies, any other quantifiable ROG reduction measures shall be allowed under this measure, subject to the approval by the City Community Development Director in consultation with the PCAPCD and/or a specialist Air Quality consultant retained by the Director at the applicant's expense.

vi. Requirements for ROG Offsets or Mitigation Credits. As an alternative to and/or in conjunction with list of potential ROG emissions mitigation strategies, an applicant for development approvals within a Site may include within its Emission Reduction Plan, measures that contribute to an off-site ROG emissions reduction program or involve the

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		payment of ROG offset fees. Any ROG offsets or ROG -mitigation credits included within an Emission Reduction Plan must be real, quantifiable, permanent, verifiable, enforceable, and shall not include offsets originating outside the overall Sacramento Valley Air Basin. *vii. Geographic Considerations Applicable to ROG Offsets and Mitigation Credits. PCAPCD and the California Air Resources Board (CARB) recommend that lead agencies prioritize direct investments in emission reductions near a project site to provide potential local air quality and economic co-benefits. Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public-school buses, and investing in local urban forests. These recommendations by CARB and PCAPCD are not binding on the City, however, in that local ROG offsets or credits, due to supply limitations, may be unavailable and, if available, may be substantially more expensive than other options that would be equally effective in reducing ROG emissions. For this reason, the City will require local offsets only where they are "feasible" as defined in this measure. "Feasibility" in this context focuses in large part on the overall cost of a proposed offset package. The City anticipates that, in general, local offsets with substantial co-benefits may be substantially more expensive than ROG offsets available regionally or within the overall Sacramento Valley Air Basin. Where the City's Community Development Director determines that a package of purely local offsets would be prohibitively expensive because the package would either (i) substantially increase the cost of housing or services, (ii) substantially undermine or thwart the goal, purpose, or objectives of a particular project, or (iii) render the development of a Site economically infeasible within the meaning of CEQA case law such as Uphold Our Heritage v. Town of Woodside (2007) 147 Cal.App.4th 587, 598-601, the Community Development Director may approve an Emission Reduction Plan that also includes offsets that are available on a regional or within the overall Sacramento Valley Air Basin basis. The overall goal of adding such non-local offsets to Emission Reduction Plan would be to reduce the overall cost of the mitigation package so that it is no longer prohibitively expensive. Similarly, "feasibility" will also be a function of the availability of local offsets. Where local offsets simply are not available, the applicant for an Emission Reduction Plan would have no choice but to include within the proposed offset package within the Emission Reduction Plan offsets available on a regional or within the overall Sacramento Valley Air Basin basis.* *~~The Project applicant shall implement one of the following off-site mitigation measures prior to issuance of certificates of occupancy for each building constructed on-site, as required (based on the level of exceedance of ROG above the PCAPCD's threshold):~~* • *~~Establish mitigation off-site within the portion of Placer County that is within the SVAB by participating in an off-site mitigation program, coordinated through PCAPCD. Examples include, but are not limited to retrofitting,~~*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		~~*repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on-road haulers); or other programs that the project proponent may propose to reduce emissions.*~~ • ~~*Participate in PCAPCD's Off-site Mitigation Program by paying the equivalent amount of fees for the project's contribution of ROG that exceeds the operational threshold of 55 lbs/day. The applicable fee rates changes over time. The actual amount to be paid shall be determined, and satisfied per current CARB guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).*~~	
Impact 3.3-2: Proposed Project construction would not expose sensitive receptors to substantial pollutant concentrations or result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in nonattainment under an applicable federal or state ambient air quality standard.	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.3-3: The proposed Project has the potential to result in other emissions (such as those leading to odors) affecting a substantial number of people.	PS	***Mitigation Measure 3.3-3:*** *To control emissions of criteria air pollutants during construction, the project proponent/operator and/or its contractor(s) will implement the following measures during construction of the proposed residential units, subject to verification by the County:* • *Maintain all construction equipment properly according to manufacturer's specifications.* • *Fuel all off-road and portable diesel-powered equipment with CARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).* • *Comply with the State On-Road Regulation by using on-road heavy-duty trucks that meet the CARB's Tier 3 standard for on-road heavy-duty diesel engines.* • *All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the 5-minute idling limit.* • *Diesel idling within 1,000 feet of sensitive receptors is not permitted.* • *Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.* • *Use Electrified equipment when feasible.* • *Substitute gasoline-powered in place of diesel-powered equipment, where feasible.* • *Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.* • *Require contractors to repower equipment with the cleanest engines available.* • *Require construction equipment use installed California Verified Diesel Emission Control Strategies. These strategies are listed at: http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm* • *Reduce the amount of the disturbed area where possible.* • *Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency is required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.* • *All dirt stock-pile areas should be sprayed daily as needed.*	LS
Impact 3.3-4: The proposed Project has the	PS	*Implement* ***Mitigation Measures 3.3-1 and 3.3-2.***	SU

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
potential to conflict with or obstruct implementation of the applicable air quality plan.			
Impact 3.3-5: The proposed Project has the potential to cause substantial adverse effects on human beings, either directly or indirectly.	PS	*Implement* ***Mitigation Measures 3.3-1 through 3.3-3.***	SU
BIOLOGICAL RESOURCES			
Impact 3.4-1: The proposed Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a	PS	***Mitigation Measure 3.4-1:*** *Prior to any ground-disturbing or vegetation-removal activities that would affect VELB, or VELB habitat, the project applicant shall conduct comprehensive VELB surveys in areas proposed for impact no more than three years prior to commencement of construction. If construction commences prior to October 2023, these surveys will not be required. Surveys shall be conducted in accordance with the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (USFWS 2017), or the most recent USFWS VELB guidance at the time. If VELB are located prior to construction, then:* 1. *All occupied elderberry shrubs (which are defined for the purposes of this section as those with stems greater than 1 inch in diameter at ground level) shall be avoided completely during Project construction with a buffer of at least 20 feet, except as permitted under paragraph 2 below, and the following avoidance and minimization measures during construction [as outlined in the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (USFWS 2017) shall be implemented for all work within 165 feet of a shrub:* • *All areas to be avoided during construction activities will be fenced and/or flagged as close to construction limits as feasible.* • *Activities that could damage or kill an elderberry shrub (e.g., trenching, paving, etc.) shall receive an avoidance area of at least 20 feet from the drip-line.*	LS

Environmental Impact	*Level of Significance Without Mitigation*	*Mitigation Measure*	*Resulting Level of Significance*
community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS – Invertebrates.		• *A qualified biologist will provide training for all contractors, work crews, and any onsite personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for noncompliance.* • *A qualified biologist will monitor the work area at project appropriate intervals to assure that all avoidance and minimization measures are implemented.* • *As much as feasible, all activities within 165 feet of an elderberry shrub will be conducted between August and February.* • *Elderberry shrubs will not be trimmed.* • *Herbicides will not be used within the drip-line of the shrub. Insecticides will not be used within 100 feet of an elderberry shrub.* • *Mechanical weed removal within the drip-line of the shrub will be limited to the season when adults are not active (August - February) and will avoid damaging the elderberry.* 2. *If an elderberry shrub occupied with VELB must be removed to accommodate construction because surveys conducted in October 2023 or later find VELB in areas within the development footprint of the College Park Project as approved, the applicant shall notify the City and consult with USFWS. At a minimum, the removal of elderberry shrubs found to be occupied with VELB shall be mitigated through the purchase of one (1) VELB mitigation credit from an agency-approved mitigation bank for each occupied shrub removed or through the planting of five (5) elderberry seedlings and five (5) native California trees or shrubs at a USFWS-approved location for each shrub removed. If the latter option is selected then the seedlings and associated natives shall achieve an 80% survival rate measured at the end of a five (5) year monitoring period.* ***Mitigation Measure 3.4-2:*** *Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT shall include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Porter-Cologne Act and Waste Discharge Requirements, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife, location of any avoidance areas; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT shall also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers shall sign a form stating that they attended the training, understand the information*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		presented, and shall comply with the regulations discussed. Workers shall be shown designated "avoidance areas" during the WEAT training; worker access shall be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful.	
Impact 3.4-2: The proposed Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in	PS	*Implement* ***Mitigation Measure 3.4-2.*** ***Mitigation Measure 3.4-3:*** *A western pond turtle survey shall be conducted in all areas within 150 feet of the main (east-west) perennial creek in the South Village Study Area within 48 hours prior to construction in that area. If no western pond turtles or nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to ~~suitable~~ habitat of equivalent or greater value (e.g., riparian wetlands or riparian woodlands) outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
local or regional plans, policies, regulations, or by the CDFW or USFWS - Reptile and Amphibian.			
Impact 3.4-3: The proposed Project would not, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or	--	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS - Fish			
Impact 3.4-4: The proposed Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate,	PS	*Implement* ***Mitigation Measure 3.4-2*** ***Mitigation Measure 3.4-4:*** *The following preconstruction nest survey requirements apply if construction activities take place during the typical bird breeding/nesting season (typically February 1 through September 1):* • *A targeted Swainson's hawk nest survey shall be conducted throughout the Project ~~area~~ Area and all accessible areas within a ¼ mile radius of the proposed construction area no more than 14 days prior to construction activities. If active Swainson's hawk nests are found within ¼ mile of a construction area, construction shall cease within ¼ mile of the nest until a qualified biologist (Project Biologist) determines that the young have fledged or it is determined that the nesting attempt has failed. ~~If the applicant desires to work within ¼ mile of the nest, the applicant shall consult with CDFW and the City to determine if the nest buffer can be reduced. The Project applicant, the Project biologist, the City, and CDFW shall collectively determine the nest avoidance buffer, and what (if any) nest monitoring is necessary.~~ The ¼-mile buffer may be reduced if a smaller sufficiently protective buffer is proposed by the Project Biologist and approved by the City in consultation with CDFW after taking into consideration the natural history of the Swainson's hawk, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether there are visual or acoustic barriers between the proposed activity and the nest), and what (if any) nest monitoring is proposed.* • *A pre-construction nesting bird survey shall be conducted by the Project Biologist throughout the Project area and all accessible areas within a 500-foot radius of proposed construction areas, no more than 14 days prior to the initiation of construction. If there is a break in construction activity of more than 14 days, then subsequent surveys shall be conducted.* • *If active raptor, California black rail nest, or a tricolored blackbird nesting colony are found, no construction activities shall take place within 500 feet of the nest/colony until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced if a smaller sufficiently protective buffer is proposed by the Project Biologist and approved by the City (and CDFW if it is a California black rail nest or tricolored blackbird nesting colony) after taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, and nest concealment (~~are~~ i.e. whether there are visual or acoustic barriers between the proposed activity and the nest). The Project Biologist can visit the nest as needed to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season.*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS – Birds.		• *A report summarizing the survey(s), shall be provided to the City within 14 days of the completed survey and is valid for one construction season or until there is a gap in construction activity of 14 days or more. If no nests are found, no further mitigation is required.* • *Should construction activities cause a nesting bird do any of the following in a way that would be considered a result of construction activities: (1) vocalize, (2) make defensive flights at intruders, (3) get up from a brooding position, or (4) fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by the Project Biologist in consultation with the City. Construction activities may only resume within the buffer zone after a follow-up survey by the Project Biologist has been conducted and a report has been prepared indicating that the nest (or nests) are no longer active, and that no new nests have been identified.* ***Mitigation Measure 3.4-5:*** *The following mitigation shall be implemented to address the loss of suitable foraging habitat for Swainson's hawks:* • *1.0 acre of suitable foraging habitat shall be protected for each acre of highly suitable foraging habitat impacted. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the City.* • *0.5 acre of suitable foraging habitat shall be protected for each acre of marginally suitable foraging habitat impacted. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the City.* *The final determination of whether the foraging habitat is "highly suitable" or "marginally suitable" shall be made by the Project Biologist in consultation with the City of Rocklin. Generally, grasslands, croplands, and other low-lying vegetation is highly suitable foraging habitat. Orchard, vineyard, and woodland are generally unsuitable foraging habitat. Marginally suitable would require some level of low-lying vegetation available with an abundance of prey species. Based on these ratios and the current development plan, a total of 54.15 acres of Swainson's hawk foraging habitat shall be protected to compensate for impacts within the Study Area.*	
Impact 3.4-5: The proposed Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to	PS	*Implement* ***Mitigation Measure 3.4-2****.* ***Mitigation Measure 3.4-6:*** *Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree or building removal that will occur during the breeding season (April through August). If preconstruction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusion shall be conducted as recommended by the qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by the qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Once the bats have been excluded from buildings or allowed to fly off from trees and roost elsewhere, the building or tree removal may occur.*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS – Mammals.			

Impact 3.4-6: The proposed Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS – Plants.	PS	*Implement **Mitigation Measure 3.4-2**.* ***Mitigation Measure 3.4-7:** Special-status plant surveys shall be conducted in areas proposed for impact no more than three years prior to commencement of construction. If construction commences prior to April 1, 2023, these surveys shall not be required. Surveys shall be conducted in accordance with the Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS, 2000), the Botanical Survey Guidelines of the California Native Plant Society (CNPS, 2001), and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW, 2018) or more recent protocols at that time. If no special-status plant species are found, no further mitigation would be required. If special-status plants are found and would be impacted, mitigation for those impacts shall be determined during consultation with the City. If the plant found is a perennial such as Sanford's arrowhead or big-scale balsamroot, then mitigation shall consist of digging up the plant and transplanting into a suitable avoided area on-site prior to construction. If the plant found is an annual such as dwarf downingia, ~~then~~ mitigation shall consist of collecting seed-bearing soil and spreading it into a suitable constructed wetland at a mitigation site (as placing soil into an avoided wetland on-site would be considered fill). If rare plants will be impacted, a mitigation plan will be developed and approved by the City. Mitigation for the transplantation/establishment of rare plants will result in no net loss of individual plants after a five (5) year monitoring period. The two species most likely to be present in the vicinity are dwarf downingia and Sanford's arrowhead. These two species have been successfully relocated.*	LS
Impact 3.4-7: The proposed Project would have substantial	PS	***Mitigation Measure 3.4-8**: The following measures shall be implemented to address the loss of aquatic resources:* *1. The Project applicant shall apply for a Section 404 permit from the U.S. Army Corps of Engineers for impacts to aquatic resources verified by the USACE as subject to their jurisdiction. Waters of the U.S. that will be impacted shall be replaced*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
adverse effects on federally- or state-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.		*or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.* *2. The Project applicant shall apply for a Section 401 water quality certification or WDR, as appropriate, from the RWQCB, and adhere to the conditions.* *3. For project applications with impacts to drainages or riparian vegetation, the Project applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. Impacts will be outlined in the application and are expected to be substantially similar to the impacts to biological resources outlined in this document. Information regarding Project-specific drainage and hydrology changes resulting from Project implementation will be provided as well as a description of storm water treatment methods. Minimization and avoidance measures will be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs. Mitigation will result in "no-net-loss" of riparian woodland and may include restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to CDFW.*	
Impact 3.4-8: The proposed Project has the potential to have substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.	PS	*Implement* ***Mitigation Measures 3.4-1 through 3.4-8.***	LS
Impact 3.4-9: The proposed Project would not interfere substantially	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
with the movement of native fish or wildlife species or with established wildlife corridors, or impede the use of native wildlife nursery sites			
Impact 3.4-10: The proposed Project has the potential to conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	PS	***Mitigation Measure 3.4-9:*** *The Project applicant shall comply with the City's Oak Tree Preservation Ordinance, either through the payment of mitigation fees into the Rocklin Oak Tree Preservation Fund or through land dedication or off-site replacement (See Rocklin Municipal Code Section 17.77.080.B.4)~~or provide an alternative way to address the loss of native oaks on-site (such as the College Park Oak Tree Mitigation Plan)~~. The applicant's selected method~~strategy~~ shall be subject to review and approval by the City, and the City shall have ultimate discretion to determine what mitigation shall be required prior to permit approval.* *~~If the applicant utilizes the Oak Tree Preservation Ordinance t~~To address the loss of native oaks on-site using land dedication, the Project applicant ~~following~~ shall meet the following requirements~~occur~~:* • *The Project applicant shall prepare a mitigation plan specific to the Project, hereafter referred to as the College Park Oak Tree Mitigation Plan.* • *The College Park Oak Tree ~~m~~Mitigation ~~p~~Plan shall comply with the City's Oak Tree Preservation Guidelines.* • *The City shall review and approve the College Park Oak Tree Mitigation Plan.* • *The Project applicant shall apply for a Tree Preservation Plan Permit, as required by the City Oak Tree Preservation Ordinance.* • *A bond or other security instrument in a form approved by the City Attorney in the minimum amount of $10,000 (or greater as deemed necessary by the approving body) shall be posted and maintained to insure the preservation of the trees during construction. The security shall be posted prior to any grading or movement of heavy equipment onto the site or issuance of a permit. Any violation of any term or condition of the tree preservation plan permit or these Guidelines may result in forfeiture of all or a portion of the bond. Other violation penalties are contained in the Oak Tree Preservation Ordinance.* • *The developer shall be required to fence the trees to be preserved during construction. The Tree Preservation Ordinance requires fencing and signage to be installed by the developer around trees which could be damaged during construction. The sign shall be a minimum of two feet by two feet in size and shall state the bond amount which protects the tree and*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		that damage will result in forfeiture of all or part of the bond. Fencing shall be located three feet outside the dripline of the tree, shall be no less than four feet high, and shall be installed prior to any grading on the site. City staff shall verify installation of the fencing. It is the responsibility of the property owner and workers on the site to assure that the fence remains in its proper location and at its proper height during construction. ~~*If the applicant utilizes an alternative way to address the loss of native oaks on-site (such as the College Park Oak Tree Mitigation Plan) to address the loss of native oaks on-site, the following shall occur:*~~ • ~~*The Project applicant shall prepare the Oak Tree Mitigation Plan;*~~ • ~~*The City shall review and approve the Oak Tree Mitigation Plan;*~~ • *The Project applicant shall implement the College Park Oak Tree Mitigation Plan prior to any removal of protected oak trees., The Mitigation Plan shall include preparation of protective measures for on-site trees to be preserved (i.e., fencing and signage installation around trees which could be damaged during construction), and if land dedication is the method selected by the Project applicant and approved by the City, a long-term management plan for the proposed oak conservation area~~, and~~ providing for the protection of the native oak habitat in perpetuity through the use of a real estate instrument (such as a deed restriction or conservation easement that runs with the land). A funding mechanism shall be in place to implement the management plan.*	
Impact 3.4-11: The proposed Project would not result in conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	--	*None required.*	--
CULTURAL AND TRIBAL RESOURCES			

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.5-1: Project implementation would not cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5	PS~~LS~~	***Mitigation Measure 3.5-1:*** *If subsurface deposits believed to be cultural, historical, archaeological, tribal, and/or human in origin are discovered during construction and/or ground disturbance, all work must halt within a 100-foot radius of the discovery. A Native American Representative from traditionally and culturally affiliated Native American Tribes that requested consultation shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior's Professional Qualifications Standards for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until it is determined by the City, in consultation with culturally affiliated tribes, that the find is not a tribal cultural resource, or that the find is a tribal cultural resource and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. The qualified cultural resources specialist shall have the authority to modify the no-work radius as appropriate, using professional judgement.* *The following notifications and measures shall apply to potential unique archaeological resources and potential historical resources of an archaeological nature (as opposed to tribal cultural resources), depending on the nature of the find:* • *If the professional archaeologist determines that the find does not represent a cultural resource that might qualify as a unique archaeological resource or historical resource of an archaeological nature, work may resume immediately and no agency notifications are required.* • *If the professional archaeologist determines that the find does represent a cultural resource that might qualify as a unique archaeological resource or historical resource of an archaeological nature from any time period or cultural affiliation, he or she shall immediately notify the City Community Development Department (CDD) and applicable landowner. The professional archaeologist and a representative from the City CDD shall consult to determine whether any unique archaeological resources or historical resources of an archaeological nature are present, in part based on a finding of eligibility for inclusion in the NRHP or CRHR. If it is determined that unique archaeological resources or historical resources of an archaeological nature are present, the qualified archaeologist shall develop mitigation or treatment measures for consideration and approval by the City CDD. Mitigation shall be developed and implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), preservation in place may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If approved by the City CDD, such measures shall be implemented and completed prior to commencing further work for which grading or building permits were issued, unless otherwise directed by the City CDD. Avoidance or preservation of unique archaeological resources or historical resources of an archaeological nature shall not be required where such avoidance or preservation in place would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the City CDD. Where avoidance or preservation are not appropriate for these reasons, the professional archaeologist, in consultation with the City CDD, shall prepare a detailed recommended a treatment plan for consideration and approval by the City CDD, which may include data recovery. If employed, data recovery strategies for unique archaeological resources that do*	LS~~–~~

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		not also qualify as historical resources of an archaeological nature shall follow the applicable requirements and limitations set forth in Public Resources Code Section 21083.2. Data recovery will normally consist of (but would not be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim of recovering important scientific data contained within the unique archaeological resource or historical resource of an archaeological nature. The data recovery plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and State repositories, libraries, and interested professionals. If data recovery is determined by the City CDD to not be appropriate, then an equally effective treatment shall be proposed and implemented. Work may not resume within the no-work radius until the City CDD, in consultation with the professional archaeologist, determines that the site either: 1) does not contain unique archaeological resources or historical resources of an archaeological nature; or 2) that the preservation and/or treatment measures have been completed to the satisfaction of the City CDD. • *If the find includes human remains, or remains that are potentially human, the contractor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Placer County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.*	
Impact 3.5-2: Project implementation has the potential to cause a substantial adverse change to a significant tribal cultural	PS	~~***Mitigation Measure 3.5-1:*** *If subsurface deposits believed to be cultural, historical, paleontological, archaeological, tribal, and/or human in origin are discovered during construction and/or ground disturbance, all work must halt within a 100-foot radius of the discovery. A Native American Representative from traditionally and culturally affiliated Native American Tribes that requested consultation shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until it is determined by the City, in consultation with culturally affiliated tribes, that the find is not a tribal cultural resource, or that the find is a tribal cultural resource and all necessary investigation and*~~	LS

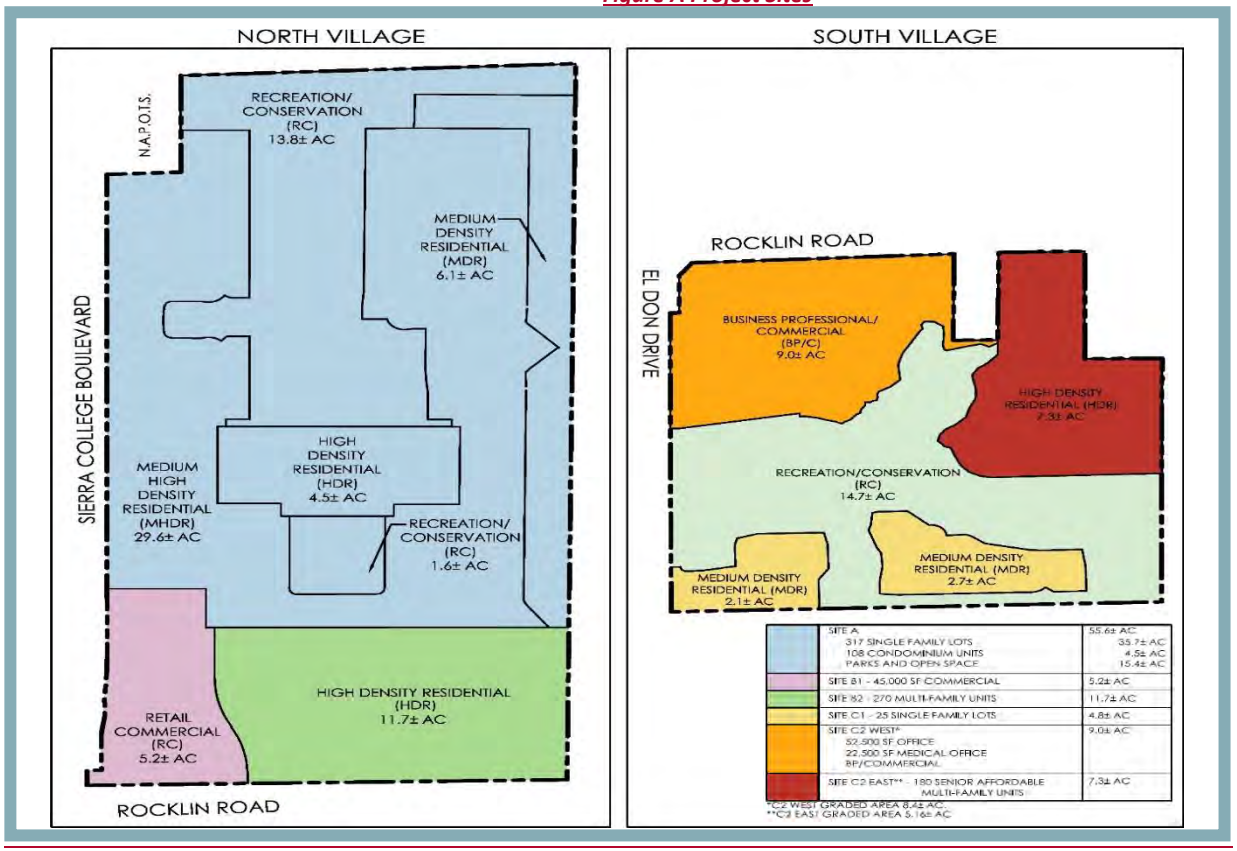
ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
resource, as defined in Public Resources Code §21074		~~*evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. The qualified cultural resources specialist shall have the authority to modify the no-work radius as appropriate, using professional judgement.*~~ ~~*The following notifications shall apply, depending on the nature of the find:*~~ • ~~*If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the permitting lead agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.*~~ • ~~*If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Placer County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.*~~ • ~~*If the find includes paleontological resources, work shall not continue at the discovery site until a qualified paleontologist evaluates the find and makes a determination regarding the significance of the resource and identifies recommendations for conservation of the resource, including preserving in place or relocating on the Project site, if feasible, or collecting the resource to the extent feasible and documenting the find with the University of California Museum of Paleontology.*~~	
Impact 3.5-3: Project implementation has the potential	PS	*Implement* ***Mitigation Measure 3.5-1.***	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5			
Impact 3.5-4: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries.	PS	*Implement* ***Mitigation Measure 3.5-1.***	LS
GEOLOGY AND SOILS			
Impact 3.6-1: The proposed Project may cause potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic	PS	***Mitigation Measure 3.6-1:*** *Prior to issuance of a grading permit or building permit for each phase of the Project, the project applicant shall submit to the City of Rocklin Community Development Departments Building, and Engineering Divisions, grading and improvement plans that incorporate all recommendations from the Geotechnical Engineering Report Rocklin College Square (WKA No. 10958.02) prepared by Wallace-Kuhl & Associates (dated June 23, 2016) (see Appendix E) for review and approval. The recommendations included in the Geotechnical Engineering Report relate to the following topics:* • *Grading practices; and Site Clearing* • *Compaction specifications and subgrade preparation for onsite soils* • *Engineered Fill Construction Including Expansive/Unstable Fill* • *Subdrains* • *Utility Construction and Trench Backfill* • *Structural foundations and Foundation Design*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
ground shaking, seismic related ground failure, or landslides		• *Interior Floor Slab Support* • *Floor Slab Moisture Penetration Resistance* • *Exterior Flatwork (Non-Pavement Areas)* • *Retaining Walls* • *Surface Drainage* • *Corrosive soils* • *Pavement Design* • *Geotechnical Engineering Observation and Testing During Construction*	
Impact 3.6-2: Implementation and construction of the proposed Project may result in substantial soil erosion or the loss of topsoil	PS	*Implement **Mitigation Measure 3.9-1.*** *Implement **Mitigation Measure 3.9-3.***	LS
Impact 3.6-3: The proposed Project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project implementation, and potentially result in landslide, lateral spreading,	PS	*Implement **Mitigation Measure 3.6-1.*** ***Mitigation Measure 3.6-2**: Prior to issuance of a grading permit for each phase of the Project, the Project applicant shall submit to the City of Rocklin Community Development Departments Building, and Engineering Divisions, for review and approval, a Soil Corrosion Analysis prepared by a state registered professional Corrosion Engineer. Any recommendations determined to be required by the Soil Corrosion Analysis shall be incorporated into the Project design plans and specifications, including grading and foundation plans, for approval by the Building, and Engineering Divisions.*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
subsidence, liquefaction or collapse.			
Impact 3.6-4: Potential for expansive soils to create substantial risks to life or property.	PS	*Implement* ***Mitigation Measure 3.6-1 and 3.6-2***	LS
Impact 3.6-5: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water	No Impact	*None required.*	--
Impact 3.6-6: The proposed Project has the potential to directly or indirectly destroy a unique geological feature or	PS	~~*Implement* ***Mitigation Measure 3.5-1***~~ ***Mitigation Measure 3.6-3:*** *If subsurface deposits believed to be paleontological in origin are discovered during construction and/or ground disturbance, all work must halt within a 100-foot radius of the discovery. Work shall not continue at the discovery site until a qualified paleontologist evaluates the find to determine whether it includes or constitutes a unique paleontological resource and, if it is, formulates mitigation recommendations for consideration and approval by the City Department of Community Development. A unique paleontological resource means a paleontological resource about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one of the two following criteria: (1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or (2) has a special and particular quality such as being the oldest of its type or the best available example of its*	LS

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
paleontological resource.		*type. Mitigation options shall include preserving the resource in place or recovering data and creating documentation for transmission to the University of California Museum of Paleontology, the Sierra College Natural History Museum, or another institution of higher education with an established paleontological department or program. Avoidance or preservation in place of unique paleontological resources shall not be required where such avoidance or preservation would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the City CDD.*	
GREENHOUSE GASES, CLIMATE CHANGE AND ENERGY			
Impact 3.7-1: Project implementation would generate GHGs, either directly or indirectly, that would have a significant effect on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.	PS	***Mitigation Measure 3.7-1**:* *(a) **Overall Obligation of College Park Project**. The collective present and future applicants for the development approvals within the overall College Park Project shall together be required to ensure that GHG emissions for the overall College Park Project do not exceed the bright- line significance threshold of 10,000 MTCO2e for a single year, as adopted by the Placer County Air Pollution Control District (PCAPCD). The overall amount to be reduced for the entire College Park Project is 1,763.7 MTCO2e/year. The required reductions can be achieved through a combination of on-site mitigation strategies, off-site GHG emissions reduction strategies, and/or the use of GHG offset or GHG mitigation credits.* *(b) **Overall Obligation of College Park Project**. The collective present and future applicants for the development approvals within the overall College Park Project shall together be required to ensure that GHG emissions for the overall College Park Project do not exceed the bright- line significance threshold of 10,000 MTCO2e for a single year, as adopted by the Placer County Air Pollution Control District (PCAPCD). The overall amount to be reduced for the entire College Park Project is 1,763.7 MTCO2e/year. The required reductions can be achieved through a combination of on-site mitigation strategies, off-site GHG emissions reduction strategies, and/or the use of GHG offset or GHG mitigation credits.* ***(c) Individual Greenhouse Gas Reduction Plans (GGRPs).*** *i. Obligations of Each "Site" Within Overall Project. The obligation to reduce the overall GHG emissions of the College Park Project by 1,763.7 MTCO2e/year may be achieved over time and incrementally in connection the City's approvals of discrete phases of development that are consistent with, and reflect, differing ownership interests within the overall Project area at the time of overall Project approval. These phases are depicted and described in Figure A and Table A below, and consist of Sites A, B1, B2, C1, C2 West, and C2 East. Based on the respective levels of development being approved within these respective Sites, each Site's proportional share of required overall reduction of 1,763.7 MTCO2e/year is set forth in Table A.* *ii. Process for Approval of Individual GGRPs. Each applicant for development approvals for each Site, or part of a Site, shall propose a Greenhouse Gas Reduction Plan (GGRP) that would achieve the entire Site's proportional share of the overall required reduction of 1,763.7 MTCO2e/year, consistent with the percentages shown in Table A. City approval of the GGRP for a Site shall be required prior to City approval of the first grading permit for any property within the Site. Each individual GGRP shall be approved, with modifications if deemed necessary, by the City's*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Community Development Director in consultation with PCAPCD and/or a specialist GHG consultant retained by the Director at the applicant's expense. ***Figure A Project Sites***  ***Table A*** ***Proportional Share of Required GHG Reduction per Site***	

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE

Site	Required GHG Reduction (MTCO2e/yr)	Percentage Contribution (%)
A	384.7	21.8
B1	411.9	23.4
B2	153.0	8.7
C1	25.5	1.4
C2 East	102.1	5.8
C2 West	686.5	38.9
Total	**1,763.7**	**100.0**

iii. Appeals of GGRPs to Planning Commission and City Council. After the Community Development Director has approved a GGRP, the document shall be posted in a prominent place on the City's website, along with notice to the public that any interested party may file, within 10 business days of such approval, a written appeal of the Community Development Director's approval to the City Planning Commission. The GGRP approval and notice of the right to appeal shall be included within that portion of the City's website devoted to activities of the Community Development Department (https://www.rocklin.ca.us/community-development). Upon the timely filing of such an appeal, the Planning Commission shall promptly schedule and hold a duly-noticed public hearing on the adequacy of the GGRP. Any decision of the Planning Commission approving, conditioning, or denying a GGRP may be appealed to the City Council within 10 days of the Planning Commission decision. Upon appeal, the City Council shall promptly schedule and hold a duly noticed public hearing on the adequacy of the GGRP. The decision of the City Council shall be final, but may include directives to the Community Development Director regarding changes to be made to the GGRP if deemed necessary.

iv. Possible Adjustments to Mandatory Emissions Reductions. The level of proportionate GHG reductions required for the GGRP for a particular Site may be adjusted downward or upward if the applicant seeking development approvals for a Site is proposing a greater or lesser amount of development than was assumed in the EIR. Any such adjustments, however, shall be supported by rigorous technical analysis and/or other substantial evidence deemed sufficient by the Community Development Director. Adjustments may also be made in response to an evidentiary showing, based on substantial evidence persuasive to the Community Development Director, that the calculations of overall required GHG reductions used in the EIR (i.e., 1,763.7 MTCO2e/year for the entire College Park Project and the respective per-Site proportional shares identified in Table A) are no longer accurate, or no longer represent the best available information, in light of improved GHG emissions modeling methodologies and/or improved energy conservation technologies, more stringent building codes, cleaner electricity sources, or other relevant factors.

v. Possible Strategies for Achieving Mandatory Reductions. The following is a non- exhaustive list of potential GHG mitigation strategies that could be implemented by individual Site applicants in their GGRPs in order to reduce the

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Sites' proportional shares of the overall requirement that the College Park Project's GHG emissions, as calculated in the EIR, be reduced by 1,763.7 MTCO2e/year: • *Implement cool roofs on project buildings.* • *Provide electric vehicle (EV) charging stations. Annual GHG emissions would be reduced at a rate of approximately 7.22 MTCO2e/year per EV charging space. For example, the provision of 85 EV charging stations would result in an annual reduction of GHG emissions of approximately 613.89 MTCO2e/year.* • *Encourage telecommuting and alternative work schedules. The measure, identified by California Air Pollution Control Officers' Association (CAPCOA) measure TRT-6, is shown to result in a 0.07 to 5.5 percent reduction in mobile- sourced GHG emissions. For the overall College Park Project, the measure could result in GHG emission reductions ranging from approximately 6.65 to 522.34 MTCO2e/year.* • *Provide a bus rapid transit system. The measure, identified by CAPCOA measure TST-1, is shown to result in a 0.02 to 3.2 percent reduction in mobile- sourced GHG emissions.* • *Require that all residential units be constructed to use electric appliances exclusively, including water heaters.* • *Except for commercial retail uses, design and orient a minimum of seventy-five percent (75%) of the Site's total non-residential building footprint such that one axis of the building is at least one-and-one-half (1.5) times longer than the other, and the other axis is within fifteen (15) degrees of geographical east-west.* • *Require that one-hundred percent (100%) of non-residential roof area be constructed with either vegetated ('green') roof, or roofing materials with a high solar reflectance value, or a combination of both, provided that nothing in this subsection shall limit the use of roof area for renewable energy generation systems, such as solar thermal collectors or photovoltaics.* • *Pre-plumb residential structures so that future homeowners or residents can elect to purchase and install electric car charging equipment.* • *Provide induction stoves in new residential units.* • *Pre-plumb parking lots for multi-family, business professional/commercial, and retail/commercial land uses to allow for more electric vehicle charging facilities than are required by building codes.* • *Provide more electric vehicle charging facilities within parking lots for multi- family, business professional/commercial, and retail/commercial land uses than are required by building codes.* • *Measures identified by CAPCOA in Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures or updates to this document as may occur from time to time.* • *Applicable measures identified in guidance from the PCAPCD, if any, and/or in guidance provided by CARB, other regional air districts such as the Sacramento Metropolitan Air Quality Management District, the Bay Area Air Quality Management District, the San Joaquin Valley Air Pollution Control District, and the South*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Coast Air Quality Management District, or other regulatory agencies with expertise in GHG offsets and adopted GHG reduction guidance. *vi. Flexibility to Consider Improving Technologies. Due to ever-changing technologies, any other quantifiable GHG reduction measures shall be allowed under this measure, subject to the approval by the City Community Development Director in consultation with the PCAPCD and/or a specialist GHG consultant retained by the Director at the applicant's expense.* *vii. Requirements for GHG Offsets or Mitigation Credits. As an alternative to and/or in conjunction with list of potential GHG emissions mitigation strategies set forth in paragraph (b)(v), an applicant for development approvals within a Site may include within its GGRP measures that contribute to an off-site GHG emissions reduction program or involve the payment of GHG offset fees. Any GHG offsets or GHG-mitigation credits included within a GGRP must be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). Such offsets shall be based on protocols consistent with the criteria set forth Section 95972, subdivision (a) of Title 17 of the California Code of Regulations, and shall not include offsets originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City in consultation with the PCAPCD. Such GHG offsets or GHG mitigation credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; (iii) the CAPCOA GHG Rx program; or (iv) any GHG offset or GHG mitigation program adopted the PCAPCD.* *viii. Geographic Considerations Applicable to GHG Offsets and Mitigation Credits. PCAPCD and the California Air Resources Board (CARB) recommend that lead agencies prioritize direct investments in GHG emission reductions near a project site to provide potential local air quality and economic co-benefits. Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public-school buses, and investing in local urban forests. These recommendations by CARB and PCAPCD are not binding on the City, however, in that local GHG offsets or credits, due to supply limitations, may be unavailable and, if available, may be substantially more expensive than other options that would be equally effective in reducing GHG emissions. For this reason, the City will require local offsets only where they are "feasible" as defined in this measure. "Feasibility" in this context focuses in large part on the overall cost of a proposed offset package. The City anticipates that, in general, local offsets with substantial co-benefits may be substantially more expensive than GHG offsets available regionally, statewide, or nationally. Where the City's Community Development Director determines that a package of purely local offsets would be prohibitively expensive because the package would either (i) substantially increase the cost of housing or services, (ii) substantially undermine or thwart the goal, purpose, or objectives of a particular project, or (iii) render the development of a Site economically infeasible within the meaning of CEQA case law such as Uphold Our Heritage v. Town of Woodside (2007) 147 Cal.App.4th 587, 598- 601, the Community Development Director may approve a GGRP that also includes offsets that are available*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		on a regional, statewide, or national basis, with regional or statewide offsets being generally preferred over national offsets. The overall goal of adding such non-local offsets to a GGRP would be to reduce the overall cost of the mitigation package so that it is no longer prohibitively expensive. Similarly, "feasibility" will also be a function of the availability of local offsets. Where local offsets simply are not available, the applicant for a GGRP would have no choice but to include within the proposed offset package within the GGRP offsets available on a regional, statewide, or national basis. ~~***Mitigation Measure 3.7-1**: The Project Applicant shall be required to demonstrate a reduction of GHG emissions via mitigation requirements and/or implement of an off-site GHG emissions reduction program or pay GHG offset fees to compensate for the project's emissions in excess of 10,000 $MTCO_2e$ for a single year, to reduce Project GHG emissions to below the PCAPCD's bright-line threshold of 10,000 MT CO_2e per year, after implementation of all other mitigation contained within this DEIR. This mitigation measure is consistent with guidance recommended by PCAPCD and CARB. This measure is also consistent with the State CEQA Guidelines, which recommend several options for mitigating GHG emissions. State CEQA Guidelines Section 15126.4(C)(3) states that measures to mitigate the significant effects of GHG emissions may include "off-site measures, including offsets that are not otherwise required…."*~~ ~~*The following (non-exhaustive) list of potential GHG mitigation requirements provides examples of GHG mitigation requirements that could be implemented by the Project proponents to potentially reduce Project emissions to below the PCAPCD's bright-line threshold of 10,000 MT CO_2e per year:*~~ ~~• *Implement cool roofs on project buildings.*~~ ~~• *Provide EV charging stations. Annual GHG emissions would be reduced at a rate of approximately 7.22 $MTCO_2e$/year per EV charging space. For example, the provision of 85 EV charging stations would result in an annual reduction of GHG emissions of approximately 613.89 $MTCO_2e$/year.*[1,2]~~	

~~[1] The provision of on-site EV charging stations would encourage the use of EVs and, thereby, contribute to a reduction in mobile-source GHG emissions. Based on the California Air Resources Board's (CARB's) Emission Factor (EMFAC) model's 2017 vehicle emission factors and California EV infrastructure projections, each EV charging space is known to result in a reduction of roughly 7.22 MTCO2e/yr. Pursuant to Mitigation Measure 3.3-1, 10 percent of multifamily parking spaces shall be equipped with EV charging. For the purpose of this analysis, the total number of EV charging stations was estimated to be 85 based on the assumption that one parking space would be provided per multi-family dwelling unit.~~

~~[2] National Renewable Energy Laboratory. California Plug-In Electric Vehicle Infrastructure Projections: 2017-2025 (Table C.1). 2018.~~

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		~~• Encourage telecommuting and alternative work schedules. The measure, identified by CAPCOA measure TRT-6, is shown to result in a 0.07 to 5.5 percent reduction in mobile-sourced GHG emissions.[3] For the proposed project, the measure could result in GHG emission reductions ranging from approximately 6.65 to 522.34 $MTCO_2e$/year.~~ ~~• Provide a bus rapid transit system. The measure, identified by CAPCOA measure TST-1, is shown to result in a 0.02 to 3.2 percent reduction in mobile-sourced GHG emissions.[4]~~ ~~• Due to ever-changing technologies, any other quantifiable GHG reduction measures shall be allowed under this measure, subject to the approval by the PCACPD and the City.~~ ~~As an alternative to and/or in conjunction with above list of potential GHG emissions mitigation requirements (to reduce GHG emissions to below the PCAPCD's bright-line threshold of 10,000 MT CO_2e), the Project proponents may implement an off-site GHG emissions reduction program or pay GHG offset fees to compensate for the project's emissions in excess of 10,000 $MTCO_2e$ for a single year, (after incorporation of mitigation requirements) or as determined feasible by the PCAPCD, the City of Rocklin and the Project applicant. The off-site program shall comply with approved protocols from California Air Pollution Control Officers Association's (CAPCOA) GHG Rx program or CARB's Cap & Trade Offset protocols. Alternatively, the project proponent can purchase local or California only GHG mitigation credits through the CAPCOA GHG Rx program or ARB accredited offset project registry. This condition shall be satisfied prior to building permit issuance.~~ ~~PCAPCD and CARB also recommend that lead agencies prioritize direct investments in GHG emission reductions near the project site to provide potential local air quality and economic co-benefits. Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public school buses, and investing in local urban forests. However, it is critical that any such investments in actions to reduce GHG emissions are real and quantifiable, as determined by the PCAPCD, the City of Rocklin, or a consultant selected by the City.~~ ~~Where development of a local offset is not feasible, the City of Rocklin will allow project proponents to mitigate GHG emissions through the purchase of carbon credits issued through the CAPCOA GHG Rx program or CARB accredited offset project registry. The purchase of carbon credits shall be prioritized in the following manner: offsite within the City of Rocklin, the SVAB portion of Placer County, within Placer County, or within California.~~ ~~The GHG reductions achieved through an offset or through the purchase of a carbon credit must meet the following criteria:~~	

~~[3] Ibid.~~
~~[4] Ibid.~~

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		~~• Real—They represent reductions actually achieved (not based on maximum permit levels).~~ ~~• Additional/surplus—They are not already planned or required by regulation or policy (i.e., not double counted).~~ ~~• Quantifiable—They are readily accounted for through process information and other reliable data.~~ ~~• Enforceable—They are acquired through legally binding commitments/agreements.~~ ~~• Validated—They are verified through the accurate means by a reliable third party.~~ ~~• Permanent—They will remain as GHG reductions in perpetuity.~~ ~~*The project applicant can satisfy the requirements of this measure by purchasing sufficient carbon credits through the accredited carbon credit registries, investing in a local GHG reduction project/program which complies with the approved protocol from the CAPCOA GHG Rx program or CARB's Cap-and-Trade offset protocols, or paying the calculated mitigation fee based on the carbon credit rate at the time of the recordation of the small lot final map or approval of the first building permit when a small lot map is not required. Demonstration of compliance shall be provided to the PCAPCD and the City of Rocklin and carbon offset purchases should be verified by a third party. If the mitigation fee is chosen, the fee should be calculated based on the required GHG reduction and the latest CARB Cap-and-Trade Program Auction Settlement Prices for GHG allowances at the time of building permit issuance.*~~	
Impact 3.7-2: Project implementation would not result in the inefficient, wasteful, or unnecessary use of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency	LS	*None required.*	--
HAZARDS AND HAZARDOUS MATERIALS			
Impact 3.8-1: The project may	PS	***Mitigation Measure 3.8-1****: Prior to commencement of grading, the applicant shall submit a Soil Management Plan (SMP) for review and approval by ~~Placer County Environmental Health~~ DTSC, or other appropriate agency, and the City. The SMP shall establish*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
have the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.		*management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction to reduce the potential for spills and to direct the safe handling of these materials if encountered. The Ce*ity *and ~~Placer County Environmental Health~~DTSC, or other appropriate agency, will approve the SMP prior to any earth moving.* ***Mitigation Measure 3.8-2****: Prior to bringing hazardous materials (including 55 or more gallons for liquids, 500 or more pounds for solids, and/or 200 or more cubic feet for compressed gases) onsite, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to Placer County Environmental Health Division (CUPA) for review and approval. If during the construction process the applicant or their subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).* ***Mitigation Measure 3.8-3****: Prior to approval of improvement plans for the North Village, the applicant shall develop a work plan acceptable to ~~Placer County Environmental Health~~DTSC, or other appropriate agency, and the City to remediate hazards at the site. The work plan shall address the following items:* • *The soils sampling locations AO-50 and AO-57 found in the Phase II ESA prepared by WKA (dated July 28, 2016) confirmed presence of arsenic/lead. The work plan shall ensure that any contaminated soil is treated such that it does not impact future residents of the development. This could include: Removing the impacted soil from the site by excavation followed by disposal or treatment of excavated soils; Encapsulation, by creating a barrier to prevent human contact by construction of a barrier or cap; and/or Rendering the arsenic/lead immobile or inert by in-situ stabilization to prevent migration into ground water.* • *The work plan shall ensure that any lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk contained in the buildings to be demolished are properly removed and disposed of in coordination with the ~~Placer County Environmental Health Department~~DTSC, or other appropriate agency. Removal, demolition and disposal of any of the above-mentioned chemicals shall be conducted in compliance with California and other local environmental regulations and policies.* ***Mitigation Measure 3.8-4:*** *If the final end use of the land located within the 9.0-acre portion of the South Village site designated Business Professional/Commercial (see Figure 2.0-7 in Chapter 2.0, Project Description) is determined to be residential or a mix of non-residential and residential uses, the applicant or future project proponent will be required to do the following prior to issuance of improvement plans for this area of the South Village site:* *Remove the soil over 45 feet by 55 feet to a depth of one-foot below ground surface in the area of Structure 2, as shown in the Phase II Environmental Site Assessment by Wallace-Kuhl & Associates provided in Appendix F of this DEIR. The removed soil shall be stockpiled, characterized for disposal, and transported off-site to an appropriate licensed waste disposal facility. A set of soil samples shall be collected from the excavation to confirm the removal of lead impacted soil in the area.*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Mitigation Measure 3.8-5: *If any underground septic tanks, or fuel tanks are uncovered from past site uses during construction, the project proponent shall retain an environmental professional to assist with the removal consistent with the Placer County Environmental Health Department's Underground Storage Tank Program, and Septic Abandonment Permit requirements.* ***Mitigation Measure 3.8-6:*** *Project site wells that are no longer operated shall be properly abandoned through permit by the Placer County Environmental Health Division permit. The well abandonment work shall be completed by a C-57 State licensed well contractor.* ***Mitigation Measure 3.8-7:*** *All imported materials shall be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material.* *Implement* ***Mitigation Measure 3.9-1****.*	
Impact 3.8-2: 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 create a significant hazard to the public or the environment.	LS	*None required.*	--
Impact 3.8-3: The project has the potential to emit hazardous emissions or handle hazardous or	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.			
Impact 3.8-4: The project has the potential to result in a safety hazard for people residing or working in the Project Area due to proximity to a private airstrip or public airport.	No Impact	*None required.*	--
Impact 3.8-5: The project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.8-6: The project has the potential to expose people or structures to a risk of loss, injury or death from wildland fires	LS	*None required.*	--
HYDROLOGY AND WATER QUALITY			
Impact 3.9-1: The proposed Project has the potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	PS	~~***Mitigation Measure 3.9-1:*** *Prior to any site disturbance, the Project applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the Project Area. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Rocklin and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.~~ ***Mitigation Measure 3.9-~~2~~1:*** *The Project applicant shall demonstrate compliance, through its grading plans, erosion control plan, and ~~SWWP~~SWPPP, with all requirements of the City's Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the Code) and the Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the Code), which regulate stormwater and prohibit non-stormwater discharges except where regulated by an NPDES permit. The Project's grading plans shall be approved by the City of Rocklin, Engineering Department prior to initiation of site grading activities.* ***Mitigation Measure 3.9-~~3~~2:*** *Prior to issuance of building or grading permits, the applicant shall submit a final Stormwater Control Plan for the final Project design identifying permanent stormwater control measures to be implemented by the Project to the City of Rocklin. The plan shall include measures consistent with the adopted guidelines and requirements set forth in City of Rocklin Post-Construction Manual (dated June 30, 2015) and shall be subject to review and approval by the City of Rocklin, Engineering Department.* ***Mitigation Measure 3.9-~~4~~3:*** *Prior to the completion of construction the applicant shall prepare and submit, for the City's review, an acceptable Operation and Maintenance Plan. In addition, prior to the sale, transfer, or permanent occupancy of the site the applicant shall be responsible for paying for the long-term maintenance of treatment facilities, and executing a Stormwater Management Facilities Operation and Maintenance Agreement and Right of Entry in the form provided by the City of Rocklin. The*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		applicant shall accept the responsibility for maintenance of stormwater management facilities until such responsibility is transferred to another entity. *The applicant shall submit, with the application of building permits, a draft Stormwater Facilities and Maintenance Plan, including detailed maintenance requirements and a maintenance schedule for the review and approval by the Director of Public Works/City Engineer. Typical routine maintenance consists of the following:* • *Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary.* • *Replace and amend plants and soils as necessary to ensure the planters are effective and attractive. Plants must remain healthy and trimmed if overgrown. Soils must be maintained to efficiently filter the storm water.* • *Visually inspect for ponding water to ensure that filtration is occurring.* • *After all major storm events, remove bubble-up risers for obstructions and remove if necessary.* • *Continue general landscape maintenance, including pruning and cleanup throughout the year.* • *Irrigate throughout the dry season. Irrigation shall be provided with sufficient quantity and frequency to allow plants to thrive.* • *Excavate, clean and or replace filter media (sand, gravel, topsoil) to ensure adequate infiltration rate (annually or as needed).* ***Mitigation Measure 3.9-~~54~~54:*** *Prior to the approval of grading permits for projects on Parcel B of the North Village site or the Business Professional areas within Parcel C-2 of the South Village site, future project proponents must demonstrate compliance, through their grading plans, SWPPPs, and Stormwater Control Plans, with all applicable requirements of the City of Rocklin and Placer County Flood Control and Water Conservation District, subject to approval by the City of Rocklin, Engineering Department.*	
Impact 3.9-2: Project implementation could deplete groundwater supplies or interfere substantially with groundwater recharge	LS	*None required.*	--
Impact 3.9-3: The proposed Project would	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
not alter the existing drainage pattern of the site or area, including the alteration of the course of a river or through the addition of impervious surfaces, in a manner which would result in substantial erosion, siltation, surface runoff, flooding, or polluted runoff.			
Impact 3.9-4: The proposed Project has the potential to, in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.	LS	*None required.*	--
Impact 3.9-5 The proposed Project has the potential to conflict with or obstruct implementation	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
of a water quality control plan or sustainable groundwater management plan.			
LAND USE AND PLANNING			
Impact 3.10-1: The proposed Project would not physically divide an established community.	LS	*None required.*	--
Impact 3.10-2: Implementation of the proposed Project may conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect.	LS	*None required.*	--
NOISE			
Impact 3.11-1: The Project may result in	PS	***Mitigation Measure 3.11-1:*** *Prior to issuance of building permits, the improvement plans for the proposed Project shall incorporate sound barriers at the residential villages consistent with the heights included in Table 3.11-8 of this EIR and in Appendix C of the*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
exposure of persons to or generation of substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies – Project Operation.		*College Park Environmental Noise Assessment prepared by j.c. brennan & associates (dated June 17, 2021) located in Appendix H of this EIR, per the approval of the City Engineer.* ***Mitigation Measure 3.11-2:*** *Prior to issuance of building permits, a qualified acoustical consultant shall review final site plans, building elevations, and floor plans of the future mixed use (General Commercial and High Density Residential) areas to calculate the expected exterior noise levels as required by the City of Rocklin to confirm that the exterior noise levels are 65 dBA CNEL or lower. If the exterior noise levels exceed 65 dBA CNEL, the consultant shall determine specific noise reduction measures necessary to reduce the exterior noise levels at each future mixed use (General Commercial and High Density Residential) area to 65 dBA CNEL or lower. Results of the analysis, including the description of any necessary noise control treatments, shall be submitted to the City along with the building plans to be approved prior to issuance of a building permit. Potential measures to reduce traffic noise levels at the future mixed use (General Commercial and High Density Residential) areas could include, but would not be limited to,* • *Creating setbacks from the roadways, based upon distances to contours shown in Appendix B of the College Park Environmental Noise Assessment prepared by j.c. brennan & associates (dated June 17, 2021);* • *Shielding primary outdoor activity areas such as backyard and sideyard patios by residential building facades; and/or* • *Shielding residential uses by including commercial or business uses between roadways and the residential areas.* ***Mitigation Measure 3.11-3:*** *Prior to issuance of building permits, the North Village residences within Village 8, which are 100-feet from the Sierra College Boulevard centerline, will be required to incorporate STC 32 or higher windows and sliding glass doors into the final building design for second floor rooms. This applies to windows and sliding glass doors parallel and perpendicular to Sierra College Boulevard.* ***Mitigation Measure 3.11-4:*** *Where commercial, business professional, office, or similar uses abut residential uses or where loading docks or truck circulation routes face residential areas, the following mitigation measures shall be included in the Project design:* • *All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible or shielded from view with solid barriers;* • *Emergency generators shall comply with the City's noise criteria at the nearest noise-sensitive receivers;* • *Delivery/loading activities shall comply with the City's noise ordinance standards;* • *Sound walls with a minimum height of six-feet shall be considered in the Project design;* • *Where noisy activities associated with commercial uses occur adjacent to residences, consideration should be given to combinations of sound walls and single-story residences; and*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		The applicant shall submit a noise study to verify the appropriate noise control measures have been incorporated into the Project design and will achieve compliance with the City's noise level standards.	
Impact 3.11-2: The Project may result in exposure of persons to or generation of substantial temporary increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies – Project Construction	PS	***Mitigation Measure 3.11-5:*** *Prior to Grading Permit issuance, the Applicant and/or construction contractor shall demonstrate, to the satisfaction of the City of Rocklin Community Development Department, that the Project complies with the following:* • *Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State required noise attenuation devices.* • *Construction activities shall not occur weekdays between the hours of 7:00 p.m. and 7:00 a.m. or weekends between the hours of 7:00 p.m. and 8:00 a.m.* • *The construction contractor shall ensure that equipment operators limit equipment idling to five minutes or less. If greater than five minutes, idling equipment shall be turned off not in use.* • *The construction contractor shall maintain equipment to ensure that vehicles and the loads are secured to limit reduce rattling or banging noises.*	LS
Impact 3.11-3: The Project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	LS	*None required.*	--

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Impact 3.11-4: The Project would not expose people residing or working in the Project area to excessive noise levels as a result of nearby airstrips or airports.	--	*None required.*	--
POPULATION AND HOUSING			
Impact 3.12-1: Implementation of the proposed project may induce unplanned substantial population growth.	LS	*None required.*	--
Impact 3.12-2: Implementation of the proposed project may displace substantial numbers of people or existing housing.	No Impact	*None required.*	--
PUBLIC SERVICES			

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.13-1: The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered Police Department facilities, need for new or physically altered Police Department facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.	LS	*None required.*	--
Impact 3.13-2: The proposed Project would not result in substantial	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
adverse physical impacts associated with the provision of new or physically altered Fire Department facilities, need for new or physically altered Fire Department facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.			
Impact 3.13-3: The proposed Project would result in substantial adverse physical impacts associated with the provision of new or physically	PS	*None feasible.*	SU

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts.			
Impact 3.13-4: The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts.	LS	*None required.*	--
Impact 3.13-5: The proposed Project would	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
not 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.			
Impact 3.13-6: The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered other public facilities, need for new or physically altered other public facilities, the construction of which could cause significant environmental impacts.	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
TRANSPORTATION AND CIRCULATION			
Impact 3.14-1: Project implementation would generate average VMT per dwelling unit or thousand square feet of non-residential space that is greater than 85 percent of the City-wide average for that land use type.	PS	***Mitigation Measure 3.14-1:*** *Prior to issuance of a grading, building, or demolition permit, the project applicant shall develop and implement a Transportation Demand Management (TDM) Plan to the satisfaction of the City of Rocklin Planning Division. The project applicant shall implement feasible TDM strategies, which would reduce the VMT generated by the Project's land uses. Examples of potential measures for residential uses include (but are not limited to): reducing the parking supply, subsidized transit passes, and pedestrian-oriented design. Examples of potential measures for employment uses include (but are not limited to): paid parking, employee telecommuting, expansion of transit service coverage / subsidized transit fares, enhanced bicycle and pedestrian connections, and flexible work schedules.*	SU
Impact 3.14-2: Project implementation would construct additional roadway capacity that would lead to induced travel and increased VMT.	PS	***Mitigation Measure 3.14-2:*** *The project applicant shall construct a bus turnout and shelter in the northbound direction of Sierra College Boulevard directly north of Rocklin Road. These improvements shall be constructed with the first phase of development of the North Village and to the satisfaction of the City of Rocklin and Placer County Transit.*	SU
Impact 3.14-3: Project implementation would not cause the 95th percentile queue length at a freeway off-	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
ramp to extend beyond the gore point onto the mainline (or exacerbate a current or future condition by increasing the 95th percentile queue by one or more vehicles)			
Impact 3.14-4: Project implementation would not disrupt or interfere with existing or planned bicycle or pedestrian facilities	LS	*None required.*	--
Impact 3.14-5: Project implementation could disrupt or interfere with existing or planned transit facilities or services.	PS	***Mitigation Measure 3.14-3:*** *The Project applicant shall coordinate with the City of Rocklin and Placer County Transit regarding the placement and design of its Project driveways on Sierra College Boulevard and Rocklin Road to ensure that they do not interfere with existing/planned transit operations. The Project applicant shall coordinate with the Loomis Union School District and Mid-Placer Public Schools Transportation Agency to ensure that bus routes and stops are established to serve students in the new neighborhoods. Preferred driveway designs should provide sufficient distance between the stop location and the driveway to provide adequate sight distance and could potentially include a continuous bus turnout / deceleration lane to accommodate ingress to each project driveway.*	LS
Impact 3.14-6: Project implementation could substantially	PS	***Mitigation Measure 3.14-4:*** *The two southernmost southbound left turn pockets from Sierra College Boulevard into the North Village shall be constructed as indicated on Figure 3.14-10 of this Draft EIR, and per AASHTO standards. These turn lanes shall be constructed to operate safely, such that drivers in vehicles utilizing the turn lanes have the minimum required 500-foot sight distance available to them relative to northbound traffic on Sierra College Boulevard. Due to the narrow construction tolerances that must*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)		*be met to provide for the required 500-foot sight distance, the applicant shall survey and provide documentation that the turn lane improvements are being built correctly at two check points in the construction process as follows:* *1) After construction staking and prior to construction of forms to pour concrete curbing and paving;* *2) After forms have been constructed and prior to pouring concrete.* *At each designated check point, further construction on the turn lanes and related street improvements shall not proceed until compliance with the requisite 500 foot sight distance for vehicles in the southerly left turn lanes has been verified to the satisfaction of the City Engineer. The median curb on Sierra College Boulevard shall be installed as an 8-inch tall Type 5 median curb per City Standard Drawing 3-15.* ***Mitigation Measure 3.14-5:** The applicant shall implement the improvement/design recommendations identified in Figures 3.14-11 and 3.14-12 and outlined in Fehr & Peer's College Park Transportation Impact Study (see Appendix ~~I~~XXXX). The improvement/design recommendations identified in Figures 3.14-10a, 3.10-10b, and 3.14-11 and outlined in Fehr & Peer's College Park Transportation Impact Study shall be reflected on the improvement plans, subject to review and approval by the City of Rocklin.*	
Impact 3.14-7: Project implementation would not result in inadequate emergency vehicle access.	LS	*None required.*	--
UTILITIES			
Impact 3.15-1: Wastewater generated by the proposed Project would not exceed the capacity of the wastewater treatment plant in addition to the	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
provider's existing commitments and would not require or result in the relocation or construction of new or expanded wastewater treatment facilities.			
Impact 3.15-2: The Project would not require or result in the relocation of new or expanded water facilities, and would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.	LS	*None required.*	--
Impact 3.15-3: The Project would comply	LS	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
with federal, state, and local management and reduction statutes and regulations related to solid waste, and would not generate solid waste in excess of State or local standards or otherwise impair the attainment of solid waste reduction goals.			
CUMULATIVE IMPACTS			
Impact 4.1: Project implementation may contribute to the cumulative degradation of the existing visual character of the region.	LS and LCC	*None required.*	--
Impact 4.2: Cumulative Damage to Scenic Resources within a State Scenic Highway	LS and LCC	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 4.3: Cumulative Impact on Light and Glare	LS and LCC	*None required.*	--
Impact 4.4: Cumulative Impact on Agricultural Resources	LS and LCC	*None required.*	--
Impact 4.5: Cumulative Impact on the Region's Air Quality	PS	Implement **Mitigation Measures from Section 3.3** ~~*None feasible.*~~	CC and SU
Impact 4.6: Cumulative Loss of Biological Resources Including Habitats and Special Status Species	PS ~~LS and LCC~~	Implement **Mitigation Measures from Section 3.4** ~~*None required.*~~	LS and LCC~~--~~
Impact 4.7: Cumulative Impacts on Known and Undiscovered Cultural and Tribal Resources	PS~~LS and LCC~~	Implement **Mitigation Measures from Section 3.5** ~~*None required.*~~	LS and LCC~~--~~
Impact 4.8: Cumulative Impact on Geologic and Soils Resources	PS~~LS and LCC~~	Implement **Mitigation Measures from Section 3.6** ~~*None required.*~~	LS and LCC~~--~~

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 4.9: Cumulative Impact on Climate Change from Increased Project-Related Greenhouse Gas Emissions	PS~~LS and LCC~~	Implement **Mitigation Measures from Section 3.7** ~~*None required.*~~	LS and LCC~~--~~
Impact 4.10: Cumulative Impact Related to Hazards and Hazardous Materials	LS and LCC	*None required.*	--
Impact 4.11: Cumulative Impacts Related to Degradation of Water Quality.	PS~~LS and LCC~~	Implement **Mitigation Measures from Section 3.9** ~~*None required.*~~	LS and LCC~~--~~
Impact 4.12: Cumulative Increases in Peak Stormwater Runoff from the Project site.	PS~~LS and LCC~~	Implement **Mitigation Measures from Section 3.9** ~~*None required.*~~	LS and LCC~~--~~
Impact 4.13: Cumulative Impacts Related to Degradation of Groundwater Supply or Recharge	LS and LCC	*None required.*	--
Impact 4.14: Cumulative	LS and LCC	*None required.*	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impacts Related to Flooding			
Impact 4.15: Cumulative Impact on Communities and Local Land Uses	LS and LCC	*None required.*	--
Impact 4.16: Cumulative Impacts on Population and Housing.	LS and LCC	*None required.*	--
Impact 4.17: Cumulative Exposure of Existing and Future Noise-Sensitive Land Uses to Increased Noise Resulting from Cumulative Development.	LS and LCC	*None required.*	--
Impact 4.18: Cumulative Impact on Public Services	PS	*None feasible.*	CC and SU
Impact 4.19: The Project would generate average VMT per dwelling unit or thousand square feet of non-	PS	Implement **Mitigation Measures from Section 3.14** ~~*None feasible.*~~	CC and SU

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
residential space under cumulative conditions that is greater than 85 percent of the City-wide average for that land use type.			
Impact 4.20: The Project would construct additional roadway capacity that would lead to induced travel and increased VMT under cumulative conditions.	PS	Implement **Mitigation Measures from Section 3.14** ~~*None feasible.*~~	CC and SU
Impact 4.21: The Project would contribute to further worsened vehicular queuing (onto the freeway mainline) at the I-80 eastbound off-ramp at Rocklin Road and I-80 eastbound and westbound	PS	Implement **Mitigation Measures from Section 3.14** ~~*None feasible.*~~	CC and SU

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
off-ramps at Sierra College Boulevard under cumulative conditions.			
Impact 4.22: The Project would not disrupt or interfere with existing or planned bicycle or pedestrian facilities under cumulative conditions.	PS~~LS and LCC~~	Implement **Mitigation Measures from Section 3.14** ~~*None required.*~~	LS and LCC~~–~~
Impact 4.23: The Project would not disrupt or interfere with existing or planned transit facilities and services under cumulative conditions	PS~~LS and LCC~~	Implement **Mitigation Measures from Section 3.14** ~~*None required.*~~	LS and LCC~~–~~
Impact 4.24: The Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible	PS~~LS and LCC~~	Implement **Mitigation Measures from Section 3.14** ~~*None required.*~~	LS and LCC~~–~~

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
uses (e.g., farm equipment under cumulative conditions.			
Impact 4.25: The Project would not result in inadequate emergency access under cumulative conditions.	LS and LCC	*None required.*	--
Impact 4.26 Cumulative Impact on Wastewater Utilities	LS and LCC	*None required.*	--
Impact 4.27: Cumulative Impact on Water Utilities	LS and LCC	*None required.*	--
Impact 4.28: Cumulative Impact on Solid Waste Facilities.	LS and LCC	*None required.*	--

INTRODUCTION

Page 1.0-3 of the Draft EIR is amended as follows:

1.4 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

The term "Responsible Agency" includes all public agencies other than the Lead Agency that have discretionary approval power over the proposed Project or an aspect of the proposed Project (CEQA Guidelines Section 15381). The following agencies are considered Responsible Agencies:

- Sierra College Joint Community College District – Transfer land interests and management of District property;
- South Placer Municipal Utility district – Approval of sewer facility extension;
- Placer County Water Agency – Approval of water line extension;
- Placer County Air Pollution Control District (PCAPCD) - Approval of construction-related air quality permits.
- Department of Toxic Substances Control (DTSC) – Approval of Soils Management Plan (SMP) and any remediation efforts.

For the purpose of CEQA, a "Trustee" agency has jurisdiction by law over natural resources that are held in trust for the people of the State of California (CEQA Guidelines Section 15386). The following agencies are considered Trustee Agencies for the proposed Project, and may be required to issue permits or approve certain aspects of the project:

- California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code;
- Central Valley Regional Water Quality Control Board (CVRWQCB) – Waste Discharge Permit for fill in State waters, Water quality certification pursuant to Clean Water Act Section 401, NPDES General Permit 2009-0009-DWQ (amended by 2010-0014-DWQ & 2012-0006-DWQ);
- ~~California Department of Water Resources – SB 221 Water Supply Assessment requirements;~~
- ~~Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;~~
- ~~Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);~~
- ~~Regional Water Quality Control Board (RWQCB) – Water quality certification/waste discharge requirements pursuant to Section 401 of the Clean Water Act;~~
- ~~Regional Water Quality Control Board (RWQCB) – Permitting of State jurisdictional areas, including isolated wetlands pursuant to the Porter-Cologne Water Quality Act; Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act; and~~
- United States Army Corps of Engineers (USACE) – Permitting of federal jurisdictional areas pursuant to Section 404 of the Clean Water Act.
- United States Fish and Wildlife Service (USFWS) – Section 7 and/or Section 10 permitting for federal endangered species.

SECTION 2.0 PROJECT DESCRIPTION

Page 2.0-8 of the Draft EIR is amended as follows:

TABLE 2.0-4: EXISTING AND PROPOSED - ZONING (ACRES)

ZONING	*NORTH VILLAGE*		*SOUTH VILLAGE*		*COLLEGE PARK TOTAL*	
	EXISTING	*PROPOSED*	*EXISTING*	*PROPOSED*	*EXISTING*	*PROPOSED*

PD – Community College (PD-CC)	72.6	0.0	0.0	0.0	72.6	0.0
PD – Commercial (PD-C)	0.0	0.0	17.5	0.0	17.5	0.0
PD –Commercial (PD-C)	0.0	3.0	0.0	0.0	0.0	3.0
PD – Business Professional/Commercial (PD-BP/C)	0.0	0.0	0.0	9.0	0.0	9.0
R1-10 Residential Single Family (R1-10)	0.0	0.0	10.2	0.0	10.2	0
PD – 8.4	0.0	6.1	0.0	4.8	0.0	10.9
PD – 15.4	0.0	29.4	0.0	0.0	0.0	29.4
PD – 15.5+	0.0	18.5	0.0	7.3	0.0	25.8
PD – Open Area (PD-OA)	0.0	~~9.0~~9.8	5.8	13.5	5.8	~~22.5~~23.3
PD– Park (PD-P)	0.0	~~6.6~~5.8	2.3	1.2	2.3	~~7.8~~7.0
Total	**72.6**	**72.6**	**35.8**	**35.8**	**108.4**	**108.4**

Page 2.0-9 through 2.0-10 of the Draft EIR is amended as follows:

LAND USE SUMMARY

Figures 2.0-9 and 2.0-10 provide the conceptual plans for the North Village and South Village sites, respectively. As identified in Tables 2.0-5 and 2.0-6, the 108.4-acre College Park project includes the development of:

- 342 single-family residential units;
- 558 multi-family residential units;
- 120,000 square feet of non-residential building uses;
- ~~22.5~~23.3 acres of open area; and
- ~~7.8~~7.0 acres of parks.

Page 2.0-9 of the Draft EIR is amended as follows:

North Village

The North Village site encompasses approximately 72.6-acres and would include approximately 35.5 acres for single-family residential development, 18.5 acres for multi-family residential development, 3.0 acres for retail commercial uses, and 15.6 acres for park/open space uses. As indicated by Table 2.0-5, buildout of the North Village site is anticipated to result in:

- 317 single-family dwelling units;
- 378 multi-family dwelling units;
- 45,000 square feet of non-residential building uses;
- ~~9.0~~9.8 acres of open area; and
- ~~6.6~~5.8 acres of parks.

TABLE 2.0-5: NORTH VILLAGE SITE LAND USE SUMMARY[1]

PLANNED DEVELOPMENT LAND USE/ZONING	*ACRES*	*DWELLING UNITS*	*NON-RES. BUILDING SQUARE FOOTAGE*

Commercial	PD-C	3.0	0	45,000
Medium Density Residential	PD-8.4	6.1	38	0
Medium-High Density Residential	PD-15.4	29.4	279	0
High Density Residential	PD-15.5+	18.5	378	0
Open Area	PD-OA	~~9.0~~9.8	0	0
Park	PD-P	~~6.6~~5.8	0	0
Total		**72.6**	**695**	**45,000**

Notes: [1]Data in this table is as provided by the Project applicant in the April 22, 2021 project information package and from the Transportation Impact Study prepared for the Project by Fehr & Peers.

As illustrated in Figure 2.0-9, the Commercial component would be located in the southwest corner of the site, adjacent to Rocklin Road and Sierra College Boulevard. The Commercial designation would allow for the development of 45,000 square feet of commercial use.

Single-family residential uses of varying densities would be distributed throughout the northern portion of the project site. Lot sizes would range from 1,200 square feet to 5,000 square feet. Single-family residential densities would transition from the lowest densities along the eastern boundary, adjacent to ~~rural residential~~Residential Estate uses in the Town of Loomis, to higher densities proposed along the western boundary, adjacent to Sierra College Boulevard. Overall, the single-family residential component (PD-8.4 and PD-15.4) would allow for the development of 317 single-family residential units. Multi-family residential uses are proposed within the central portion of the site, as well as in the southeast corner of the North Village site, adjacent to Rocklin Road and the Commercial component. The PD-15.5+ designation would allow for the development of ~~325 to~~ 668 multi-family units.

Pages 2.0-13 through 2.0-14 of the Draft EIR are amended as follows:

UTILITY IMPROVEMENTS

The project proposes to connect to existing ~~City~~ utility infrastructure to provide water, sewer, and stormwater drainage.

WATER SYSTEM

The preliminary water infrastructure for the proposed project would consist of 8-inch pipes, following the internal circulation network with each project site. The Project proposes connection points to Placer County Water Agency's (PCWA's) existing water infrastructure system. The North Village site has water available from PCWA's existing 20-inch treated water main located in Sierra College Boulevard and 14-inch treated water main located in Rocklin Road while the South Village site has water available from PCWA's existing 10-inch treated water main located in Rocklin Road and El Don Drive.

SEWER SYSTEM

The proposed sewer infrastructure within the project sites would utilize 8-inch pipes to serve the development, following the internal circulation network with each project site. The project proposes connection points to the existing sewer system along Sierra College Boulevard and Rocklin Road (for the North Village site) and along Rocklin Road and El Don Drive (for the South Village site). Service would be provided by the South Placer Municipal Utility District (SPMUD), which operates the sanitary sewer services in the City of Rocklin. All infrastructure would conform to the SPMUD Standard Specifications and the Sewer Code. Wastewater would be treated at the Dry Creek Wastewater Treatment Plant by the South Placer Wastewater Authority (SPWA).

Page 2.0-14 through 2.0-15 of the Draft EIR is amended as follows:

CITY OF ROCKLIN

The City of Rocklin is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of the CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of a City of Rocklin General Plan Amendment;
    - North Village: Amend the land use from Mixed Use (MU) to Recreation-Conservation (R-C), Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR) and Retail Commercial (RC).
    - South Village: Amend the land use from Mixed Use (MU) and Recreation-Conservation (R-C) to Business Professional/Commercial (BP/C), Recreation/Conservation (R/C), High Density Residential (HDR) and Medium Density Residential (MDR).
- Approval of General Development Plan Amendments and new General Development Plan;
    - Amend the Sierra College Area General Development Plan to remove the North Village area from the GDP area boundaries.
    - Amend the Rocklin Road East of I-80 General Development Plan to remove the applicable portions of the South Village area from the GDP area boundaries.
    - Approval of the College Park General Development Plan;
- Approval of a City of Rocklin Rezone;
    - North Village: Rezone the site from Planned Development – Community College (PD-CC) to Planned Development- Commercial (PD-C), Planned Development – 8.4 (PD-8.4), Planned Development – 15.4 (PD-15.4), Planned Development – 15.5+ (PD-15.5+), Planned Development – Park (PD-P) and Planned Development – Open Area (PD-OA);
    - South Village: Rezone the site from Planned Development – Commercial (PD-C), Open Area (OA), and R1-10 (Residential Single Family 10,000 Sq. Ft. minimum lot) to Planned Development – Business Professional/Commercial (PD-B-P), Planned Development – Medium Density Residential (PD-8.4), Planned Development – High Density Residential (PD-15.5+), Planned Development – Park (PD-P) and Planned Development – Open Area (PD-OA);
- Approval of Tentative Maps and Final Maps;
- Approval of Design Review;
- Approval of Development Agreement;
- Approval of Improvement, Grading, and Drainage Plans; and
- Approval of Building Plans and Certificates of Occupancy.

OTHER GOVERNMENTAL AGENCY APPROVALS

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- Sierra College Joint Community College District – Transfer land interests and management of District property;
- South Placer Municipal Utility district – Approval of sewer facility extension;
- Placer County Water Agency – Approval of water line extension and preparation of SB 221 Water Supply Verification;
- California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code;
- ~~California Department of Water Resources – SB 221 Water Supply Assessment requirements;~~
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) ~~approval~~ review prior to construction activities pursuant to the Clean Water Act;
- Department of Toxic Substance Control (DTSC) – Approval of Soils Management Plan (SMP) and any remediation effort;
- Placer County Air Pollution Control District (PCAPCD) - Approval of construction-related air quality permits (dust control plan);
- Placer County Environmental Health Division – Approval of Hazardous Materials Business Plan (HBMP)
- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- Regional Water Quality Control Board (RWQCB) – Water quality certification/waste discharge requirements pursuant to Section 401 of the Clean Water Act;
- Regional Water Quality Control Board (RWQCB) – Permitting of State jurisdictional areas, including isolated wetlands pursuant to the Porter-Cologne Water Quality Act; ~~Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act; and~~
- United States Army Corps of Engineers (USACE) – Permitting of federal jurisdictional areas pursuant to Section 404 of the Clean Water Act.
- United States Fish and Wildlife Service (USFWS) – Section 7 or 10 permitting pursuant to Endangered Species Act

SECTION 3.1 AESTHETICS

Page 3.1-14 of the Draft EIR is amended as follows:

The Project would impact 1,021 healthy native oak trees with a cumulative DBH of 9,229 inches and an approximate canopy of 16.6 acres. Under the College Park Oak Tree Mitigation Plan, and pursuant to the City's Oak Tree Preservation Ordinance and Oak Tree Preservation Guidelines, a Conservation Area would be set aside as mitigation for impacts to native oak trees. This Conservation Area is located along Secret Ravine Creek, and as a result, supports both a diverse, high quality riparian corridor, and oak woodlands. The Conservation Area contains 563 healthy native oak trees with a cumulative TDBH of 7,526 inches. As stated in the College Park Oak Tree Mitigation Plan, the City has agreed that due to the quality of trees within the Conservation Area, trees within the riparian area

would receive a 50% credit toward TDBH inches and trees outside of the riparian area would receive a 150% credit. As a result, of the 7,534 TDBH inches of existing trees, there are 3,900 TDBH inches within the riparian area that provide 1,950 TDBH inches of credit (3,900 x 50% credit) and 3,626 TDBH inches outside the riparian boundary that provide 5,439 TDBH inches of credit (3,626 x 150%). This provides a total mitigation credit of 7,389 TDBH inches, which is slightly more than the 5,097 TDBH inches the City at its discretion requires to be conserved. Section 3.4 Biological Resources provides more detail on these calculations. ~~The Oak Tree Mitigation Plan for the Project identifies a total of 1,599 oak trees within the Project Area. Of the 1,599 oak trees, 1,393 oak trees would be impacted during buildout of the Project Area, including 1,227 healthy trees and 166 trees recommended for removal due to their poor health, structure, or both in the North and South Villages~~[5]. The loss of existing landscaping and trees would also be a temporary impact until new landscaping matures. However, these construction-related impacts would be temporary and viewer sensitivity in the majority of cases would be slight to moderate.

Page 3.1-14 of the Draft EIR is amended as follows:

While implementation of the proposed Project would change the existing visual character of the Project Area through the conversion of undeveloped land to urban uses, it would not result in substantial adverse effects on a designated scenic vista because as noted above, no part of the Project Area is designated as a scenic vista in the Rocklin General Plan. Further, development of both the North and South Village sites have been anticipated by the General Plan, as the current land use designations allow for urban development of the sites. As previously noted, the General Plan EIR concluded that development under the General Plan will result in significant unavoidable aesthetic impacts and Statements of Overriding Consideration were adopted by the Rocklin City Council in regard to these cumulative impacts. Specifically, Impact 4.3.3 of the General Plan EIR concluded impacts associated with substantially degrading the existing visual character or quality of the Planning Area and its surroundings to be significant and unavoidable. ~~The Project does not result in a significant and unavoidable aesthetic impact in this regard because the site would be developed with typical urban uses that are consistent and compatible with surrounding existing and anticipated future developments[6].~~ The aesthetic impacts of the proposed project, however, are geographically limited in scope and there are no specific features within the proposed Project that would create a significant impact. There is, however, no significant new impacts to the visual quality and character of the site that were not anticipated when the City established the Project site for urban development.

Additionally, in order to reduce visual impacts, development within the Project Area is required to be consistent with the design standards in the General Plan and the Rocklin Zoning Ordinance which ~~includes design standards in order~~are intended to ensure quality and cohesive design. Additionally, the Project would be required to be consistent with the proposed College Park General Development Plan (GDP, which would establish the relationship between land uses within the Project Area and other surrounding land uses, establish the conditionally permitted land uses for all zoning districts within the Project Area, and establish the unique development standards for the Project Area. These standards include specifications for building height, massing, and orientation; exterior lighting standards and specifications; and landscaping standards. Implementation of the design standards

[5] Madrone Ecological Consulting. ~~2021~~2022. Biological Resources Assessment: College Park [Attachment ~~D~~E: Oak Tree Mitigation Plan (Sierra Nevada Arborists (2022)].

[6] ~~City of Rocklin. 2011. City of Rocklin General Plan Update Draft EIR [pages 4.3-10 through 4.3-13].~~

from the College Park GDP would ensure quality design throughout the Project Area, and result in a Project that would be internally cohesive while maintaining aesthetics similar to surrounding uses.

Page 3.1-20 of the Draft EIR is amended as follows:

CONCLUSION

Overall, implementation of the proposed Project would introduce new sources of light and glare into the Project Area; however, as identified above, application of the City's design review process and implementation of City goals and policies would minimize potential impacts associated with light and glare in the Project Area.

~~Impact 4.3.4 of the General Plan EIR acknowledged that impacts associated with increased light and glare would not be eliminated entirely, and the overall level of light and glare in the Planning Area would increase in general as urban development occurs and that increase cannot be fully mitigated. As such, the General Plan EIR concluded that impacts resulting from creation of new sources of substantial light or glare would adversely affect daytime or nighttime views in the area which would result in a significant and unavoidable impact, and a Statement of Overriding Consideration was adopted by the Rocklin City Council in regard to these cumulative impacts.~~

~~The Project does not result in a change to the finding because the site would be developed with typical urban uses that are consistent and compatible with surrounding existing and anticipated future developments[7]. As noted above, there are no specific features within the proposed Project that would create unusual light and glare inconsistent with the surrounding uses.~~ The aesthetic impacts of the proposed project are geographically limited in scope and there are no specific features within the proposed Project that would create unusual light and glare. Implementation of existing City Design Review Guidelines and the General Plan policies addressing light and glare would also ensure that no unusual daytime glare or nighttime lighting is produced. Specifically, these design guidelines include lighting standards that encourage fixtures to be of a design and size compatible with the building and with adjacent areas; and prohibits adverse light and glare onto adjacent properties. Moreover, these guidelines include standards that encourage smaller scale parking lot lights instead of fewer, overly tall and large parking lot lights which have the potential to cause greater adverse light onto adjacent properties. The use of bollard lighting, decorative poles and fixtures is strongly encouraged within the city's design guidelines. Outdoor light fixtures mounted on building walls should relate to the height of pedestrians and not exceed 8 to 10 feet. Lastly, signage facing adjacent residential areas should be non-illuminated unless it can be demonstrated that due to physical distances between the uses or the method of lighting and the proposed placement will not create compatibility concerns. The design guidelines also state that the light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness shall not cause adverse glare to surrounding areas. Therefore, implementation of existing City Design Review Guidelines and the General Plan policies addressing light and glare would reduce potential impacts associated with light and glare to a ***less than significant*** impact.

SECTION 3.2 AGRICULTURAL AND FORESTRY RESOURCES

There are no modifications to this section.

~~[7] City of Rocklin. 2011. City of Rocklin General Plan Update Draft EIR [pages 4.3-14 through 4.3-16].~~

SECTION 3.3 AIR QUALITY

Page 3.3-17 of the Draft EIR is amended as follows:

Air Quality Management District

The Placer County Air Pollution Control District (PCAPCD), or "Air District", is the County's Air District for compliance with federal and state standards. An Air District is a special district created by state law to enforce local, state and federal air pollution regulations, and is the lead regional agency responsible for conducting air quality planning in Placer County, as well as for adopting strategies needed to improve air quality and ensure the ~~Region's~~ County's compliance with federal and state standards.

Pages 3.3-17 through 3.3-18 of the Draft EIR are amended as follows:

Placer County Air Pollution Control District Regulations

PCAPCD has local air quality jurisdiction over projects in Placer County. Some of the responsibilities of the air district include overseeing stationary-source emissions, approving permits, maintaining emissions inventories, maintaining local air quality stations, overseeing agricultural and non-agricultural burn permits, and reviewing CEQA and NEPA documents for air quality impacts. PCAPCD manages air quality through a comprehensive program that includes long-term planning, regulations, incentives for technical innovation, education, and community outreach. For example, the ~~*2015*~~ *2018 Triennial Air Quality Attainment Plan* (~~2015~~ 2018 Triennial Plan) ~~is~~ was prepared for the state ambient air quality standards as per the California CAA and describes the historical trends in ambient air quality levels, provides information on the emission inventories in Placer County, summarizes the progress of emission reductions, and concludes with an overview of the planning progress from ~~2012~~ 2015 to ~~2014~~ 2017 in Placer County. The air district has also adopted the *2013 $PM_{2.5}$ Implementation and Maintenance Plan for Sacramento $PM_{2.5}$ Nonattainment Area* and the *2017 Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (2017 Ozone SIP) for the federal ambient air quality standards for the Sacramento Federal Non-Attainment Area.

PCAPCD is responsible for adopting and enforcing rules and regulations that have been adopted to achieve and maintain federal and state ambient air quality standards in all areas affected by emission sources under PCAPCD jurisdiction, including the enforcement of all applicable provisions of state and federal law. This list of rules may not be all encompassing as additional PCAPCD rules may apply as specific components of the proposed action are identified. It is noted that many of the Air District's rules have been approved into the State Implementation Plan (SIP), including those listed below.

Page 3.3-30 of the Draft EIR is amended as follows:

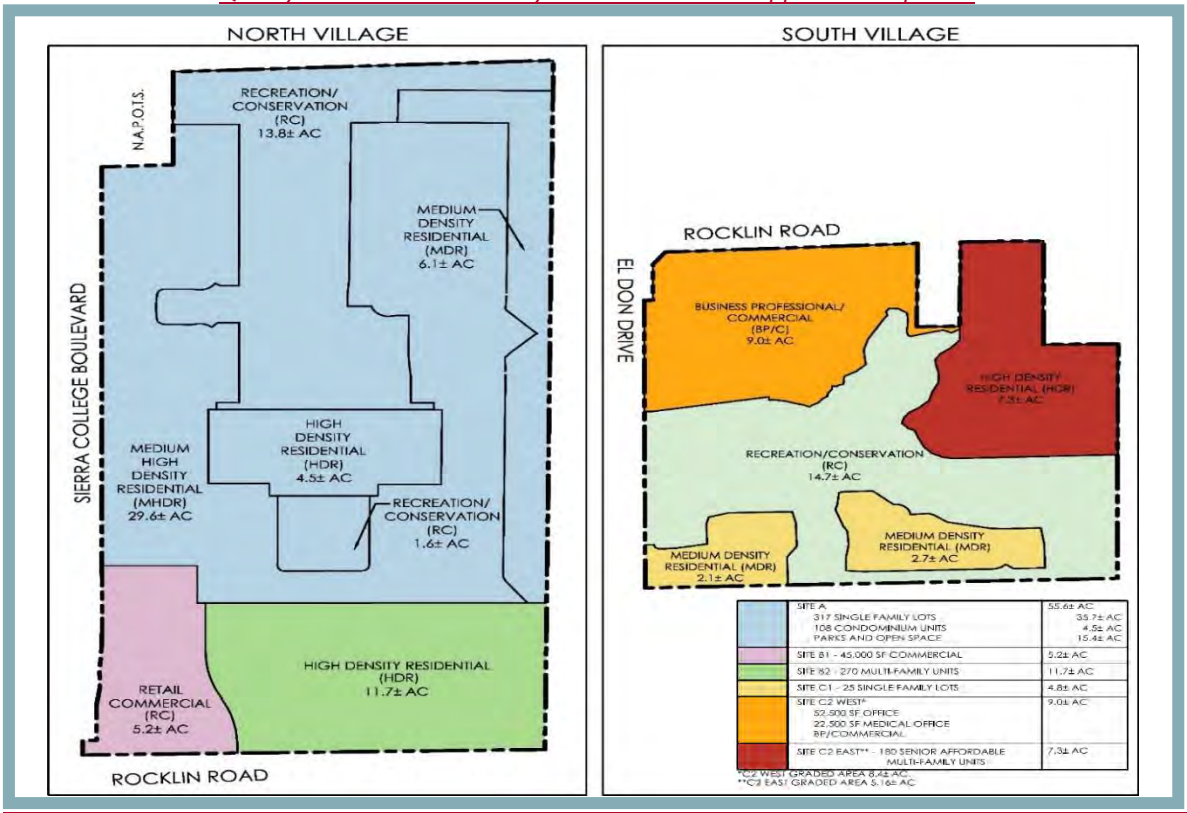
Mitigation Measure 3.3-2:

(c) ***Overall Obligation of College Park Project****. The collective present and future applicants for the development approvals within the overall College Park Project shall together be required to ensure that ROG emissions for the overall College Park Project do not exceed the 55 pounds per day threshold, on a collective basis, as adopted by the Placer County Air Pollution Control District (PCAPCD). The overall amount to be reduced for the entire College Park Project is 22.3 pounds per day assuming a current Project emission calculation of 77.3 pounds per day of ROG.*

(d) ***Individual Emission Reduction Plans.***

i. Obligations of Each "Site" Within Overall Project. The obligation to reduce the overall ROG emissions of the College Park Project by 22.3 pounds per day may be achieved over time and incrementally in connection the City's approvals of discrete phases of development that are consistent with, and reflect, differing ownership interests within the overall Project area at the time of overall Project approval. These phases are depicted and described in the Figure and Table below, and consist of Sites A, B1, B2, C1, C2 West, and C2 East. Based on the respective levels of development being approved within these respective Sites, each Site's proportional share of required overall reduction of 22.3 pounds per day is set forth in the Table.

ii. Process for Approval of Individual Emission Reduction Plans. Each applicant for development approvals for each Site, or part of a Site, shall propose an Emission Reduction Plan that would achieve the entire Site's proportional share of the overall required reduction of 22.3 pounds per day, consistent with the percentages shown in the Table. City approval of the Emission Reduction Plan for a Site shall be required prior to City approval of the first grading permit for any property within the Site. Each individual Emission Reduction Plan shall be approved, with modifications if deemed necessary, by the City's Community Development Director in consultation with PCAPCD and/or a specialist Air Quality consultant retained by the Director at the applicant's expense.



Proportional Share of Required ROG Reduction per Site		
Site	Required ROG Reduction (lbs./day)	Percentage Contribution (%)
A	4.8614	21.8%
B1	5.2182	23.4%
B2	1.9401	8.7%
C1	0.3122	1.4%
C2 East	1.2934	5.8%
C2 West	8.6747	38.9%

Total	22.3	100.0%

iii. Appeals of Emission Reduction Plans to Planning Commission and City Council. After the Community Development Director has approved an Emission Reduction Plan, the document shall be posted in a prominent place on the City's website, along with notice to the public that any interested party may file, within 10 days of such approval, a written appeal of the Community Development Director's approval to the City Planning Commission. The Emission Reduction Plan approval and notice of the right to appeal shall be included within that portion of the City's website devoted to activities of the Community Development Department (https://www.rocklin.ca.us/community-development). Upon the timely filing of such an appeal, the Planning Commission shall promptly schedule and hold a duly-noticed public hearing on the adequacy of the Emission Reduction Plan. Any decision of the Planning Commission approving, conditioning, or denying an Emission Reduction Plan may be appealed to the City Council within 10 days of the Planning Commission decision. Upon appeal, the City Council shall promptly schedule and hold a duly noticed public hearing on the adequacy of the Emission Reduction Plan. The decision of the City Council shall be final, but may include directives to the Community Development Director regarding changes to be made to the Emission Reduction Plan if deemed necessary.

iv. Possible Adjustments to Mandatory Emissions Reductions. The level of proportionate ROG reductions required for the Emission Reduction Plan for a particular Site may be adjusted downward or upward if the applicant seeking development approvals for a Site is proposing a greater or lesser amount of development than was assumed in the EIR. Any such adjustments, however, shall be supported by rigorous technical analysis and/or other substantial evidence deemed sufficient by the Community Development Director. Adjustments may also be made in response to an evidentiary showing, based on substantial evidence persuasive to the Community Development Director, that the calculations of overall required ROG reductions used in the EIR (i.e., 22.3 pounds per day for the entire College Park Project and the respective per-Site proportional shares identified in Table) are no longer accurate, or no longer represent the best available information, in light of improved ROG emissions modeling methodologies and/or improved energy conservation technologies, more stringent building codes, cleaner electricity sources, or other relevant factors.

v. Flexibility to Consider Improving Technologies. Due to ever-changing technologies, any other quantifiable ROG reduction measures shall be allowed under this measure, subject to the approval by the City Community Development Director in consultation with the PCAPCD and/or a specialist Air Quality consultant retained by the Director at the applicant's expense.

vi. Requirements for ROG Offsets or Mitigation Credits. As an alternative to and/or in conjunction with list of potential ROG emissions mitigation strategies, an applicant for development approvals within a Site may include within its Emission Reduction Plan, measures that contribute to an off-site ROG emissions reduction program or involve the payment of ROG offset fees. Any ROG offsets or ROG -mitigation credits included within an Emission Reduction Plan must be real, quantifiable, permanent, verifiable, enforceable, and shall not include offsets originating outside of the overall Sacramento Valley Air Basin.

vii. Geographic Considerations Applicable to ROG Offsets and Mitigation Credits. PCAPCD and the California Air Resources Board (CARB) recommend that lead agencies prioritize direct investments in emission reductions near a project site to provide potential local air quality and economic co-benefits. Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public-school buses, and investing in local urban forests. These recommendations by CARB and PCAPCD are not binding on the City, however, in that local ROG offsets or credits, due

to supply limitations, may be unavailable and, if available, may be substantially more expensive than other options that would be equally effective in reducing ROG emissions. For this reason, the City will require local offsets only where they are "feasible" as defined in this measure. "Feasibility" in this context focuses in large part on the overall cost of a proposed offset package. The City anticipates that, in general, local offsets with substantial co-benefits may be substantially more expensive than ROG offsets available regionally or within the overall Sacramento Valley Air Basin. Where the City's Community Development Director determines that a package of purely local offsets would be prohibitively expensive because the package would either (i) substantially increase the cost of housing or services, (ii) substantially undermine or thwart the goal, purpose, or objectives of a particular project, or (iii) render the development of a Site economically infeasible within the meaning of CEQA case law such as Uphold Our Heritage v. Town of Woodside (2007) 147 Cal.App.4th 587, 598-601, the Community Development Director may approve an Emission Reduction Plan that also includes offsets that are available on a regional or within the overall Sacramento Valley Air Basin basis. The overall goal of adding such non-local offsets to Emission Reduction Plan would be to reduce the overall cost of the mitigation package so that it is no longer prohibitively expensive. Similarly, "feasibility" will also be a function of the availability of local offsets. Where local offsets simply are not available, the applicant for an Emission Reduction Plan would have no choice but to include within the proposed offset package within the Emission Reduction Plan offsets available on a regional or within the overall Sacramento Valley Air Basin basis.

~~*The Project applicant shall implement one of the following off-site mitigation measures prior to issuance of certificates of occupancy for each building constructed on-site, as required (based on the level of exceedance of ROG above the PCAPCD's threshold):*~~

- ~~*Establish mitigation off-site within the portion of Placer County that is within the SVAB by participating in an off-site mitigation program, coordinated through PCAPCD. Examples include, but are not limited to retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on-road haulers); or other programs that the project proponent may propose to reduce emissions.*~~

- ~~*Participate in PCAPCD's Off-site Mitigation Program by paying the equivalent amount of fees for the project's contribution of ROG that exceeds the operational threshold of 55 lbs/day. The applicable fee rates changes over time. The actual amount to be paid shall be determined, and satisfied per current CARB guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).*~~

Page 3.3-33 of the Draft EIR is amended as follows:

ODORS

While offensive odors rarely cause any physical harm, they can be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and the PCAPCD. The general nuisance rule (California Health and Safety Code §41700) and Air District Rule ~~402~~ 204 is the basis for the threshold.

SECTION 3.4 BIOLOGICAL RESOURCES

Pages 3.4-1 of the Draft EIR is amended as follows:

This section describes the regulatory setting, regional biological resources, and impacts that are likely to result from Project implementation. Information in this section is derived primarily from the following:

- *City of Rocklin General Plan* (2012);
- *City of Rocklin General Plan Update Draft Environmental Impact Report* (2011);
- *Biological Resources Assessment – College Park – Rocklin, Placer County, California* (Madrone Ecological Consulting, ~~2021~~2022) (see Appendix C);
- *Draft Biological Resources Assessment Supplement – Otani Property – Rocklin, Placer County, California* (Madrone Ecological Consulting, 2020) (see Appendix C);
- *College Park Oak Tree Mitigation Plan* (Evergreen Sierra East, ~~2021~~2022) (see Appendix C).

Page 3.4-27 of the Draft EIR is amended as follows:

City of Rocklin Riparian Policy

Action Step OCRA-11 of the City of Rocklin Draft General Plan requires that an open space easement be recorded over all areas within 50 feet of the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage. In addition, where riparian habitat extends further than 50 feet from the edge of bank, the easement must be extended to include that area as well. The City may designate an easement greater than 50 feet for perennial streams when it is determined such a buffer is necessary to adequately protect drainage and habitat areas. Features "that may be considered acceptable within the 50- foot setback, buffer area and/or open space easements include, but are not limited to, de-minimus encroachments of a public thoroughfare, bridges, trails, drainage facilities, utilities, and fencing intended to delineate or protect a specific resource. Installation and maintenance of those features shall minimize impacts to resources to the extent feasible." (City of Rocklin 2011). Such exceptions are allowed if it is infeasible to limit all activities in these areas. For example, never allowing crossings of creeks or drainages within the City would limit public infrastructure and access to first responders during emergencies. The above setbacks and buffers apply to residential and non-residential development unless the landowner can demonstrate that literal application of this Action Step item would preclude all economically viable use of the land under existing zoning.

Page 3.4-30 of the Draft EIR is amended as follows:

Mitigation Measure 3.4-1: *Prior to any ground-disturbing or vegetation-removal activities that would affect VELB, or VELB habitat, the project applicant shall conduct comprehensive VELB surveys in areas proposed for impact no more than three years prior to commencement of construction. If construction commences prior to October 2023, these surveys will not be required. Surveys shall be conducted in accordance with the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (USFWS 2017), or the most recent USFWS VELB guidance at the time. If VELB are located prior to construction, then:*

3. All occupied elderberry shrubs (which are defined for the purposes of this section as those with stems greater than 1 inch in diameter at ground level) shall be avoided completely during Project construction with a buffer of at least 20 feet, except as permitted under paragraph 2 below, and the following avoidance and minimization measures during construction [as outlined in the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (USFWS 2017) shall be implemented for all work within 165 feet of a shrub:

- *All areas to be avoided during construction activities will be fenced and/or flagged as close to construction limits as feasible.*
- *Activities that could damage or kill an elderberry shrub (e.g., trenching, paving, etc.) shall receive an avoidance area of at least 20 feet from the drip-line.*
- *A qualified biologist will provide training for all contractors, work crews, and any onsite personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for noncompliance.*
- *A qualified biologist will monitor the work area at project appropriate intervals to assure that all avoidance and minimization measures are implemented.*
- *As much as feasible, all activities within 165 feet of an elderberry shrub will be conducted between August and February.*
- *Elderberry shrubs will not be trimmed.*
- *Herbicides will not be used within the drip-line of the shrub. Insecticides will not be used within 100 feet of an elderberry shrub.*
- *Mechanical weed removal within the drip-line of the shrub will be limited to the season when adults are not active (August - February) and will avoid damaging the elderberry.*

4. *If an elderberry shrub occupied with VELB must be removed to accommodate construction because surveys conducted in October 2023 or later find VELB in areas within the development footprint of the College Park Project as approved, the applicant shall notify the City and consult with USFWS. At a minimum, the removal of elderberry shrubs found to be occupied with VELB shall be mitigated through the purchase of one (1) VELB mitigation credit from an agency-approved mitigation bank for each occupied shrub removed or through the planting of five (5) elderberry seedlings and five (5) native California trees or shrubs at a USFWS-approved location for each shrub removed. If the latter option is selected then the seedlings and associated natives shall achieve an 80% survival rate measured at the end of a five (5) year monitoring period.*

Page 3.4-32 of the Draft EIR is amended as follows:

Mitigation Measure 3.4-3: *A western pond turtle survey shall be conducted in all areas within 150 feet of the main (east-west) perennial creek in the South Village Study Area within 48 hours prior to construction in that area. If no western pond turtles or nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to ~~suitable~~ habitat of equivalent or greater value (e.g., riparian wetlands or riparian woodlands) outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.*

Page 3.4-34 of the Draft EIR is amended as follows:

Mitigation Measure 3.4-4: *The following preconstruction nest survey requirements apply if construction activities take place during the typical bird breeding/nesting season (typically February 1 through September 1):*

- *A targeted Swainson's hawk nest survey shall be conducted throughout the Project ~~area~~ Area and all accessible areas within a ¼ mile radius of the proposed construction area no more than 14 days prior to construction activities. If active Swainson's hawk nests are found within ¼ mile of a construction area, construction shall cease within ¼ mile of the nest until a qualified biologist (Project Biologist) determines that the young have fledged or it is determined that the nesting attempt has failed. ~~If the applicant desires to work within ¼ mile of the nest, the applicant shall consult with CDFW and the City to determine if the nest buffer can be reduced. The Project applicant, the Project biologist, the City, and CDFW shall collectively determine the nest avoidance buffer, and what (if any) nest monitoring is necessary.~~The ¼-mile buffer may be reduced if a smaller sufficiently protective buffer is proposed by the Project Biologist and approved by the City in consultation with CDFW after taking into consideration the natural history of the Swainson's hawk, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether there are visual or acoustic barriers between the proposed activity and the nest), and what (if any) nest monitoring is proposed.*
- *A pre-construction nesting bird survey shall be conducted by the Project Biologist throughout the Project area and all accessible areas within a 500-foot radius of proposed construction areas, no more than 14 days prior to the initiation of construction. If there is a break in construction activity of more than 14 days, then subsequent surveys shall be conducted.*
- *If active raptor, California black rail nest, or a tricolored blackbird nesting colony are found, no construction activities shall take place within 500 feet of the nest/colony until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced if a smaller sufficiently protective buffer is proposed by the Project Biologist and approved by the City (and CDFW if it is a California black rail nest or tricolored blackbird nesting colony) after taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, and nest concealment (~~are~~ i.e. whether there are visual or acoustic barriers between the proposed activity and the nest). The Project Biologist can visit the nest as needed to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season.*
- *A report summarizing the survey(s), shall be provided to the City within 14 days of the completed survey and is valid for one construction season or until there is a gap in construction activity of 14 days or more. If no nests are found, no further mitigation is required.*
- *Should construction activities cause a nesting bird do any of the following in a way that would be considered a result of construction activities: (1) vocalize, (2) make defensive flights at intruders, (3) get up from a brooding position, or (4) fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by the Project Biologist in consultation with the City. Construction activities may only resume within the buffer zone after a follow-up survey by the Project Biologist has been conducted and a report has been prepared indicating that the nest (or nests) are no longer active, and that no new nests have been identified.*

Page 3.4-37 of the Draft EIR is amended as follows:

Mitigation Measure 3.4-2 requires preparation and administration of Worker Environmental Awareness Training for the construction crews. Mitigation Measure 3.4-7 requires surveys and mitigation if special-status plant species are found, and in some cases, transplantation of perennial native species. Recent studies have shown that transplantation has been shown to be effective for many different native perennial species and species that are considered sensitive and rare (Piehel, et. al, 2015; McMillan, et. al., 2017; McMillan, et. al. 2018). In a summary review of the successes and failures of transplantation, relocation and reintroduction of sensitive plant species in California, CDFW has three broad recommendations that can be made to transplant based on crucial aspects of the biology of imperiled plant species. These recommendations are: (1) Individuals should be removed with as little physical disturbance as possible to the individual, and at a phenologically appropriate time of year, as when the individual is dormant or photosynthetically inactive; (2) The receptor site should be of the same habitat quality, particularly with respect to soil type and its physical characteristics. Various other manipulation aspects of the receptor site may include weeding to decrease competition from native and exotic species, watering during times of drought, and fencing and/or other forms of site protection; and (3) Knowledge of the biology of the organism appears to aid greatly in the design of appropriate horticultural techniques for the preparation of cuttings, transplantation, seed germination, etc. Implementation of the proposed Project, with the below mitigation measures, would reduce the potential for impacts to special-status plant species to a ***less-than-significant*** level.

Page 3.4-37 of the Draft EIR is amended as follows:

Mitigation Measure 3.4-7: *Special-status plant surveys shall be conducted in areas proposed for impact no more than three years prior to commencement of construction. If construction commences prior to April 1, 2023, these surveys shall not be required. Surveys shall be conducted in accordance with the Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS, 2000), the Botanical Survey Guidelines of the California Native Plant Society (CNPS, 2001), and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW, 2018) or more recent protocols at that time. If no special-status plant species are found, no further mitigation would be required. If special-status plants are found and would be impacted, mitigation for those impacts shall be determined during consultation with the City. If the plant found is a perennial such as Sanford's arrowhead or big-scale balsamroot, then mitigation shall consist of digging up the plant and transplanting into a suitable avoided area on-site prior to construction. If the plant found is an annual such as dwarf downingia, ~~then~~ mitigation shall consist of collecting seed-bearing soil and spreading it into a suitable constructed wetland at a mitigation site (as placing soil into an avoided wetland on-site would be considered fill). If rare plants will be impacted, a mitigation plan will be developed and approved by the City. Mitigation for the transplantation/establishment of rare plants will result in no net loss of individual plants after a five (5) year monitoring period. The two species most likely to be present in the vicinity are dwarf downingia and Sanford's arrowhead. These two species have been successfully relocated.*

Page 3.4-38 of the Draft EIR is amended as follows:

Mitigation Measure 3.4-8*: The following measures shall be implemented to address the loss of aquatic resources:*

1. *The Project applicant shall apply for a Section 404 permit from the U.S. Army Corps of Engineers for impacts to aquatic resources verified by the USACE as subject to their jurisdiction. Waters of the U.S.*

that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.

2. *The Project applicant shall apply for a Section 401 water quality certification or WDR, as appropriate, from the RWQCB, and adhere to the conditions.*
3. *For project applications with impacts to drainages or riparian vegetation, the Project applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. Impacts will be outlined in the application and are expected to be substantially similar to the impacts to biological resources outlined in this document. Information regarding Project-specific drainage and hydrology changes resulting from Project implementation will be provided as well as a description of storm water treatment methods. Minimization and avoidance measures will be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs. Mitigation will result in "no-net-loss" of riparian woodland and may include restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to CDFW.*

Beginning of Page 3.4-41 of the Draft EIR, the text is amended as follows:

Impact 3.4-10: The proposed Project may result in conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances (Less than Significant with Mitigation)

NATIVE OAK TREES

The City of Rocklin Oak Tree Preservation Guidelines were adopted as required by Section 17.77.100 of the Rocklin Municipal Code, a part of the Oak Tree Preservation Ordinance. The Guidelines apply to all oak trees located wholly or partially within the City. "Oak tree" is defined as an oak tree with a TDBH (four and one-half feet above the root crown) of six inches or more and of a species identified in these Guidelines as native to the Rocklin area. The diameter of multi-trunked trees shall be the total diameter at breast height of the largest trunk only.

Native oak trees occur within oak woodlands, oak savannah, and riparian woodlands throughout the Study Areas. The College Park Oak Tree Mitigation Plan (Oak Mitigation Plan) (Attachment E of Appendix C) quantifies impacts and avoidance of oak trees, TDBH inches of oaks, and oak canopy acreage; these are summarized in Table 3.4-6. Note that the oak canopy acreage is smaller than the acreage of native oak vegetation communities presented in Figures 3.4-2a and 3.4-2b, as oak trees are only one component of each of these communities.

TABLE 3.4-6: NATIVE OAK TREE IMPACTS AND AVOIDANCE

MEASUREMENT	*IMPACTS*[1]	*AVOIDANCE*[1]	*TOTAL*
Number of all oak trees	~~1,393~~1,580 (72%)	~~551~~ 605 (28%)	~~1,944~~2,185
Number of all healthy oak trees	1,021 (72%)		
~~Oak~~ All oak DBH (inches)	~~12,780~~14,634 (~~70~~71%)	~~5,457~~6,023 (~~30~~29%)	~~18,237~~20,657
Healthy oak DBH (inches)	9,229		
Oak canopy (acres)	~~16.61~~16.6 (67%)	~~8.07~~ 8.1 (33%)	~~24.68~~24.7

SOURCE: MADRONE ECOLOGICAL CONSULTING, 2021.

In summary, implementation of the Proposed Project will directly impact ~~1,393~~1,580 (72 percent) of the ~~healthy~~ native oak trees within the Study Area, 1,021 of which are healthy and require mitigation under the City Tree Ordinance.

RIPARIAN ZONE

The City of Rocklin's General Plan Riparian Zone Policy requires that an applicant identify the extent of their "Riparian Zone". This exercise was completed for the South Village Study Area in 2017, during the Project design phase, and in consultation with City staff. Below is an explanation of how the Riparian Zone was determined and what it is comprised of (from the memorandum prepared to that effect) (Madrone, 2017c). The portions of the Riparian Zone that are outside of the creek boundaries and the riparian wetlands as Riparian Woodlands are depicted on Figure 3.4-2b. The majority of these areas are indeed Riparian Woodlands, and the remainder have been included in this category for clarity and simplicity.

The riparian zone is generally considered to be the area adjacent to a drainage that is hydrologically influenced by the water flowing through that drainage. The most common way to approximate this hydrologic influence is the extent of hydrophytic (water-loving) vegetation growing in what would otherwise be an upland area.

Accordingly, during the field surveys, Madrone mapped the extent of perennial hydrophytic vegetation along the drainages within the Study Area. In some areas, the extent of the riparian zone correlated with the edge of the mapped riparian wetlands. Areas where the riparian zone exceeds the extent of the riparian wetlands are areas in which the riparian hydrologic influence does not occur within the top 12 inches of the soil (and thus, wetland hydrology and hydric soil indicators are lacking). These areas often support riparian trees and shrubs (which have deep root systems), but may not support more shallowly-rooted herbaceous hydrophytes. In most cases where the riparian zone exceeded the extent of the riparian wetlands, the edge was the outer extent of the willows (*Salix* species), Fremont cottonwood (*Populus fremontii*), and Valley oak (*Quercus lobata*) trees along the drainages, but in some areas where adjacent woody vegetation was lacking, deeper-rooted herbaceous perennials such as curly dock (*Rumex crispus*) were used as an indicator of the extent of the riparian zone. Some areas were challenging, especially along the northern edge of the perennial drainage, where isolated large willow trees were interspersed with upland blue oak (*Quercus douglasii*) and interior live oak (*Quercus wislizenii*) trees. Madrone assumed that at some time in the past, additional hydrology allowed the willows to establish, but that the current condition may be drier, and as a result, now supports the upland oak trees. Therefore, in this area, the extent of the riparian zone was mapped at the edge of where willows and cottonwood trees were dominant as opposed to scattered. This also corresponded to the extent of herbaceous hydrophytic vegetation. The riparian boundaries that Madrone generated for the Study Area were provided to the City of Rocklin (City) for review, and a Madrone project principal and biologist conducted a site visit with City staff on December 6, 2017 to review the boundary in the field. City staff generally accepted Madrone's mapping, with the exception of the two locations mentioned above to the north of the perennial drainage where hydrophytic trees and shrubs are scattered within a matrix of more upland trees. City staff requested that these areas of scattered hydrophytes be included in the riparian zone.

The riparian zone within the South Village Study Area has largely been avoided by the proposed Project. The only exceptions are five road, trail, and utility crossings, which are allowed by the City's Riparian Policy. As stated within the riparian policy, features which may be considered acceptable within the setback, buffer area and/or open space easements include, but are not limited to, de-

minimis encroachments of a public thoroughfare, bridges, trails, drainage facilities, utilities, and fencing intended to delineate or protect a specific resource. Installation and maintenance of those features will be required to minimize impacts to resources to the extent feasible. There is no riparian zone within the North Village Study Area. Therefore, there are no exceptions to the riparian policy.

CONCLUSION

As summarized in Table 3.4-6, ~~1,393~~1,021 healthy native oak trees with a cumulative DBH of ~~12,780~~9,229 inches and an approximate canopy of ~~16.61~~16.6 acres would be impacted by the Project. The City of Rocklin Oak Tree Preservation Guidelines (Guidelines) state that "…on-site mitigation in the form of planting replacement trees is preferred…" ~~. Where more than twenty percent of the TDBH [total DBH] of all the surveyed oak trees or more than twenty percent of the total number of surveyed oak trees on the property are to be removed, each inch of TDBH removed in excess of twenty percent of the TDBH of all the surveyed oak trees shall be replaced with an equal number of inches of TDBH of replacement trees, but in no event shall the number of replacement trees be less than twice the number of trees removed (two to one)." As~~ Given that because where the trees would be removed, development would subsequently occur, and given that the majority of the avoided habitats will already be woodlands or wetlands, planting replacement trees onsite is not ~~a~~ feasible ~~alternative~~.

The Guidelines, and the Oak Tree Preservation Ordinance (Ordinance), provide ~~go on to state~~ mitigation alternatives where, as occurs here, ~~to~~ on-site replacement is not feasible, specifically that ~~that~~ "Off-site tree replacement, contributions to the Rocklin Oak Tree Preservation Fund, and dedication of land instead of paying mitigation fees shall also be considered…" - (see also City of Rocklin Code Section 17.77.080.B). ~~Both off-site tree replacement and contributing to the Rocklin Oak Tree Preservation Fund would result in substantial temporal loss of habitat; therefore,~~ The dedication of land "must be usable for establishing an oak tree preserve and must be approved by the governing body for acceptable as a mitigation measure" (Guidelines, p. 9). T~~t~~he applicant, in coordination with the City, has proposed to mitigate for loss of native oak communities ~~through~~ either through the payment of mitigation fees into the Rocklin Oak Tree Preservation fund or through protection and long-term management of existing native oak communities. Therefore, pursuant to Mitigation Measure 3.4-9, t~~T~~he Project ~~applicant~~ Applicant's certified arborist consultant has prepared the College Park Oak Tree Mitigation Plan (College Park Oak Tree Mitigation Plan), which is included as Attachment E of Appendix A of the Final EIR~~C~~.

Tree Replacement Formula: The College Park Oak Tree Mitigation Plan ~~outlines~~ details the Project mitigation requirements, based on Section 7 of the College Park Oak Tree Mitigation Plan, using ~~detailed by the Guidelines~~the following "Tree Replacement Formula" as a mechanism for determining the size of the conservation area:

- Step 1: TDBH Total Diameter at Breast Height) of all Surveyed Trees on site (9,229 inches) X 20% = Discount Diameter (1,845 inches)
- Step 2: TDBH of all surveyed trees on site to be removed (9,229 inches) – Discount Diameter (1,845 inches) = Total Number of Inches of Replacement Trees Required (7,384 inches).

~~Total DBH (TDBH) of oak trees in Project Area 18,237~~

~~TDBH of healthy oak trees proposed for impact 12,780~~

~~Subtract 20% of TDBH of all trees (18,237 x 0.20) -3,648~~

~~TDBH of mitigation required 9,132~~

Conservation Area: Under the College Park Oak Tree Mitigation Plan, a ~~22.5-acre Mitigation~~Conservation Area would be set aside as mitigation for these impacts to native oak trees. This ~~Mitigation~~ Conservation Area is located along Secret Ravine Creek, and as a result, supports both a diverse, high quality riparian corridor, and oak woodlands further from the Creek. The ~~Mitigation~~ Conservation Area contains ~~758~~ 563 ~~healthy~~ native oak trees with a cumulative TDBH of ~~9,420~~7,526 inches. The size of the Conservation Area would be finalized as part of the Management Plan and easement dedication process.

As stated in the College Park Oak Tree Mitigation Plan, and pursuant to the Guidelines and the Ordinance, the City has agreed that due to the quality of trees within the Conservation Area, trees within the riparian area would receive a 50% credit toward TDBH inches and trees outside of the riparian area would receive a 150% credit. As a result, of the 7,526 TDBH inches of existing trees, there are 3,900 TDBH inches within the riparian area that provide 1,950 TDBH inches of credit (3,900 x 50% credit) and 3,626 TDBH inches outside the riparian boundary that provide 5,439 TDBH inches of credit (3,626 x 150%). This ~~is~~ provides a total mitigation credit of 7,389 DBH inches, which is slightly more than the 7,384 TDBH inches the City at its discretion require~~sd, but~~ to be conserved.

As noted in the College Park Oak Tree Mitigation Plan, the Conservation Area provides greater species diversity and a more mature and established woodland than the woodland impacted by the project. There are four native oak species of trees on the Conservation Area, whereas the project impact area includes only three oak species, with a modest number of California buckeye and fewer gray pines. The Conservation Area's diverse woodland will preserve interior live oak and other essential oak species. The woodland impacted by the project does not ~~provide the 2:1~~ have the same valuable ecological diversity as the creek corridor in the Conservation Area.

The College Park Oak Tree Mitigation Plan notes that the average oak tree size is larger in the Conservation Area (13.38-inch TDBH) than on the project site (9.44-inch TDBH), with fewer multi-stemmed trees than the project site (27% versus 53%), reflecting a woodland comprised of larger trees with fewer defects and a reduced propensity for failures than the live oak forest on the project site. The Conservation Area woodland has fewer multi- stemmed oak trees, which tend to have more structural defects and are more prone to failures as a result of stem separation, and is characterized by taller trees with a higher canopy and expansive understory. In addition to the oak trees that were field surveyed, it is estimated that there are another 400 oak trees in the Conservation Area that did not meet the criteria for the inventory (less than 6 TDBH inches). Although these trees are smaller than the size threshold for the survey, they make a significant contribution to the quality of the woodland, showing age diversity and natural regeneration on the site. In addition, another 275 non-oak native trees that met the size criteria are also present (although as they are not oaks, they are not included in the tables or calculations).

The College Park Oak Tree Mitigation Plan notes that unlike the physical conditions that would be created by replacement ~~trees required by the Guidelines. As noted above, the Mitigation Area contains a mature riparian corridor with~~ oak tree plantings, the Conservation Area is an ~~additional 256 native trees with a cumulative DBH of 3,268 inches. Furthermore, the Mitigation Area provides 22.5 acres of native tree canopy, the majority of which is oaks, which is substantially greater than the 16.61 acres of oak canopy impact~~ established woodland area that would not require years of establishment or costs associated with ~~the proposed Project area. In summary, the Preserve contains 1,014 native trees with a cumulative DBH of 12,688. Although this still does not replace the number~~

~~of oak trees on a 2:1 basis, the cumulative DBH is greater because the oak and riparian woodlands in the Mitigation Area are more mature, with~~ an unpredictable planting replacement program, such as the installation of complex irrigation systems and heightened levels of monitoring and maintenance. Replacement oak tree plantings also are land and water consumptive and have significant attrition rates and result in less diverse habitat that ultimately may impact special-status species. Conversely, established oaks, like those in the Conservation Area, require little to no maintenance and are drought tolerant—in fact they contribute to water conservation during drought cycles—and, provide greater species diversity. The Conservation Area woodland along Secret Ravine Creek, in the creek corridor, contains diverse flora and wildlife, of significant ecological value, including more valley oak and blue oak trees than on the project sites. Thus, conserving oak woodland is generally ~~larger trees. For comparison, the Project as proposed would impact 16 heritage oak trees with a cumulative DBH of 466 inches, while the Mitigation Area contains 69 heritage oak trees with a cumulative DBH of 1,703 inches~~considered more favorable than oak tree replacement.

Mitigation Measure 3.4-9 would require the Project applicant to comply with the City's Oak Tree Preservation Ordinance, which allows "land dedication" where "on-site replacement is not feasible" (See City of Rocklin Municipal Code Section 17.77.080.B.4)~~or provide an alternative way~~ to address the loss of native oaks on-site through preparation and implementation of ~~(such as~~ the College Park Oak Tree Mitigation Plan). With implementation of the following mitigation measure, this impact would be considered ***less than significant***.

MITIGATION MEASURE(S)

Mitigation Measure 3.4-9*: The Project applicant shall comply with the City's Oak Tree Preservation Ordinance, either through the payment of mitigation fees into the Rocklin Oak Tree Preservation Fund or through land dedication or off-site replacement (see Rocklin Municipal Code Section 17.77.080.B.4)~~or provide an alternative way to address the loss of native oaks on-site (such as the College Park Oak Tree Mitigation Plan)~~. The applicant's selected method ~~strategy~~ shall be subject to review and approval by the City, and the City shall have ultimate discretion to determine what mitigation shall be required prior to permit approval.*

~~*If the applicant utilizes the Oak Tree Preservation Ordinance t*~~*To address the loss of native oaks on-site using land dedication, the Project applicant ~~following~~ shall meet the following requirements~~occur~~:*

- *The Project applicant shall prepare a mitigation plan specific to the Project, hereafter referred to as the College Park Oak Tree Mitigation Plan.*
- *The College Park Oak Tree M~~m~~itigation P~~p~~lan shall comply with the City's Oak Tree Preservation Guidelines.*
- *The City shall review and approve the College Park Oak Tree Mitigation Plan.*
- *The Project applicant shall apply for a Tree Preservation Plan Permit, as required by the City Oak Tree Preservation Ordinance.*
- *A bond or other security instrument in a form approved by the City Attorney in the minimum amount of $10,000 (or greater as deemed necessary by the approving body) shall be posted and maintained to insure the preservation of the trees during construction. The security shall be posted prior to any grading or movement of heavy equipment onto the site or issuance of a permit. Any violation of any term or condition of the tree preservation plan permit or these Guidelines may result in forfeiture of all or a portion of the bond. Other violation penalties are contained in the Oak Tree Preservation Ordinance.*

- *The Project developer shall be required to fence the trees to be preserved during construction. The Tree Preservation Ordinance requires fencing and signage to be installed by the developer around trees which could be damaged during construction. The sign shall be a minimum of two feet by two feet in size and shall state the bond amount which protects the tree and that damage will result in forfeiture of all or part of the bond. Fencing shall be located three feet outside the dripline of the tree, shall be no less than four feet high, and shall be installed prior to any grading on the site. City staff shall verify installation of the fencing. It is the responsibility of the property owner and workers on the site to assure that the fence remains in its proper location and at its proper height during construction.*

~~*If the applicant utilizes an alternative way to address the loss of native oaks on-site (such as the College Park Oak Tree Mitigation Plan) to address the loss of native oaks on-site, the following shall occur:*~~

- ~~*The Project applicant shall prepare the Oak Tree Mitigation Plan;*~~
- ~~*The City shall review and approve the Oak Tree Mitigation Plan;*~~
- *The Project applicant shall implement the College Park Oak Tree Mitigation Plan prior to any removal of protected oak trees. The College Park Oak Tree Mitigation Plan shall include preparation of protective measures for on-site trees to be preserved (i.e., fencing and signage installation around trees which could be damaged during construction), and if land dedication is the method selected by the Project applicant and approved by the City, a long-term management plan for the proposed oak conservation area~~, and~~ providing for the protection of the native oak habitat in perpetuity through the use of a real estate instrument (such as a deed restriction or conservation easement that runs with the land). A funding mechanism shall be in place to implement the management plan.*

SECTION 3.5 CULTURAL RESOURCES

Page 3.5-29 of the Draft EIR is amended as follows:

Impact 3.5-1: Project implementation would not cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5 (Less than Significant with Mitigation)

The Project Area is located in an area known to have historical resources. Four cultural resources were identified in the North Village property:

- mining features (previously identified and recorded)
- irrigation features and refuse (newly identified)
- water storage features and refuse (newly identified)
- single-family residence (newly identified)

All four resources within the North Village property were identified and subsequently evaluated using a combination of archaeological testing and archival research. All four were found to be not eligible for the NRHP and CRHR, and as such, they are not historic properties as defined by regulations implementing Section 106 of the NHPA (36 CFR Part 800) and are not historical resources as defined by CEQA regulations (CCR Title 14, Section 15064.5(a)).

No cultural resources were identified within the South Village property as a result of the records search and field survey. Based on this information, no historic properties on the South Village property will be affected by the proposed Project.

Given that the four resources within the North Village property were found to be not eligible for the NRHP and CRHR, and not historical resources or unique archaeological resources, and no cultural resources were identified within the South Village property, implementation of the proposed project would not impact known historical resources. However, ground-disturbing activity could result in the discovery of currently unknown buried resources, and if those are present and found to be either unique archaeological resources or historical resources of an archaeological nature, this could result in a significant effect in the absence of mitigation. Implementation of Mitigation Measure 3.5-1 will reduce that impact to **less than significant impact**.

~~Given that the four resources within the North Village property were found to be not eligible for the NRHP and CRHR, and not historic properties, and no cultural resources were identified within the South Village property, implementation of the proposed project would have a **less than significant impact** relative to historic resources.~~

MITIGATION MEASURE(S)

Mitigation Measure 3.5-1: *If subsurface deposits believed to be cultural, historical, archaeological, tribal, and/or human in origin are discovered during construction and/or ground disturbance, all work must halt within a 100-foot radius of the discovery. A Native American Representative from traditionally and culturally affiliated Native American Tribes that requested consultation shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior's Professional Qualifications Standards for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until it is determined by the City, in consultation with culturally affiliated tribes, that the find is not a tribal cultural resource, or that the find is a tribal cultural resource and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. The qualified cultural resources specialist shall have the authority to modify the no-work radius as appropriate, using professional judgement.*

The following notifications and measures shall apply to potential unique archaeological resources and potential historical resources of an archaeological nature (as opposed to tribal cultural resources), depending on the nature of the find:

- *If the professional archaeologist determines that the find does not represent a cultural resource that might qualify as a unique archaeological resource or historical resource of an archaeological nature, work may resume immediately and no agency notifications are required.*
- *If the professional archaeologist determines that the find does represent a cultural resource that might qualify as a unique archaeological resource or historical resource of an archaeological nature from any time period or cultural affiliation, he or she shall immediately notify the City Community Development Department (CDD) and applicable landowner. The professional archaeologist and a representative from the City CDD shall consult to determine whether any unique archaeological resources or historical resources of an archaeological nature are present, in part based on a finding of eligibility for inclusion in the NRHP or CRHR. If it is determined that unique archaeological resources or historical resources of an archaeological nature are present, the qualified archaeologist shall develop mitigation or*

treatment measures for consideration and approval by the City CDD. Mitigation shall be developed and implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), preservation in place may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If approved by the City CDD, such measures shall be implemented and completed prior to commencing further work for which grading or building permits were issued, unless otherwise directed by the City CDD. Avoidance or preservation of unique archaeological resources or historical resources of an archaeological nature shall not be required where such avoidance or preservation in place would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the City CDD. Where avoidance or preservation are not appropriate for these reasons, the professional archaeologist, in consultation with the City CDD, shall prepare a detailed recommended a treatment plan for consideration and approval by the City CDD, which may include data recovery. If employed, data recovery strategies for unique archaeological resources that do not also qualify as historical resources of an archaeological nature shall follow the applicable requirements and limitations set forth in Public Resources Code Section 21083.2. Data recovery will normally consist of (but would not be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim of recovering important scientific data contained within the unique archaeological resource or historical resource of an archaeological nature. The data recovery plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and State repositories, libraries, and interested professionals. If data recovery is determined by the City CDD to not be appropriate, then an equally effective treatment shall be proposed and implemented. Work may not resume within the no-work radius until the City CDD, in consultation with the professional archaeologist, determines that the site either: 1) does not contain unique archaeological resources or historical resources of an archaeological nature; or 2) that the preservation and/or treatment measures have been completed to the satisfaction of the City CDD.

- *If the find includes human remains, or remains that are potentially human, the contractor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Placer County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.*

Impact 3.5-2: Project implementation has the potential to cause a substantial adverse change to a significant tribal cultural resource, as defined in Public Resources Code §21074 (Less than Significant with Mitigation)

The Project Area is located in a highly sensitive area for buried prehistoric sites. The alluvial depositional environment, pattern of sites commonly occurring along water sources, and close proximity of several known sites to the Project Area contribute to this probability. In addition, the archival record states that Native Americans were established in the vicinity before non-natives began settling the area.

Although the Cultural Resources Inventory Report, Sierra College, College Station (South Parcel, C1), Cultural Resources Inventory Report, Sierra College, College Station (South Parcel, C2), Cultural Resources Inventory and Evaluation Report, Sierra College, College Station (A/B North Parcel) and Cultural Resources Evaluation Addendum for the Otani Parcel of the Sierra College North Project did not indicate that historic or tribal cultural resources are located within the Project boundaries, ground disturbing activities have the potential to reveal buried deposits not observed on the surface during previous surveys. Mitigation Measure 3.5-1 requires work to halt if subsurface deposits believed to be cultural, historical, ~~paleontological,~~ archaeological, or human in origin are discovered during construction. Once work is halted, a qualified archaeologist would evaluate the significance of the find. If the find does not represent a cultural resource, work may resume. If the find does represent a cultural resource from any time period or cultural affiliation, various steps would follow (including but not limited to notification procedures, treatment measures, and historic eligibility determinations). If the find includes human remains, reasonable protection measures would be taken to protect the discovery from disturbance, and proper notification procedures would be followed.

While no tribal cultural resources have been found in the Project Area during records searches and field surveys, as with most projects in the region that involve ground-disturbing activities, there is the potential for discovery of a previously unknown historical resource or tribal cultural resource. Compliance with Mitigation Measure 3.5-1 would ensure that potential impacts to currently unknown and undiscovered historical and/or tribal cultural resources would be reduced to a ***less than significant*** level.

MITIGATION MEASURE(S)

Implement Mitigation Measure 3.5-1. ~~***: If subsurface deposits believed to be cultural, historical, paleontological, archaeological, tribal, and/or human in origin are discovered during construction and/or ground disturbance, all work must halt within a 100-foot radius of the discovery. A Native American Representative from traditionally and culturally affiliated Native American Tribes that requested consultation shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until it is determined by the City, in consultation with culturally affiliated tribes, that the find is not a tribal cultural resource, or that the find is a tribal cultural resource and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. The qualified cultural resources specialist shall have the authority to modify the no-work radius as appropriate, using professional judgement.***~~

~~*The following notifications shall apply, depending on the nature of the find:*~~

- ~~*If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the permitting lead agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.*~~
- ~~*If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Placer County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.*~~
- ~~*If the find includes paleontological resources, work shall not continue at the discovery site until a qualified paleontologist evaluates the find and makes a determination regarding the significance of the resource and identifies recommendations for conservation of the resource, including preserving in place or relocating on the Project site, if feasible, or collecting the resource to the extent feasible and documenting the find with the University of California Museum of Paleontology.*~~

SECTION 3.6 GEOLOGY AND SOILS

Beginning on Page 3.6-9, the Draft EIR is amended as follows:

PALEONTOLOGICAL RESOURCES

The often-unseen records of past life buried in the sediments and rocks below the ground surface are among natural resources deserving conservation and preservation. These records are often under the pavement, buildings, soils, and vegetation that are covered by developed areas, but are also found in undeveloped areas that are either in their natural condition or under agricultural use. These

records – fossils and their geologic context – can exist in large quantities below the surface in many areas in Placer County, and span millions of years in age of origin. Fossils constitute a non-renewable resource, meaning once they are lost or destroyed, the exact information they contained can never be reproduced.

Paleontology is the science that attempts to unravel the meaning of these fossils in terms of the organisms they represent, the ages and geographic distribution of those organisms, how they interacted in ancient ecosystems and responded to past climatic changes, and the changes through time of all of these aspects.

The sensitivity of a given area or body of sediment with respect to paleontological resources is a function of both the potential for the existence of fossils and the predicted significance of any fossils which may be found there. The primary consideration in the determination of paleontological sensitivity of a given area, body of sediment, or rock formation is its potential to include fossils. Information that can contribute to assessment of this potential includes: 1) direct observation of fossils within the project area; 2) the existence of known fossil localities or documented absence of fossils in the same geologic unit (e.g., "Formation" or one of its subunits); 3) descriptive nature of sedimentary deposits (such as size of included particles or clasts, color, and bedding type) in the area of interest compared with those of similar deposits known elsewhere to favor or disfavor inclusion of fossils; and 4) interpretation of sediment details and known geologic history of the sedimentary body of interest in terms of the ancient environments in which they were deposited, followed by assessment of the favorability of those environments for the preservation of fossils.

The most general paleontological information can be obtained from geologic maps, but geologic cross sections (slices of geologic layers to view the third dimension) must be reviewed for an area in question (i.e. if such resources are discovered). These usually accompany geologic maps or technical reports. Once it can be determined which formations may be present in the subsurface, the question of paleontological resources must be addressed. Even though a formation is known to contain fossils, they are not usually distributed uniformly throughout the many square miles the formation may cover. If the fossils were part of a marine environment when they died, perhaps a scattered layer of shells will be preserved over large areas, or possibly a fossil bone only in one small area of less than a few hundred square feet. Other resources to be considered in the determination of paleontological potential are regional geologic reports, site records on file with paleontological repositories and site-specific field surveys.

Paleontologists consider all vertebrate fossils to be of significance. Fossils of other types are considered significant if they represent a new record, new species, an oldest occurring species, the most complete specimen of its kind, a rare species worldwide, or a species helpful in the dating of formations. However, even a previously designated low potential site may yield significant fossils.

Beginning on Page 3.6-12, the Draft EIR is amended as follows:

State Laws Pertaining to Paleontological Resources

Section 5097.5 of the California Public Resources Code prohibits "knowing and willful" excavation, removal, destruction, injury, and defacement of any "vertebrate paleontological site, including fossilized footprints," on public lands, except where the agency with jurisdiction has granted express permission. "As used in this section, 'public lands' means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof."

Section 30244 of the California Public Resources Code requires reasonable mitigation for impacts on paleontological resources that occur as a result of development on public lands.

Section 4307–4309 of the California Code of Regulations relating to the Department of Parks and Recreation affords protection to geologic features, "paleontological features", and objects of archaeological, or historical interest or value, and grants the Department of Parks and Recreation the power to grant a permit to "remove, treat, disturb, or destroy plants or animals or geological, historical, archaeological or paleontological materials." (California Code of Regulations, Title 14, Section 4307–4309).

Beginning on Page 3.6-22, the Draft EIR is amended as follows:

Impact 3.6-4: The proposed Project would be located on expansive soil creating substantial risks to life or property (Less than Significant with Mitigation)

According to the *Geotechnical Engineering Report*, the surface and near-surface soils consist primarily of granular soils that are considered to be relatively non-expansive. Additionally, Figure 3.6-2 identifies the North Village and South Village sites as having low soil expansion potential, with the exception of a small portion of the South Village site in the southeast corner of the site with a moderate soil expansion potential. Compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's construction plan review process, and implementation of Mitigation Measures 3.6-1 would reduce risk from expansive soils by ensuring any fill materials would also be suitable for development. Therefore, implementation of the proposed Project would have a ***less than significant*** impact relative to this topic.

Impact 3.6-~~4~~5: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water (no impact)

Sewer service is available to the Project site and the proposed Project will be served by public sewer. Septic tanks or alternative wastewater disposal systems would not be necessary; therefore, impacts associated with the disposal of wastewater are not anticipated, and thus, there would be **no impact** relative to this environmental topic.

Impact 3.6-~~5~~6: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (Less than Significant with Mitigation)

Fossil remains of prehistoric plant and animal life can be found in sedimentary rocks and volcanic rock sedimentary materials that are present throughout Placer County. Sediments associated with the Mehrten Formation in the Roseville area have been found to contain fossils of terrestrial vertebrates. Fossilized animal remains also may be present in caves associated with limestone geology that can be found in the central part of the Sierra Nevada foothills. There is no inventory or other information source that characterizes the extent, sensitivity, or significance of paleontological resources in Placer County.

The North Village site is located in the Penryn Pluton and the South Village site is located within the Rocklin Pluton. Both consist of Mesozoic-age rocks (70 to 200 million years old). Plutonic rocks are known to be crystallized at great depths beneath the earth's surface from magma. The geologic processes involved in forming these rocks (high temperatures and pressure) prevent the presence of

fossils. As such, it is not expected that paleontological resources would be found on the North or South Village sites.

The field surveys conducted for the proposed Project did not reveal any surface evidence of paleontological resources on the Project site. The Project site is not expected to contain subsurface paleontological resources, although it is possible for unexpected finds during ground disturbance and excavation activities.

Damage to or destruction of a paleontological resource would be considered a potentially significant impact under local, state, or federal criteria. Although the Cultural Resources Inventory Report has not indicated sensitivity for paleontological resources within the Project boundaries, ground disturbing activities have the potential to reveal previously unknown significant paleontological resources, resulting in a potentially significant impact to paleontological resources or unique geologic features. Implementation of the ~~mitigation measures found in Section 3.5, Cultural and Tribal Resources, of this EIR~~ Mitigation Measure 3.6-3 would ensure steps would be taken to reduce impacts to paleontological resources in the event that they are discovered during construction. Mitigation Measure ~~3.5-1~~3.6-3 requires that if subsurface deposits believed to be ~~cultural, historical,~~ paleontological~~, archaeological, or human~~ in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery ~~and in joint consultation with a Native American Representative, a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, must be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. If the find is determined to include paleontological resources, work must be halted at the discovery site~~ until a qualified paleontologist evaluates the find and makes a determination regarding significance of the resource and identifies recommendations for conservation of the resource. Implementation of this mitigation measure would reduce this impact to a ***less-than-significant*** level.

MITIGATION MEASURE(S)

~~*Refer to* ***Mitigation Measure 3.5-1.***~~

Mitigation Measure 3.6-3: *If subsurface deposits believed to be paleontological in origin are discovered during construction and/or ground disturbance, all work must halt within a 100-foot radius of the discovery. Work shall not continue at the discovery site until a qualified paleontologist evaluates the find to determine whether it includes or constitutes a unique paleontological resource and, if it is, formulates mitigation recommendations for consideration and approval by the City Department of Community Development. A unique paleontological resource means a paleontological resource about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one of the two following criteria: (1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or (2) has a special and particular quality such as being the oldest of its type or the best available example of its type. Mitigation options shall include preserving the resource in place or recovering data and creating documentation for transmission to the University of California Museum of Paleontology, the Sierra College Natural History Museum, or another institution of higher education with an established paleontological department or program. Avoidance or preservation in place of unique paleontological resources shall not be required where such avoidance or preservation*

would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the City CDD.

SIGNIFICANCE AFTER MITIGATION

Compliance with Mitigation Measure 3.~~5-1~~6.3 would ensure that potential impacts to currently unknown and undiscovered unique paleontological ~~historical and/or archaeological~~ resources would be reduced to less than significant~~. The mitigation measure ensures steps would be taken to reduce any potential impacts to paleontological resources~~ in the event that they are discovered during construction. This mitigation measure would reduce this impact to a ***less-than-significant*** level.

SECTION 3.7 GREENHOUSE GASES, CLIMATE CHANGE, AND ENERGY

The following revision to Mitigation Measure 3.7-1 was made based on recommendations to improve the mitigation measure to more specifically address the anticipated phased build out of the Project, likely, by several different developers. The revised Mitigation Measure 3.7-1 is intended to be applied in a multi-phase project, in a way that is more legally defensible and more stringent than what was presented originally in the Draft EIR. Mitigation Measure 3.7-1, on pages 3.7-32 and 3.7-33 as follows:

[1] Madrone Ecological Consulting. 2021. Biological Resources Assessment: College Park [Attachment ~~D~~E: Oak Tree Mitigation Plan].

MITIGATION MEASURE(S)

Mitigation Measure 3.7-1*:*

(d) ***Overall Obligation of College Park Project****. The collective present and future applicants for the development approvals within the overall College Park Project shall together be required to ensure that GHG emissions for the overall College Park Project do not exceed the bright- line significance threshold of 10,000 MTCO2e for a single year, as adopted by the Placer County Air Pollution Control District (PCAPCD). The overall amount to be reduced for the entire College Park Project is 1,763.7 MTCO2e/year. The required reductions can be achieved through a combination of on-site mitigation strategies, off-site GHG emissions reduction strategies, and/or the use of GHG offset or GHG mitigation credits.*

(e) ***Overall Obligation of College Park Project****. The collective present and future applicants for the development approvals within the overall College Park Project shall together be required to ensure that GHG emissions for the overall College Park Project do not exceed the bright- line significance threshold of 10,000 $MTCO_2e$ for a single year, as adopted by the Placer County Air Pollution Control District (PCAPCD). The overall amount to be reduced for the entire College Park Project is 1,763.7 $MTCO_2e$/year. The required reductions can be achieved through a combination of on-site mitigation strategies, off-site GHG emissions reduction strategies, and/or the use of GHG offset or GHG mitigation credits.*

(f) Individual Greenhouse Gas Reduction Plans (GGRPs).

ix. Obligations of Each "Site" Within Overall Project. The obligation to reduce the overall GHG emissions of the College Park Project by 1,763.7 $MTCO_2e$/year may be achieved over time and incrementally in connection the City's approvals of discrete phases of development that are consistent with, and reflect, differing ownership interests within the overall Project area at the time of overall Project approval. These phases are depicted and described in Figure A and Table A below, and consist of Sites A, B1, B2, C1, C2 West, and C2 East. Based on the respective levels of development being approved within these

respective Sites, each Site's proportional share of required overall reduction of 1,763.7 $MTCO_2e$/year is set forth in Table A.

x. Process for Approval of Individual GGRPs. Each applicant for development approvals for each Site, or part of a Site, shall propose a Greenhouse Gas Reduction Plan (GGRP) that would achieve the entire Site's proportional share of the overall required reduction of 1,763.7 $MTCO_2e$/year, consistent with the percentages shown in Table A. City approval of the GGRP for a Site shall be required prior to City approval of the first grading permit for any property within the Site. Each individual GGRP shall be approved, with modifications if deemed necessary, by the City's Community Development Director in consultation with PCAPCD and/or a specialist GHG consultant retained by the Director at the applicant's expense.

Figure A Project Sites

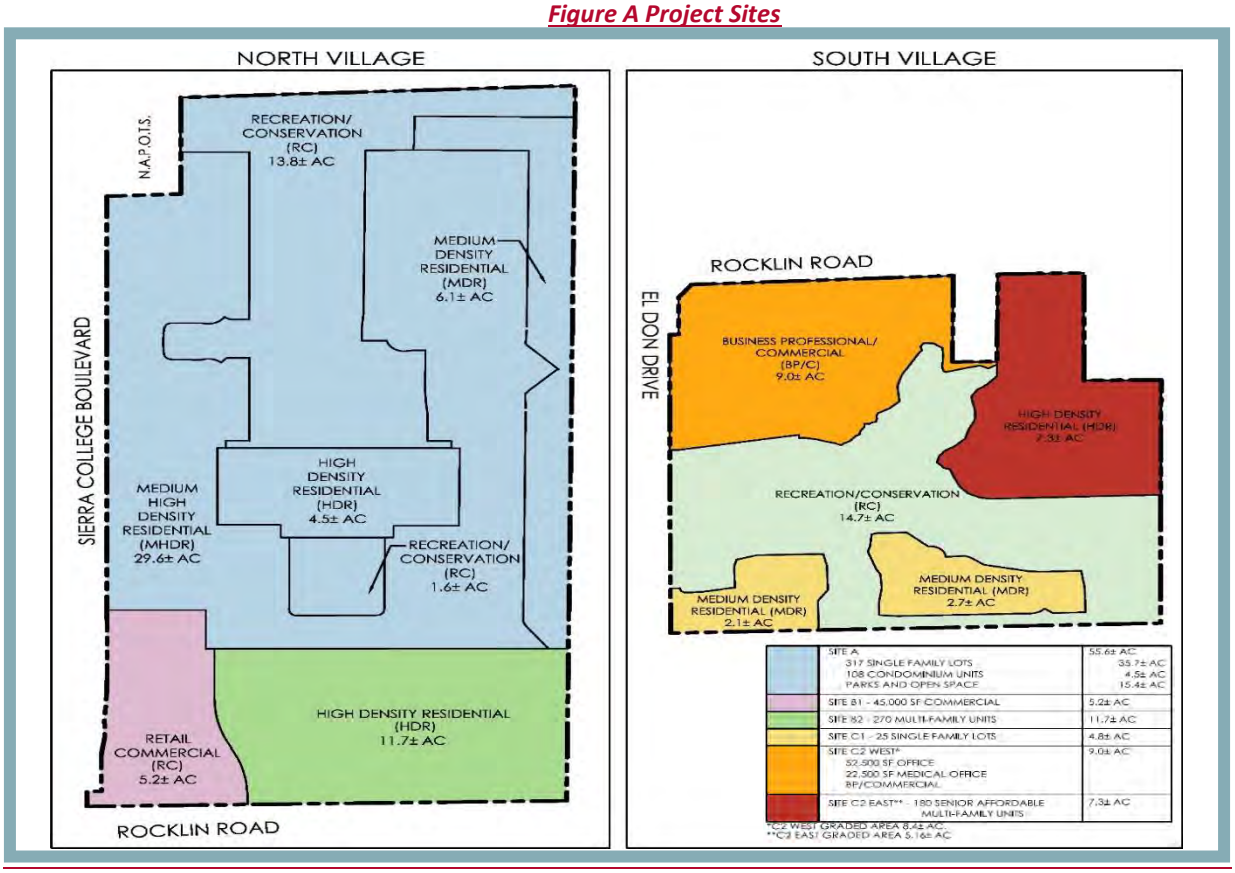


Table A
Proportional Share of Required GHG Reduction per Site

Site	*Required GHG Reduction (MTCO2e/yr)*	*Percentage Contribution (%)*
A	*384.7*	*21.8*
B1	*411.9*	*23.4*
B2	*153.0*	*8.7*
C1	*25.5*	*1.4*
C2 East	*102.1*	*5.8*
C2 West	*686.5*	*38.9*
Total	***1,763.7***	***100.0***

xi. Appeals of GGRPs to Planning Commission and City Council. After the Community Development Director has approved a GGRP, the document shall be posted in a

prominent place on the City's website, along with notice to the public that any interested party may file, within 10 business days of such approval, a written appeal of the Community Development Director's approval to the City Planning Commission. The GGRP approval and notice of the right to appeal shall be included within that portion of the City's website devoted to activities of the Community Development Department (https://www.rocklin.ca.us/community-development). Upon the timely filing of such an appeal, the Planning Commission shall promptly schedule and hold a duly-noticed public hearing on the adequacy of the GGRP. Any decision of the Planning Commission approving, conditioning, or denying a GGRP may be appealed to the City Council within 10 days of the Planning Commission decision. Upon appeal, the City Council shall promptly schedule and hold a duly noticed public hearing on the adequacy of the GGRP. The decision of the City Council shall be final, but may include directives to the Community Development Director regarding changes to be made to the GGRP if deemed necessary.

xii. *Possible Adjustments to Mandatory Emissions Reductions. The level of proportionate GHG reductions required for the GGRP for a particular Site may be adjusted downward or upward if the applicant seeking development approvals for a Site is proposing a greater or lesser amount of development than was assumed in the EIR. Any such adjustments, however, shall be supported by rigorous technical analysis and/or other substantial evidence deemed sufficient by the Community Development Director. Adjustments may also be made in response to an evidentiary showing, based on substantial evidence persuasive to the Community Development Director, that the calculations of overall required GHG reductions used in the EIR (i.e., 1,763.7 $MTCO_2e$/year for the entire College Park Project and the respective per-Site proportional shares identified in Table A) are no longer accurate, or no longer represent the best available information, in light of improved GHG emissions modeling methodologies and/or improved energy conservation technologies, more stringent building codes, cleaner electricity sources, or other relevant factors.*

xiii. *Possible Strategies for Achieving Mandatory Reductions. The following is a non-exhaustive list of potential GHG mitigation strategies that could be implemented by individual Site applicants in their GGRPs in order to reduce the Sites' proportional shares of the overall requirement that the College Park Project's GHG emissions, as calculated in the EIR, be reduced by 1,763.7 $MTCO_2e$/year:*

- *Implement cool roofs on project buildings.*
- *Provide electric vehicle (EV) charging stations. Annual GHG emissions would be reduced at a rate of approximately 7.22 $MTCO_2e$/year per EV charging space. For example, the provision of 85 EV charging stations would result in an annual reduction of GHG emissions of approximately 613.89 $MTCO_2e$/year.*
- *Encourage telecommuting and alternative work schedules. The measure, identified by California Air Pollution Control Officers' Association (CAPCOA) measure TRT-6, is shown to result in a 0.07 to 5.5 percent reduction in mobile-sourced GHG emissions. For the overall College Park Project, the measure could result in GHG emission reductions ranging from approximately 6.65 to 522.34 $MTCO_2e$/year.*
- *Provide a bus rapid transit system. The measure, identified by CAPCOA measure TST-1, is shown to result in a 0.02 to 3.2 percent reduction in mobile-sourced GHG emissions.*
- *Require that all residential units be constructed to use electric appliances exclusively, including water heaters.*
- *Except for commercial retail uses, design and orient a minimum of seventy-five percent (75%) of the Site's total non-residential building footprint such that*

one axis of the building is at least one-and-one-half (1.5) times longer than the other, and the other axis is within fifteen (15) degrees of geographical east-west.

- *Require that one-hundred percent (100%) of non-residential roof area be constructed with either vegetated ('green') roof, or roofing materials with a high solar reflectance value, or a combination of both, provided that nothing in this subsection shall limit the use of roof area for renewable energy generation systems, such as solar thermal collectors or photovoltaics.*
- *Pre-plumb residential structures so that future homeowners or residents can elect to purchase and install electric car charging equipment.*
- *Provide induction stoves in new residential units.*
- *Pre-plumb parking lots for multi-family, business professional/commercial, and retail/commercial land uses to allow for more electric vehicle charging facilities than are required by building codes.*
- *Provide more electric vehicle charging facilities within parking lots for multi-family, business professional/commercial, and retail/commercial land uses than are required by building codes.*
- *Measures identified by CAPCOA in Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures or updates to this document as may occur from time to time.*
- *Applicable measures identified in guidance from the PCAPCD, if any, and/or in guidance provided by CARB, other regional air districts such as the Sacramento Metropolitan Air Quality Management District, the Bay Area Air Quality Management District, the San Joaquin Valley Air Pollution Control District, and the South Coast Air Quality Management District, or other regulatory agencies with expertise in GHG offsets and adopted GHG reduction guidance.*

xiv. *Flexibility to Consider Improving Technologies. Due to ever-changing technologies, any other quantifiable GHG reduction measures shall be allowed under this measure, subject to the approval by the City Community Development Director in consultation with the PCAPCD and/or a specialist GHG consultant retained by the Director at the applicant's expense.*

xv. *Requirements for GHG Offsets or Mitigation Credits. As an alternative to and/or in conjunction with list of potential GHG emissions mitigation strategies set forth in paragraph (b)(v), an applicant for development approvals within a Site may include within its GGRP measures that contribute to an off-site GHG emissions reduction program or involve the payment of GHG offset fees. Any GHG offsets or GHG-mitigation credits included within a GGRP must be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). Such offsets shall be based on protocols consistent with the criteria set forth Section 95972, subdivision (a) of Title 17 of the California Code of Regulations, and shall not include offsets originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City in consultation with the PCAPCD. Such GHG offsets or GHG mitigation credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; (iii) the CAPCOA GHG Rx program; or (iv) any GHG offset or GHG mitigation program adopted the PCAPCD.*

xvi. *Geographic Considerations Applicable to GHG Offsets and Mitigation Credits.*

PCAPCD and the California Air Resources Board (CARB) recommend that lead agencies prioritize direct investments in GHG emission reductions near a project site to provide potential local air quality and economic co-benefits. Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public-school buses, and investing in local urban forests. These recommendations by CARB and PCAPCD are not binding on the City, however, in that local GHG offsets or credits, due to supply limitations, may be unavailable and, if available, may be substantially more expensive than other options that would be equally effective in reducing GHG emissions. For this reason, the City will require local offsets only where they are "feasible" as defined in this measure. "Feasibility" in this context focuses in large part on the overall cost of a proposed offset package. The City anticipates that, in general, local offsets with substantial co-benefits may be substantially more expensive than GHG offsets available regionally, statewide, or nationally. Where the City's Community Development Director determines that a package of purely local offsets would be prohibitively expensive because the package would either (i) substantially increase the cost of housing or services, (ii) substantially undermine or thwart the goal, purpose, or objectives of a particular project, or (iii) render the development of a Site economically infeasible within the meaning of CEQA case law such as Uphold Our Heritage v. Town of Woodside (2007) 147 Cal.App.4th 587, 598- 601, the Community Development Director may approve a GGRP that also includes offsets that are available on a regional, statewide, or national basis, with regional or statewide offsets being generally preferred over national offsets. The overall goal of adding such non-local offsets to a GGRP would be to reduce the overall cost of the mitigation package so that it is no longer prohibitively expensive. Similarly, "feasibility" will also be a function of the availability of local offsets. Where local offsets simply are not available, the applicant for a GGRP would have no choice but to include within the proposed offset package within the GGRP offsets available on a regional, statewide, or national basis.

~~***Mitigation Measure 3.7-1**: The Project Applicant shall be required to demonstrate a reduction of GHG emissions via mitigation requirements and/or implement of an off-site GHG emissions reduction program or pay GHG offset fees to compensate for the project's emissions in excess of 10,000 MTCO$_2$e for a single year, to reduce Project GHG emissions to below the PCAPCD's bright-line threshold of 10,000 MT CO$_2$e per year, after implementation of all other mitigation contained within this DEIR. This mitigation measure is consistent with guidance recommended by PCAPCD and CARB. This measure is also consistent with the State CEQA Guidelines, which recommend several options for mitigating GHG emissions. State CEQA Guidelines Section 15126.4(C)(3) states that measures to mitigate the significant effects of GHG emissions may include "off-site measures, including offsets that are not otherwise required…."*~~

~~*The following (non-exhaustive) list of potential GHG mitigation requirements provides examples of GHG mitigation requirements that could be implemented by the Project proponents to potentially reduce Project emissions to below the PCAPCD's bright-line threshold of 10,000 MT CO$_2$e per year:*~~

- ~~*Implement cool roofs on project buildings.*~~
- ~~*Provide EV charging stations. Annual GHG emissions would be reduced at a rate of approximately 7.22 MTCO$_2$e/year per EV charging space. For example, the provision of 85 EV*~~

~~*charging stations would result in an annual reduction of GHG emissions of approximately 613.89 $MTCO_2e$/year.*[8,9]~~

- ~~*Encourage telecommuting and alternative work schedules. The measure, identified by CAPCOA measure TRT-6, is shown to result in a 0.07 to 5.5 percent reduction in mobile-sourced GHG emissions.*[10] *For the proposed project, the measure could result in GHG emission reductions ranging from approximately 6.65 to 522.34 $MTCO_2e$/year.*~~
- ~~*Provide a bus rapid transit system. The measure, identified by CAPCOA measure TST-1, is shown to result in a 0.02 to 3.2 percent reduction in mobile-sourced GHG emissions.*[11]~~
- ~~*Due to ever-changing technologies, any other quantifiable GHG reduction measures shall be allowed under this measure, subject to the approval by the PCACPD and the City.*~~

~~*As an alternative to and/or in conjunction with above list of potential GHG emissions mitigation requirements (to reduce GHG emissions to below the PCAPCD's bright-line threshold of 10,000 MT CO_2e), the Project proponents may implement an off-site GHG emissions reduction program or pay GHG offset fees to compensate for the project's emissions in excess of 10,000 $MTCO_2e$ for a single year, (after incorporation of mitigation requirements) or as determined feasible by the PCAPCD, the City of Rocklin and the Project applicant. The off-site program shall comply with approved protocols from California Air Pollution Control Officers Association's (CAPCOA) GHG Rx program or CARB's Cap & Trade Offset protocols. Alternatively, the project proponent can purchase local or California-only GHG mitigation credits through the CAPCOA GHG Rx program or ARB accredited offset project registry. This condition shall be satisfied prior to building permit issuance.*~~

~~*PCAPCD and CARB also recommend that lead agencies prioritize direct investments in GHG emission reductions near the project site to provide potential local air quality and economic co-benefits. Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public school buses, and investing in local urban forests. However, it is critical that any such investments in actions to reduce GHG emissions are real and quantifiable, as determined by the PCAPCD, the City of Rocklin, or a consultant selected by the City.*~~

~~*Where development of a local offset is not feasible, the City of Rocklin will allow project proponents to mitigate GHG emissions through the purchase of carbon credits issued through the CAPCOA GHG Rx program or CARB-accredited offset project registry. The purchase of carbon credits shall be prioritized in the following manner: offsite within the City of Rocklin, the SVAB portion of Placer County, within Placer County, or within California.*~~

~~*The GHG reductions achieved through an offset or through the purchase of a carbon credit must meet the following criteria:*~~

~~[8] The provision of on-site EV charging stations would encourage the use of EVs and, thereby, contribute to a reduction in mobile-source GHG emissions. Based on the California Air Resources Board's (CARB's) Emission Factor (EMFAC) model's 2017 vehicle emission factors and California EV infrastructure projections, each EV charging space is known to result in a reduction of roughly 7.22 MTCO2e/yr. Pursuant to Mitigation Measure 3.3-1, 10 percent of multifamily parking spaces shall be equipped with EV charging. For the purpose of this analysis, the total number of EV charging stations was estimated to be 85 based on the assumption that one parking space would be provided per multi-family dwelling unit.~~

~~[9] National Renewable Energy Laboratory. California Plug-In Electric Vehicle Infrastructure Projections: 2017-2025 (Table C.1). 2018.~~

~~[10] Ibid.~~

~~[11] Ibid.~~

- ~~*Real—They represent reductions actually achieved (not based on maximum permit levels).*~~
- ~~*Additional/surplus—They are not already planned or required by regulation or policy (i.e., not double counted).*~~
- ~~*Quantifiable—They are readily accounted for through process information and other reliable data.*~~
- ~~*Enforceable—They are acquired through legally binding commitments/agreements.*~~
- ~~*Validated—They are verified through the accurate means by a reliable third party.*~~
- ~~*Permanent—They will remain as GHG reductions in perpetuity.*~~

~~*The project applicant can satisfy the requirements of this measure by purchasing sufficient carbon credits through the accredited carbon credit registries, investing in a local GHG reduction project/program which complies with the approved protocol from the CAPCOA GHG Rx program or CARB's Cap-and-Trade offset protocols, or paying the calculated mitigation fee based on the carbon credit rate at the time of the recordation of the small lot final map or approval of the first building permit when a small lot map is not required. Demonstration of compliance shall be provided to the PCAPCD and the City of Rocklin and carbon offset purchases should be verified by a third party. If the mitigation fee is chosen, the fee should be calculated based on the required GHG reduction and the latest CARB Cap-and-Trade Program Auction Settlement Prices for GHG allowances at the time of building permit issuance.*~~

The following revision is minor correction to the Table 3.7-4. Page 3.7-36 of the Draft EIR is revised as follows.

TABLE 3.7-4: ON-ROAD MOBILE FUEL ~~GENERATED~~ CONSUMED BY PROJECT CONSTRUCTION ACTIVITIES – BY PHASE

CONSTRUCTION PHASE	TOTAL DAILY WORKER TRIPS[A]	TOTAL DAILY VENDOR TRIPS[A]	TOTAL DAILY HAULING TRIPS[A]	GALLONS OF GASOLINE FUEL[B]	GALLONS OF DIESEL FUEL[B]
Site Preparation and Grading	20	0	0	480	0
Building Construction	915	203	0	4,919	3,744
Paving	15	0	0	129	0
Architectural Coating	183	0	0	984	0

NOTE: [A] PROVIDED BY CALEEMOD. [B]SEE APPENDIX B FOR FURTHER DETAIL

SOURCE: CALEEMOD (V.2020.4.0); EMFAC2021.

SECTION 3.8 HAZARDS AND HAZARDOUS MATERIALS

Pages 3.8-23 through 3.8-25 of the Draft EIR are amended as follows:

North Village

Compliance with federal, State, and local hazardous materials regulations and codes, including Mitigation Measure 3.9-1, would reduce this impact to a less-than-significant level impacts related to hazards for construction workers and the general public involving the release of hazardous materials into the environment or through the routine transport, use, or disposal of hazards materials during construction and operation phases of the proposed Project.

Additionally, in the event that hazardous materials are discovered during construction, a Soils Management Plan (SMP) would need to be submitted to and approved by the ~~Placer County Environmental Health Department~~DTSC, or other appropriate agency, as required by Mitigation Measure 3.8-1. The SMP will establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. To further ensure the safety of employees and reduce the potential for accidental release of hazardous materials into the environment, the applicant must submit a HMBP to the Placer County Environmental Health Department for review and approval prior to bringing hazardous materials onsite, as required by Mitigation Measure 3.8-2.

As previously stated, demolition of the on-site single-family residence has the potential to expose construction workers to asbestos containing building materials and lead-based paints due to the age of the structure. Pursuant to federal (NESHAP), state (8 CCR 1529), and county regulations, all suspect asbestos-containing materials would either be presumed to contain asbestos or adequate rebuttal sampling would be conducted by an accredited building inspector prior to demolition. Prior to approval of improvement plans for the North Village site, the applicant would need to develop a work plan to remediate hazards at the site, as required by Mitigation Measure 3.8-3. Specifically, the work plan would ensure that any lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk contained in the buildings to be demolished are properly removed and disposed of in coordination with the ~~Placer County Environmental Health Department~~DTSC, or other appropriate agency.

Based on the analysis included in the Phase II Environmental Assessment, OCPs detected in the soil within the North Village site are present at concentrations that fall below their respective residential ESLs. However, as discussed above, the elevated concentrations of both arsenic and lead found at soil sample location AO-50, AO-57, and ASt3-6 may pose a hazard to future residential uses on-site. According to Figure 4 and 5 of the Phase II ESA and the conceptual plan (see Figure 2.0-9 of Chapter 2) for the North Village site, soil sample AO-50 is located in the southwest portion of the site on land designated for Retail Commercial uses while soil sample AO-57 is located in the southeast portion of the site on land designated for High Density Residential uses. Additionally, soil sample ASt3-6 is located in the northwest portion of the North Village site potentially near residential uses. Soil cleanup for lead and arsenic usually involves one or more of the following approaches:

- Removing the impacted soil from the site by excavation followed by disposal or treatment of excavated soils;
- Encapsulation, by creating a barrier to prevent human contact by construction of a barrier or cap; and/or
- Rendering the arsenic/lead immobile or inert by in-situ stabilization to prevent migration into ground water.

Prior to the approval of improvement plans for the North Village site, the applicant would be required to develop a work plan ~~to address~~ to remediate hazards at the site, as required by Mitigation Measure 3.8-3. Specifically, the work plan would be required to ensure that any contaminated soil is treated such that it does not impact future residents of the development.

South Village

Compliance with federal, State, and local hazardous materials regulations and codes, including Mitigation Measure 3.9-1, would reduce this impact to a less-than-significant level impacts related to hazards for construction workers and the general public involving the release of hazardous materials

into the environment or through the routine transport, use, or disposal of hazards materials during construction and operation phases of the proposed Project.

Additionally, in the event that hazardous materials are discovered during construction, a Soils Management Plan (SMP) will need to be submitted to and approved by the ~~Placer County Environmental Health Department~~DTSC, or other appropriate agency, as required by Mitigation Measure 3.8-1. The SMP will establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. To further ensure the safety of employees and reduce the potential for accidental release of hazardous materials into the environment, the applicant must submit a HMBP to the Placer County Environmental Health Department for review and approval prior to bringing hazardous materials onsite, as required by Mitigation Measure 3.8-2.

Based on the analysis included in the Phase II Environmental Assessment, OCPs and arsenic detected in the soil within the South Village site are present at concentrations that fall below their respective residential ESLs. However, as discussed above, the elevated concentrations of lead found at soil sample locations BSt2-1, BSt2-2, and BSt2-3 may pose a hazard to future uses, if they are residential. According to Figures 6 and 7 of the Phase II ESA and the conceptual plan (see Figure 2.0-10 of Chapter 2) for the South Village site, soil sample locations BSt2-1, BSt2-2, and BSt2-3 are located in the northern portion of the site zoned for future Planned Development – Business Professional/Commercial (PD-B-P) uses in the College Park General Development Plan (College Park GDP).

According to the College Park GDP, the purpose of the PD-B-P zoning district is to create employment centers with a variety of business/professional office, retail commercial and restricted non-intensive facilities. Therefore, it is anticipated that the future end use would be non-residential. If the end use is determined to be commercial uses in the location of Structure 2 (see Figure 6 and 7 of the Phase II ESA in Appendix F), no further testing would be required and the impact would be less than significant. However, the College Park GDP does identify that assisted living facilities and continuum of care complexes are allowed by-right in the PD-B-P zoning district. For this reason, if the end use is determined to be a residential care facility or be a mix of residential and commercial, the applicant would be required to remove the soil in the area of Structure 2, as required by Mitigation Measure 3.8-5. The soil is recommended to be removed over 45 feet by 55 feet to a depth of one-foot below ground surface (bgs) in the area of Structure 2. The removed soil will be required to be stockpiled, characterized for disposal, and transported off-site to an appropriate licensed waste disposal facility. A set of soil samples should be collected from the excavation to confirm the removal of lead impacted soil in the area.

Page 3.8-25 of the Draft EIR is amended as follows:

Mitigation Measure 3.8-1*: Prior to commencement of grading, the applicant shall submit a Soil Management Plan (SMP) for review and approval by ~~Placer County Environmental Health~~ DTSC, or other appropriate agency, and the City. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction to reduce the potential for spills and to direct the safe handling of these materials if encountered. The ~~c~~City and ~~Placer County Environmental Health~~DTSC, or other appropriate agency, will approve the SMP prior to any earth moving.*

Page 3.8-26 of the Draft EIR is amended as follows:

Mitigation Measure 3.8-3: *Prior to approval of improvement plans for the North Village, the applicant shall develop a work plan acceptable to ~~Placer County Environmental Health~~DTSC, or other appropriate agency, and the City to remediate hazards at the site. The work plan shall address the following items:*

- *The soils sampling locations AO-50 and AO-57 found in the Phase II ESA prepared by WKA (dated July 28, 2016) confirmed presence of arsenic/lead. The work plan shall ensure that any contaminated soil is treated such that it does not impact future residents of the development. This could include: Removing the impacted soil from the site by excavation followed by disposal or treatment of excavated soils; Encapsulation, by creating a barrier to prevent human contact by construction of a barrier or cap; and/or Rendering the arsenic/lead immobile or inert by in-situ stabilization to prevent migration into ground water.*
- *The work plan shall ensure that any lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk contained in the buildings to be demolished are properly removed and disposed of in coordination with the ~~Placer County Environmental Health Department~~ DTSC, or other appropriate agency. Removal, demolition and disposal of any of the above-mentioned chemicals shall be conducted in compliance with California and other local environmental regulations and policies.*

Page 3.8-27 of the Draft EIR is amended as follows:

Mitigation Measure 3.8-7: *All imported materials shall be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material.*

SECTION 3.9 HYDROLOGY AND WATER QUALITY

Beginning on Page 3.9-20, the Draft EIR is amended as follows:

To ensure Project construction activities are covered under CGP Order No. 2009-0009-DWQ, the proposed Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) containing Best Management Practices (BMPs) to reduce erosion and sediments to meet water quality standards ~~(see Mitigation Measure 3.9-1).~~ . Prior to any site disturbance, the Project applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. Such BMPs may include: temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover. The BMPs and overall SWPPP is reviewed by the Regional Water Quality Control Board as part of the permitting process. The SWPPP, once approved, is kept on site and implemented during construction activities and must be made available upon request to representatives of the RWQCB and/or the lead agency. Upon completion of the proposed Project, the applicant would be required to submit a Notice of Termination to the State Regional Water Quality Control Board to indicate that construction is completed. Mandatory compliance with the SWPPP would ensure that the proposed Project would not violate any water quality standards or waste discharge requirements during construction activities. Additionally, the proposed Project would be required to be demonstrate compliance with all of the requirements of the City's Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the Code) and the Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the Code), which regulates stormwater and prohibits non-stormwater discharges

except where regulated by an NPDES permit. Therefore, water quality impacts associated with construction activities would be less than significant.

Beginning on Page 3.9-23, the Draft EIR is amended as follows:

As previously stated, the future Retail Commercial and High-Density Residential areas on Parcel B of the North Village site and Business Professional ~~and High-Density Residential~~ areas on Parcel C-2 of the South Village site were not analyzed, as no development and associated drainage infrastructure is proposed on these Parcels as part of this development application. Within Parcel C-2, the City has received an application for an affordable senior housing project on the High Density Residential Area, which has been included in the environmental analysis For this reason, Projects located on Parcel B of the North Village and Business Professional areas of Parcel C-2 of the South Village would be required to demonstrate meeting the City of Rocklin and Placer County Flood Control and Water Conservation District requirements prior to any grading activities, as required by Mitigation Measure 3.9-~~5~~4.

CONCLUSION

Overall, implementation of the following mitigation measures would require the proposed Project to be consistent with the regulatory requirements, which would ensure that the proposed Project would have a ***less than significant*** impact on construction- and operation-related water quality.

MITIGATION MEASURE(S)

~~***Mitigation Measure 3.9-1:*** *Prior to any site disturbance, the Project applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the Project Area. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Rocklin and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.*~~

Mitigation Measure 3.9-~~2~~1: *The Project applicant shall demonstrate compliance, through its grading plans, erosion control plan, and ~~SWWP~~SWPPP, with all requirements of the City's Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the Code) and the Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the Code), which regulate stormwater and prohibit non-stormwater discharges except where regulated by an NPDES permit. The Project's grading plans shall be approved by the City of Rocklin, Engineering Department prior to initiation of site grading activities.*

Mitigation Measure 3.9-~~3~~2: *Prior to issuance of building or grading permits, the applicant shall submit a final Stormwater Control Plan for the final Project design identifying permanent stormwater control measures to be implemented by the Project to the City of Rocklin. The plan shall include measures consistent with the adopted guidelines and requirements set forth in City of Rocklin Post-Construction Manual (dated June 30, 2015) and shall be subject to review and approval by the City of Rocklin, Engineering Department.*

Mitigation Measure 3.9-~~4~~3: *Prior to the completion of construction the applicant shall prepare and submit, for the City's review, an acceptable Operation and Maintenance Plan. In addition, prior to the sale, transfer, or permanent occupancy of the site the applicant shall be responsible for paying for the long-term maintenance of treatment facilities, and executing a Stormwater Management Facilities Operation and Maintenance Agreement and Right of Entry in the form provided by the City of Rocklin. The applicant shall accept the responsibility for maintenance of stormwater management facilities until such responsibility is transferred to another entity.*

The applicant shall submit, with the application of building permits, a draft Stormwater Facilities and Maintenance Plan, including detailed maintenance requirements and a maintenance schedule for the review and approval by the Director of Public Services/City Engineer. Typical routine maintenance consists of the following:

- *Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary.*
- *Replace and amend plants and soils as necessary to ensure the planters are effective and attractive. Plants must remain healthy and trimmed if overgrown. Soils must be maintained to efficiently filter the storm water.*
- *Visually inspect for ponding water to ensure that filtration is occurring.*
- *After all major storm events, remove bubble-up risers for obstructions and remove if necessary.*
- *Continue general landscape maintenance, including pruning and cleanup throughout the year.*
- *Irrigate throughout the dry season. Irrigation shall be provided with sufficient quantity and frequency to allow plants to thrive.*
- *Excavate, clean and or replace filter media (sand, gravel, topsoil) to ensure adequate infiltration rate (annually or as needed).*

Mitigation Measure 3.9-~~5~~4: *Prior to the approval of grading permits for projects on Parcel B of the North Village site or the Business Professional areas within Parcel C-2 of the South Village site, future project proponents must demonstrate compliance, through their grading plans, SWPPPs, and Stormwater Control Plans, with all applicable requirements of the City of Rocklin and Placer County Flood Control and Water Conservation District, subject to approval by the City of Rocklin, Engineering Department.*

SIGNIFICANCE AFTER MITIGATION

Compliance with the existing *NPDES General Construction Permit requirements* by the RWQCB ~~Implementation of Mitigation Measures 3.9-1~~ would ensure that a SWPPP is submitted and obtained by the Project applicant. Additionally, Mitigation Measure 3.9-1~~2~~ would ensure that the proposed Project demonstrates compliance with all of the requirements of the City's Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the Code) and the Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the Code). Implementation of these Mitigation Measures would reduce potential impacts related to violation of water quality standards or waste discharge requirements during construction to a less than significant level. Mitigation Measures 3.9-~~3~~ 2 and 3.9-~~4~~ 3 requires the proposed Project to comply with the requirements within the *City of Rocklin Post-Construction Manual*, which ensures adequate design and on-going maintenance of on-site LID drainage facilities to serve the proposed Project. Lastly, Mitigation Measure 3.9-~~5~~ 4 requires projects located on Parcel B of the North Village and Parcel C-2 of the South Village demonstrate compliance with City of Rocklin and PCWFCD requirements to ensure future

drainage infrastructure on these areas of the North Village and South Village would provide adequate stormwater quality treatment consistent with the City's MS4 permit requirements and comply with necessary drainage design criteria. Therefore, these mitigation measures above would ensure the proposed Project would have a ***less than significant*** impact on construction and operation related water quality.

Page 3.9-31 of the Draft EIR is amended as follows:

In order to ensure that stormwater runoff from the Project Area does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure, or otherwise degrade water quality, the RWQCB general permit ~~Mitigation Measure 3.9-1~~ requires the preparation of a SWPPP, and structural BMPs. The SWPPP would require the application of BMPs to effectively reduce pollutants from stormwater leaving the site, which would ensure that stormwater runoff does not adversely increase pollutant levels, and would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction and operational phases of the proposed Project. Additionally, the proposed Project would be required to demonstrate compliance with all of the requirements of the City's Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the Code) and the Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the Code), which regulates stormwater and prohibits non-stormwater discharges except where regulated by an NPDES permit (see Mitigation Measure 3.9-~~2~~1).

Page 3.9-32 of the Draft EIR is amended as follows:

With respect to the future Retail Commercial and High-Density Residential areas on Parcel B of the North Village site and Business Professional ~~and High-Density Residential~~ areas on Parcel C-2 of the South Village site, these areas were not analyzed as part of the *College Park/Sierra Villages Project Preliminary Drainage Study Quality Control Review*, College *Park Site "A" Preliminary Drainage Study,* and *College Park Site "C-1" Preliminary Drainage Study*, as no development is proposed as part of this development application in these areas. Within Parcel C-2, the City has received an application for an affordable senior housing project on the High Density Residential Area, which has been included in the environmental analysis Therefore, to ensure that development on Parcel B of the North Village and Parcel C-2 of the South Village would not substantially alter the existing drainage pattern of the site or area, in a manner that would result in substantial erosion or siltation, result in flooding, or exceed the capacity of the existing or planned stormwater drainage systems, projects proposed on these parcels must demonstrate compliance with the City of Rocklin and PCWFCD requirements, as required by Mitigation Measure 3.9-~~5~~4. This would require projects on Parcel B of the North Village and Parcel C-2 of the South Village to design drainage systems that meet the City's and PCWFCD drainage design criteria, as well as the City's MS4 permit requirements.

Thus, incorporation of the aforementioned North Village and South Village drainage systems and the implementation of Mitigation Measures ~~3.9-1,~~ 3.9-~~2~~1, 3.9-~~3~~2, 3.9-~~4~~3, and 3.9-~~5~~ 4 would ensure that the proposed Project would not substantially alter the existing drainage pattern of the site or area, in a manner that would result in substantial erosion or siltation, result in flooding, or exceed the capacity of the existing or planned stormwater drainage systems. Therefore, this is a ***less than significant*** impact.

Page 3.9-33 of the Draft EIR is amended as follows:

The overall design of the drainage infrastructure will be required to comply with the *City of Rocklin Post-Construction Manual* (City of Rocklin, June 2015), which ensures development projects comply with the NPDES permit requirements, facilitates review of applications, and promotes integrated Low Impact Development (LID) design. The *City of Rocklin Post-Construction Manual* also ensures proposed storm drains and infiltration/detention system have been designed to convey the required flow rates and will comply with the flood protection and storm water quality requirements of the City of Rocklin and Placer County. As discussed in Impacts 3.9-1, impacts related to water quality during construction and operation would be less-than-significant with ~~implementation of the Mitigation Measure 3.9-1 Mitigation Measure 3.9-1, requires~~ the preparation of a SWPPP, and structural BMPs to effectively reduce pollutants from stormwater leaving the site, which would ensure that stormwater runoff does not adversely increase pollutant levels. Additionally, Mitigation 3.9-~~2~~ 1 requires the Project applicant to demonstrate compliance, through its grading plans, erosion control plan, and SWWP, with all requirements of the City's Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the Code) and the Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the Code). Chapter 8.30 of the Code (*Stormwater Runoff Pollution Control*) was adopted pursuant to the Federal Water Pollution Control Act and is to protect and improve water quality of receiving waters, as well as reduce the adverse effects of polluted runoff discharges on waters of the state. Title 15, Chapter 15.28 of the Code regulates stormwater and prohibit non-stormwater discharges except where regulated by an NPDES permit.

Page 3.9-34 of the Draft EIR is amended as follows:

Additionally, the NPDES General Construction Permit by the RWQCB ~~Mitigation Measure 3.9-1~~ requires the preparation of a SWPPP, and structural BMPs. The SWPPP would require the application of BMPs to effectively reduce pollutants from stormwater leaving the site, which would ensure that stormwater runoff does not adversely increase pollutant levels, and would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction and operational phases of the proposed Project. Additionally, Mitigation 3.9-~~2~~ 1 requires the Project applicant to demonstrate compliance, through its grading plans, erosion control plan, and SWWP, with all requirements of the City's Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the Code) and the Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the Code). Chapter 8.30 of the Code (*Stormwater Runoff Pollution Control*) was adopted pursuant to the Federal Water Pollution Control Act and is to protect and improve water quality of receiving waters, as well as reduce the adverse effects of polluted runoff discharges on waters of the state. Title 15, Chapter 15.28 of the Code regulates stormwater and prohibits non-stormwater discharges except where regulated by an NPDES permit.

CONCLUSION

Overall, implementation of the proposed Project and adherence to the requirements of the RWQCB NPDES General Construction Permit requirements and Mitigation Measure~~s~~ 3.9-1 ~~and 3.9-2~~ would have ***a less than significant impact*** related to conflicts with the Basin Plan and Western Placer County Groundwater Management Plan.

SECTION 3.10 LAND USE & PLANNING

Page 3.10-11 of the Draft EIR is the beginning of Table 3.10-1 General Plan Policy Consistency Analysis. The table is amended as follows beginning on page 3.10-19:

LU-58	Discourage residential, commercial, or industrial development at urban densities or intensities in areas on the periphery of the Rocklin planning area, unless public services can be provided and annexation is accomplished to an appropriate city.	**Consistent.** As a part of the 2002 approval of the Sierra College Area General Development Plan, the North Village project site was annexed into the City of Rocklin. Approximately one-half of the South Village site is part of the Rocklin Road East of I-80 General Development Plan, which was originally approved in March 1999. The remainder area on the southern portion of the South Village is not located within a General Development Plan. This property is currently subject to standard Rocklin Municipal Code requirements. In addition, public services are readily available and proposed to be provided to the Project Site.
LU-67	Encourage communication between the County and the cities of Roseville, Loomis, Lincoln, and Rocklin to ensure the opportunity to comment on actions having cross-border implications and to address other community interface issues, including land use compatibility, circulation and access, and development standards.	**Consistent.** The opportunity to provide public comment on the Draft Environmental Impact report is made available to all governmental agencies and jurisdictions in the vicinity of the City of Rocklin. The City of Rocklin refers all development project applications out to adjacent jurisdictions for their review and comment.

SECTION 3.11 NOISE

The following revision is a reference to "North", which should have been "South" in a discussion about stationary sources of noise. Page 3.11-8 of the Draft EIR is revised as follows.

> **South Village**. The South Village site vicinity consists of residential and commercial/office uses. The primary sources of stationary noise in the vicinity of the ~~North~~ South Village site are urban-related activities (e.g., lawn mowers, heating, ventilation, and air conditioning units, car doors, and conversations). The noise associated with these sources may represent a single-event or a continuous occurrence.

SECTION 3.12 POPULATION AND HOUSING

There are no modifications to this section.

SECTION 3.13 PUBLIC SERVICES AND RECREATION

Page 3.13-7 of the Draft EIR is revised as follows.

> **Placer Union High School District**
>
> The North Village property is located within the service boundaries of Placer Union High School District (PUHSD). PUHSD operates four high schools: Colfax, Del Oro, Placer, and Foresthill. The North Village property is located within the Del Oro High School boundary map. Del Oro High School had a ~~2018/2019~~2020/2021[12] enrollment of 1,734 ~~1,714~~ students ~~and a capacity of 1,539 students~~. On May

[12] The 2020/2021 ~~2018/2019~~ School Accountability Report Card is the most recent data available for Del Oro High School.

27, 2022, the PUHSD provided the City of Rocklin with a letter indicating that the projected enrollment for Del Oro for 2022-2023 is 1,674 students. The PUHSD's letter also stated "…the District has anticipated the approximate number of new high school [students] to be generated from the Project, and the method by which those students will be accommodated at Del Oro, without compromising the schools' facilities, programs or level of instruction to existing students. The District has and will exercise its ability to control the number of inter-district transfer students attending the campus such that the additional Collect Park students can easily be accommodated at Del Oro."[13]

[13] Letter from Peter Efstathiu, Assistant Superintendent, PUHSD to David Mohlenbrok, City of Rocklin dated May 27, 2022.

Page 3.13-24 of the Draft EIR is revised as follows.

Impact 3.13-4: The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts. (Less than Significant)

The proposed Project directly increases the number of persons in the area as a result of employment potential, and residential uses. The project would result in the addition of up to approximately 695 dwelling units on the North Village site and the South Village site would include approximately 205 dwelling units. Based on the City's General Plan Housing Element estimate of 2.80 persons per dwelling unit, the proposed Project is estimated to accommodate approximately 2,520 new residents in Rocklin at buildout.

For the purposes of collecting fees to mitigate for increase park demands (Quimby Act), the California Government Code Section 66477 states: *The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4.* According to the most recent U.S. Census (2014-2018) estimate, the average number of persons residing in a dwelling unit in the City of Rocklin is 2.88. Using this most recently available federal census figure of 2.88 persons per household and the proposed 900 units (695 units in the North Village and 205 units in the South Village), the Quimby Act population would be 2,597 persons. ~~Therefore, for the purposes of calculating park mitigation fees, as required by Mitigation Measure 3.13-1, the Census figure of 2.88 persons per household shall be applied to the proposed Project.~~

The City's General Plan identifies a park standard based on a goal of five acres of developed parkland per 1,000 residents within the city limits. As noted previously, the City currently meets its General Plan parkland goal of five acres per 1,000 residents~~. Using this park standard goal, the Quimby Act population (2,597 persons) would require between 12.99 acres of developed parkland.~~ The project proposes ~~7~~5.8 acres of park space and 2~~3.32.5~~ acres of open area to serve the community and surrounding area. The City reviews each project for Quimby Act obligations during the building permit phase of the project and calculates the final Quimby Act obligation after considering parkland dedication. Any excess obligation after parkland dedication is paid by the applicant as a City parkland in-lieu fee. It is noted that the 270 multi-family units on Parcel B of the North Village would pay in-lieu fees rather than dedicate additional parkland on-site.

The project includes formal park areas and natural open space. Uses in the proposed Park and Open Area parcels will provide passive and active recreation opportunities, visual amenities, and accommodate a path system with linkages to surrounding uses. Additionally, park sites will be defined and sized to meet parkland dedication requirements. In the South Village, the Park and Open Area parcels include the floodplain, wetlands and oak woodlands adjacent to Secret Ravine Creek as well as Monte Verde Park, a neighborhood park located adjacent to El Don Drive that includes a playground, open turf and picnic areas. In the North Village, the Park and Open Area parcels create a spine through the center of the site that creates a visual amenity and connectivity among uses. The Park and Open Area parcels include natural features including drainages, wetlands, and oak woodlands.

~~The addition of 7.8 acres of developed park space would be 9.34 acre less than the 17.14 acres that would be need to meet the five acres per 1000 goal. The project would also maintain approximately 22.5 acres of open area throughout the site.~~ Pursuant to Chapter 3.16, Article VI (Park and Recreation Facilities Improvement Fee), the project developer would be required to pay the City of Rocklin park and recreation facilities improvement fee. The fee is established on issuance of all building permits for development in the city, and would be paid prior to issuance of building permits. The revenues raised by payment of the improvement fees are used to: pay for the cost of future construction of park and recreational facilities improvements; to reimburse the city for those described or listed park and recreational facilities improvements constructed in whole or in part by the city with funds advanced by the city from other sources; or reimburse developers who have been required or permitted by Section 3.16.430 to install such park and recreational facilities improvements which are oversized with supplemental size or capacity. As such, with payment of the park and recreational facilities improvement fee, the proposed Project will result in a **less-than-significant** impact.

SECTION 3.14 TRANSPORTATION AND CIRCULATION

Page 3.14-27 of the Draft EIR is revised as follows:

Impact 3.14-5: Project implementation could disrupt or interfere with existing or planned transit facilities or services (Less than Significant with Mitigation)

As previously stated, Placer County Transit and Roseville Transit serve the Project Area with bus stops located in the eastbound and westbound directions of Rocklin Road adjacent to El Don Drive. Additionally, a stop is located in the Rocklin Crossings Shopping Center. As shown in Figure 3.14-6, a driveway is proposed on Rocklin Road east of El Don Drive to serve the South Village, which would also be situated near an existing bus stop. Policy C-50 of the *City of Rocklin General Plan (2012)* calls for the City to work with transit providers to plan, fund, and implement additional transit services that are cost-effective and responsive to existing and future resident needs. Similarly, Policy C-2 calls for the City to coordinate land use and transportation planning to support transit services. Because the introduction of project driveways near existing/planned bus stops could introduce conflicts between buses and passenger vehicles (if not properly planned for), this impact is considered potentially significant.

In addition to the transit agencies discussed above, transit is provided for school aged children by the Loomis Union School District through Mid-Placer Public Schools Transportation Agency. Parents can submit an application for a bus pass to attend the schools in the District. New routes are established based on a variety of factors. Students are expected to walk the following distances to school or bus stops: K-3rd (3/4 miles), 4-8th (1 miles), 9-12th (2.5 miles). Students are assigned to the stop nearest the street address stated on the bus pass application. New bus stops are established based on needs of the students applying for a bus pass. Additionally, the Loomis Union School District and Mid-Placer Public Schools Transportation Agency evaluate and establish new bus routes for new projects.

As outlined in Mitigation Measure 3.14-3, the applicant is required to coordinate with the City of Rocklin and Placer County Transit regarding the placement and design of its project driveways on Sierra College Boulevard and Rocklin Road to ensure that they do not interfere with existing/planned transit operations. This measures also requires the applicant to coordinate with the Loomis Union School District and Mid-Placer Public Schools Transportation Agency regarding bus routes and stops to serve students. Additionally, Mitigation Measure 3.14-3 calls for the applicant to construct a bus shelter and turnout along the North Village project frontage on Sierra College Boulevard north of

Rocklin Road to accommodate ingress to each Project driveway. Implementation of Mitigation Measure 3.14-3 would reduce this impact to be ***less than significant***.

MITIGATION MEASURE(S)

Mitigation Measure 3.14-3: *The Project applicant shall coordinate with the City of Rocklin and Placer County Transit regarding the placement and design of its Project driveways on Sierra College Boulevard and Rocklin Road to ensure that they do not interfere with existing/planned transit operations. The Project applicant shall coordinate with the Loomis Union School District and Mid-Placer Public Schools Transportation Agency to ensure that bus routes and stops are established to serve students in the new neighborhoods. Preferred driveway designs should provide sufficient distance between the stop location and the driveway to provide adequate sight distance and could potentially include a continuous bus turnout / deceleration lane to accommodate ingress to each project driveway.*

The following is a correction to the Mitigation Measure numbers provided on page 3.14-29 of the Draft EIR. The revisions are as follows:

MITIGATION MEASURE(S)

Mitigation Measure 3.14-~~5~~4: *The two southernmost southbound left turn pockets from Sierra College Boulevard into the North Village shall be constructed as indicated on Figure 3.14-10 of this Draft EIR, and per AASHTO standards. These turn lanes shall be constructed to operate safely, such that drivers in vehicles utilizing the turn lanes have the minimum required 500-foot sight distance available to them relative to northbound traffic on Sierra College Boulevard. Due to the narrow construction tolerances that must be met to provide for the required 500-foot sight distance, the applicant shall survey and provide documentation that the turn lane improvements are being built correctly at two check points in the construction process as follows:*

1) After construction staking and prior to construction of forms to pour concrete curbing and paving;

2) After forms have been constructed and prior to pouring concrete.

At each designated check point, further construction on the turn lanes and related street improvements shall not proceed until compliance with the requisite 500 foot sight distance for vehicles in the southerly left turn lanes has been verified to the satisfaction of the City Engineer. The median curb on Sierra College Boulevard shall be installed as an 8-inch tall Type 5 median curb per City Standard Drawing 3-15.

Mitigation Measure 3.14-~~6~~5: *The applicant shall implement the improvement/design recommendations identified in Figures 3.14-11 and 3.14-12 of this DEIR and outlined in Fehr & Peer's College Park Transportation Impact Study (see Appendix I). The improvement/design recommendations identified in Figures 3.14-11 and 3.14-12 and outlined in Fehr & Peer's College Park Transportation Impact Study shall be reflected on the improvement plans, subject to review and approval by the City of Rocklin.*

SECTION 3.15 UTILITIES

Pages 3.15-1 through 3.15-3 of the Draft EIR are amended as follows:

This section describes the existing setting, regulatory setting, and impacts associated with wastewater services, water services, and solid waste disposal that are likely to result from Project implementation; measures to reduce potential impacts to wastewater, water supplies and solid waste are also identified, as appropriate. A detailed discussion of the proposed Project's storm drainage and flood control facilities is included in Section 3.9, Hydrology and Water Quality. Therefore, storm water drainage and infrastructure are not addressed in this EIR section. This section is based in part on the following documents, reports and studies:

- ~~American River Basin Cumulative Report (U.S. Department of the Interior, Bureau of Reclamation [Reclamation], August 2001);~~American River Basin Integrated Regional Water Management Plan (Regional Water Authority, 2018);
- *City of Rocklin General Plan* (City of Rocklin, October 2012);
- *City of Rocklin General Plan EIR* (City of Rocklin, August 2011*)*;
- *City of Rocklin Municipal Code, Title 17 Zoning* (City of Rocklin January 2019);
- *City of Rocklin Storm Water Management Program* (City of Rocklin, September 2003);
- *PCWA American River Pump Station EIS/EIR,* (PCWA and Reclamation, 2001);
- *South Placer Municipal Utility District (SPMUD) Sewer System Management Plan (~~2019~~2021),*
- *South Placer Municipal Utility District Strategic Plan 2018/2022 (South Placer Municipal Utility District, 2019);*
- *System Evaluation and Capacity Assurance Plan (SECAP)* (South Placer Municipal Utility District, 2020)
- *2020 Wastewater Systems Evaluation Project* (South Placer Wastewater Authority 2020)
- *Western Placer County Groundwater Management Plan* (Various Agencies, November 2007);
- *2020 Urban Water Management Plan* (Placer County Water Agency [PCWA], June 2021);
- *Water Supply Assessment for the College Park* (PCWA, May 2020); and
- *Updated Water Supply Assessment for the College Park* (PCWA, June 2021).

The Water Supply Assessments prepared by PCWA can be found in Appendix J.

Comments were received during the public review period or scoping meeting for the Notice of Preparation regarding this topic from the following: Save East Rocklin, AKA El Don Neighborhood Advisory Committee (March 4, 2019), Kent Zenobia (March 2, 2019), Central Valley Regional Water Quality Control Board (February 26, 2019), Denise Gaddis (March 1, 2019), Gregory Hawkins (March 3, 2019), Loomis Union School District (February 27, 2019), Margo Rabin (February 26, 2019), Kathy Twisselmann (March 12, 2019), and Miguel Ucovich (February 28, 2019). Each of the comments related to this topic are addressed within this section.

3.15.1 WASTEWATER SERVICES

EXISTING SETTING

Wastewater Conveyance and Treatment

~~The South Placer Municipal Utility District (SPMUD) provides sanitary sewer services to the City of Rocklin. SPMUD is a partner in the South Placer Wastewater Authority (SPWA) which provides wastewater treatment for the City of Rocklin via Regional Wastewater Treatment Facilities. SPMUD's 1986 Sewer Master Plan envisioned that Rocklin would have approximately 52,604 sewered equivalent dwelling units (EDUs) consisting of non-residential and residential development within the~~

~~City at ultimate buildout, and the sizing of sewer infrastructure has been based on this projection. The City of Rocklin is expected to contain 29,283 housing units at buildout as well as industrial, commercial and retail development. SPMUD has recently completed a new Sewer System Management Plan (SSMP (2019)) and information from Rocklin's General Plan has been used to determine the trunk sewer sizes needed to serve the area.~~

~~The SPWA provides wastewater treatment facilities for the cities of Roseville, Rocklin, Loomis and the surrounding unincorporated areas of Placer County. The SPWA has recently constructed an additional regional wastewater treatment facility to serve the western portions of Rocklin. SPMUD has planned for growth in the City and the sizing of sewer infrastructure has been based on long-term General Plan growth projections (City of Rocklin, Rocklin Crossings Project DEIR, 2005).~~

~~The Dry Creek Wastewater Treatment Plant located in the southern part of Roseville, provides wastewater treatment facilities for the SPMUD. This plant serves the Dry Creek Basin, consisting of the cities of Roseville, Rocklin, Loomis and the surrounding unincorporated areas. The plant operates under a Federal NPDES permit and discharges its treated effluent into Dry Creek under standards established by the Central Valley Regional Water Quality Control Board. The Dry Creek Wastewater Treatment Plant's current design capacity is 18 million gallons per day (mgd). The plant's flows average 12 million gallons per day (mgd) Average Dry Weather Flow (ADWF). Average Wet Weather Flows (AWWF) is 30 mgd (SSMP, 2019). The Dry Creek Wastewater Treatment Plant provides tertiary level wastewater treatment using conventional secondary treatment, as well as full nitrification, filtration, chlorination and disinfection.~~

The South Placer Municipal Utility District (SPMUD) provides sanitary sewer services to the City of Rocklin. SPMUD owns, operates, and maintains a collection system, which consists of approximately 280 miles of mainline pipe (ranging from 4-inch to 54-inches in diameter), over 6000 manholes, thirteen lift stations, and ten permanent flow monitoring stations.

SPMUD is a partner in the South Placer Wastewater Authority (SPWA) which provides wastewater treatment for the City of Rocklin via Regional Wastewater Treatment Facilities. The SPWA was created by the City of Roseville (City), the South Placer Municipal Utility District, and Placer County (County) in 2000 to oversee policy for funding regional wastewater and recycled water infrastructure. The City of Roseville owns and operates the two regional wastewater treatment facilities on behalf of the SPWA regional partners. These treatment facilities are the Dry Creek Wastewater Treatment Plant (DCWWTP) and the Pleasant Grove Wastewater Treatment Plant (PGWWTP).

SPMUD has recently completed a new *Sewer System Management Plan* (SSMP) (2021) and *System Evaluation and Capacity Assurance Plan (SECAP)* (2020), which addresses treatment and infrastructure capacity for their service area including the City of Rocklin. This SPMUD study area in the 2020 SECAP coincides with the study area identified in the 2015 SECAP and the District's urban growth area (UGA). The UGA is also identified in the South Placer Wastewater Authority (SPWA) *2020 Wastewater Systems Evaluation Project* (2020), which evaluated the combined systems of the regional partners discharging to the two regional wastewater treatment plants. Information from Rocklin's General Plan has been used to determine the trunk sewer sizes and capacity needed to serve to the City.

The DCWWTP and PGWWTP operate under a Federal NPDES permit. The DCWWTP current design capacity is 18 million gallons per day (mgd), while the PGWWTP design capacity is 12 mgd. Both plants provide tertiary level wastewater treatment using conventional secondary treatment, as well

as full nitrification, filtration, chlorination and disinfection. The average dry weather flow (ADWF) at DCWWTP has decreased from 10.5 mgd in 2009 to approximately 8.6 mgd as of 2019. Current ADWF at the PGWWTP is approximately 7.6 mgd.

The Project Area is located along a main thoroughfare with fully developed utilities infrastructure. The SPMUD ~~City of Rocklin~~ Wastewater Collection Main conveys wastewater for the area within the city limits to the Dry Creek Wastewater Treatment Plant. Adjacent to the North Village site, existing 15-inch sanitary sewer lines are located in Sierra College Boulevard. Adjacent to the South Village site, existing and 6-inch sanitary sewer lines are located in Rocklin Road and existing 8-inch sanitary sewer lines are located in El Don Drive.

Pages 3.15-4 through 3.15-5 of the Draft EIR are amended as follows:

System Evaluation and Capacity Assurance Plan (SECAP)

The purpose of the South Placer Municipal Utility District Wastewater Collection System Evaluation and Capacity Assurance Plan (SECAP) is to provide the District guidance in its efforts to assure capacity for existing customers and information on how to prepare and plan for future development. This document summarizes the District's compliance with provision *D.13.viii – System Evaluation and Capacity Assurance Plan* of the California State Water Resources Control Board (SWRCB) Order No. 2006-0003-DWQ, the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (SSS WDR). It is included by reference to the District's Sewer System Management Plan (SSMP); is reviewed annually; and is updated as deemed necessary by District staff (at minimum every five years) to account for conditions affecting collection system capacity.

South Placer Municipal Utility District Sewer System Management Plan

~~The goal of the SSMP is to reduce sanitary sewer overflow, protect public health and environment and improve the overall maintenance and management of sewer systems. The SSMP includes provisions to provide proper funding, efficient management, operation, and maintenance of the sanitary sewer system, while taking into consideration risk management and cost benefit analysis. This SSMP provides a summary of the policies, procedures and activities that are used in the planning, management, operation and maintenance of the District's sanitary sewer system. It incorporates, by reference, the District's Strategic Plan, Master Plan, Five Year Financial Plan and Standard Specifications. It also includes, by reference, all other pertinent documents required to carry out the goals of the SSMP.~~The goal of the SSMP is to provide a plan and schedule to properly manage, operate, and maintain all parts of the sanitary sewer system. This will help reduce and prevent sanitary sewer overflows (SSOs), as well as mitigate any SSOs that do occur.

Page 3.15-5 of the Draft EIR is amended as follows:

Rocklin General Plan EIR

In August 2012, the City of Rocklin adopted a new General Plan and certified the associated General Plan EIR (State Clearinghouse (SCH) # 2008072115) -- a Program EIR pursuant to CEQA Guidelines Section 15168. Later environmental documents (EIRs, mitigated negative declarations, or negative declarations) can incorporate by reference materials from a program EIR regarding regional influences, secondary impacts, cumulative impacts, broad alternatives, and other factors (CEQA Guidelines Section 15168[d][2]). These later documents need only focus on new impacts that have not been considered before (CEQA Guidelines Section 15168[d][3]). As noted in Chapter 1.0, Introduction, the General Plan EIR assumed full development and buildout of the Project Area. While

the components of the Project are not consistent with the land uses under the General Plan EIR, the development footprint of the Project is the same; therefore, the physical impacts of developing the Project Area would be similar as under the General Plan EIR~~, as the area of impact is fully defined consistent with the General Plan EIR~~.

Pages 3.15-6 through 3.15-7 of the Draft EIR are amended as follows:

Impact 3.15-1: Wastewater generated by the proposed Project would not exceed the capacity of the wastewater treatment plant in addition to the provider's existing commitments and would not require or result in the relocation or construction of new or expanded wastewater treatment facilities (Less than Significant)

~~SPMUD's 1986 Sewer Master Plan envisioned that the City of Rocklin would have 52,604 sewered equivalent dwelling units within the City at ultimate buildout, and the sizing of sewer infrastructure has been based on this projection. The City of Rocklin is expected to contain 27,400 housing units, as well as industrial, commercial, and retail development of sewer infrastructure. SPMUD has planned for growth in the City and sized the city's sewer infrastructure to meet this growth. SPMUD has indicated it will be able to serve the City of Rocklin's future wastewater treatment needs during the planning period for Rocklin General Plan (City of Rocklin, 2005). SPMUD has indicated that no additional SPMUD staff or equipment would be required as a result of full buildout of the City's General Plan.~~

~~Furthermore, the increase in wastewater flows resulting from full buildout of the General Plan Update would not result in SPMUD exceeding its ability to maintain an acceptable level of service (Richard Stein, Engineering Manager SPMUD, July 2009).~~

SPMUD has recently completed a new *Sewer System Management Plan* (SSMP) (2021) and *System Evaluation and Capacity Assurance Plan (SECAP)* (2020), which addresses treatment and infrastructure capacity for their service area including the City of Rocklin. This SPMUD study area in the 2020 SECAP coincides with the study area identified in the 2015 SECAP and the District's urban growth area (UGA). The UGA is also identified in the South Placer Wastewater Authority (SPWA) *2020 Wastewater Systems Evaluation Project* (2020), which evaluated the combined systems of the regional partners discharging to the two regional wastewater treatment plants. Information from Rocklin's General Plan has been used to determine the trunk sewer sizes and capacity needed to serve to the City.

The DCWWTP and PGWWTP operate under a Federal NPDES permit. The DCWWTP current design capacity is 18 million gallons per day (mgd), while the PGWWTP design capacity is 12 mgd. Both plants provide tertiary level wastewater treatment using conventional secondary treatment, as well as full nitrification, filtration, chlorination and disinfection. The ADWF at DCWWTP has decreased from 10.5 mgd in 2009 to approximately 8.6 mgd as of 2019. Current ADWF at the PGWWTP is approximately 7.6 mgd.

The City of Rocklin's General Plan designates 7.9 acres of the Project Area as Recreation/Conservation and the remaining 100.5 acres as Mixed Use, which allows for residential densities of 10 to 40[14]

[14] Density in this designation is typically calculated using net acreage. No individual parcel which has a Mixed-Use land use designation is required to build a specific ratio of residential to non-residential development. Mixed Use designated parcels may be all residential, all non-residential, or a mix of residential

dwelling units per acre and non-residential building intensities between 25 percent to 160 percent (i.e., Floor Area Ratio between 0.25 to 1.6). Therefore, the City's General Plan anticipated the development of approximately 1,005 to 4,020 dwelling units with an associated population growth of approximately 2,814 to 11,256 new residents and between 981,189 to 6,279,610 square feet of non-residential building uses within the Project Area. As described in Chapter 2.0, Project Description, the proposed Project includes the development of 900 dwelling units, 120,000 square feet of non-residential building uses, 22.5 acres of open area, and ~~7~~5.8 acres of parks. Therefore, the proposed Project would result in less development than was anticipated under the City's General Plan, and thus, would not increase demand beyond the levels assumed for the site in the SSMP and SECAP.

Furthermore, the SPMUD estimates wastewater generation rates of 190 gallons per day per acre of residential uses and 850 gallons per day per acre for commercial or industrial uses. As described in Chapter 2.0, Project Description, the proposed Project would result in 66.1 acres of residential uses (10.9 acres of Medium Density Residential, 29.4 acres of Medium-High Density Residential, and 25.8 acres of High Density Residential), 12 acres of commercial uses (3.0 acres of Retail Commercial and 9.0 acres of Business Professional/Commercial), and 30.3 acres of park/open space uses (30.3 acres of Recreation-Conservation). Using the SPMUD wastewater generation estimates, it is anticipated that the proposed Project would generate roughly 22,759 gallons per day (or 0.022759 mgd) of wastewater. Wastewater generated by the proposed Project would be treated at the Dry Creek Wastewater Treatment Plant. The Dry Creek Wastewater Treatment Plant's current design capacity is 18 mgd. The ADWF at Plant has decreased from 10.5 mgd in 2009 to approximately 8.6 mgd as of 2019. ~~The plant's flows average 12 mgd average dry weather flow (ADWF) and 30 mgd average wet weather flows (ADWF).~~ The proposed Project's wastewater generation would represent approximately 0.~~38~~13% of the treatment plant's total remaining dry weather estimated capacity. This increased demand would not be expected to adversely affect the wastewater treatment plant's capacity. Therefore, the additional wastewater volume produced by the proposed Project would not have a significant adverse impact on the wastewater treatment services provided by SPMUD.

The proposed Project's internal wastewater conveyance system would be constructed, as needed, and would be adequately sized to accommodate Project-related wastewater flows. The SPMUD requires all facilities to conform to the district's Standard Specifications and the Sewer Code. The City of Rocklin relies on the SPMUD Sewer Code for all sewer related facilities installed within the city limits~~The city's Municipal Code Chapter 13.04, Underground Utility District, requires every person owning, operating, leasing, occupying or renting a building or structure within a district to construct and provide that portion of the service connection on his property between the facilities in accordance with applicable rules, and regulations of the respective utility~~. The existing SPMUD laterals and lines currently located in Sierra College Boulevard, Rocklin Road, and El Don Drive will be extended into both the North and South Villages. The proposed Project also includes development of internal 8-inch sewer lines in the North Village; and 8-inch to 24-inch sewer lines within the proposed internal streets right-of-way of the South Village. Private and public sewer lift stations will also be developed on both the North Village and South Village (it is likely that the public sewer lift station on the North Village will not be required). The lift station for Parcel C-2 east will be private. The lift station for Parcel A on the North Village, if constructed, will be public.

and non-residential uses. However, if residential uses are developed, they must be within the density range assigned to the Mixed-Use category as noted above.

Wastewater generated by the proposed Project would be treated at the Dry Creek Wastewater Treatment Plant. The proposed Project's wastewater generation would represent approximately 0.~~38~~13% of the treatment plant's total remaining capacity. This increased demand would not be expected to adversely affect the wastewater treatment plant's capacity. Because the proposed Project would be served by a wastewater treatment plant that has adequate capacity to meet the proposed Project's projected demand and would not require the construction of a new wastewater treatment plant, the proposed Project's wastewater impacts would be considered ***less than significant***.

SECTION 4.0 OTHER CEQA-REQUIRED TOPICS

Pages 4.0-28 through 4.0-29 of the Draft EIR are amended as follows:

Impact 4.26 Cumulative Impact on Wastewater Utilities
(Less than Significant and Less than Cumulatively Considerable)

~~The South Placer Municipal Utility District (SPMUD) provides sanitary sewer services to the City of Rocklin. The Dry Creek Wastewater Treatment Plant located in the southern part of Roseville, provides wastewater treatment facilities for the SPMUD. This plant serves the Dry Creek Basin, consisting of the cities of Roseville, Rocklin, Loomis and the surrounding unincorporated areas. The plant operates under a Federal NPDES permit and discharges its treated effluent into Dry Creek under standards established by the Central Valley Regional Water Quality Control Board. The Dry Creek Wastewater Treatment Plant's current design capacity is 18 million gallons per day (mgd). The plant's flows average 12 million gallons per day (mgd) Average Dry Weather Flow (ADWF). Average Wet Weather Flows (AWWF) is 30 mgd.~~

~~SPMUD's 1986 Sewer Master Plan (SSMP) envisioned that the City of Rocklin would have 52,604 sewered equivalent dwelling units within the City at ultimate buildout, and the sizing of sewer infrastructure has been based on this projection. The City of Rocklin is expected to contain 27,400 housing units, as well as industrial, commercial, and retail development of sewer infrastructure. SPMUD has planned for growth in the City and sized the city's sewer infrastructure to meet this growth. SPMUD has indicated it will be able to serve the City of Rocklin's future wastewater treatment needs during the planning period for Rocklin General Plan (City of Rocklin 2005). SPMUD has indicated that no additional SPMUD staff or equipment would be required as a result of full buildout of the City's General Plan. Furthermore, the increase in wastewater flows resulting from full buildout of the General Plan Update would not result in SPMUD exceeding its ability to maintain an acceptable level of service (Richard Stein, Engineering Manager SPMUD, July 2009).~~

The South Placer Municipal Utility District (SPMUD) provides sanitary sewer services to the City of Rocklin. SPMUD owns, operates, and maintains a collection system, which consists of approximately 280 miles of mainline pipe (ranging from 4-inch to 54-inches in diameter), over 6000 manholes, thirteen lift stations, and ten permanent flow monitoring stations.

SPMUD is a partner in the South Placer Wastewater Authority (SPWA) which provides wastewater treatment for the City of Rocklin via Regional Wastewater Treatment Facilities. The SPWA was created by the City of Roseville (City), the South Placer Municipal Utility District, and Placer County (County) in 2000 to oversee policy for funding regional wastewater and recycled water infrastructure. The City of Roseville owns and operates the two regional wastewater treatment facilities on behalf of the SPWA regional partners. These treatment facilities are the Dry Creek Wastewater Treatment Plant (DCWWTP) and the Pleasant Grove Wastewater Treatment Plant (PGWWTP).

SPMUD has recently completed a new *Sewer System Management Plan* (SSMP) (2021) and *System Evaluation and Capacity Assurance Plan (SECAP)* (2020), which addresses treatment and infrastructure capacity for their service area including the City of Rocklin. This SPMUD study area in the 2020 SECAP coincides with the study area identified in the 2015 SECAP and the District's urban growth area (UGA). The UGA is also identified in the South Placer Wastewater Authority (SPWA) *2020 Wastewater Systems Evaluation Project* (2020), which evaluated the combined systems of the regional partners discharging to the two regional wastewater treatment plants. Information from Rocklin's General Plan has been used to determine the trunk sewer sizes and capacity needed to serve to the City.

The DCWWTP and PGWWTP operate under a Federal NPDES permit. The DCWWTP current design capacity is 18 million gallons per day (mgd), while the PGWWTP design capacity is 12 mgd. Both plants provide tertiary level wastewater treatment using conventional secondary treatment, as well as full nitrification, filtration, chlorination and disinfection. The ADWF at DCWWTP has decreased from 10.5 mgd in 2009 to approximately 8.6 mgd as of 2019. Current ADWF at the PGWWTP is approximately 7.6 mgd.

As discussed under Impact 3.15-1 of Section 3.15, Utilities, the City's General Plan anticipated the development of approximately 1,005 to 4,020 dwelling units with an associated population growth of approximately 2,814 to 11,256 new residents and between 981,189 to 6,279,610 square feet of non-residential building uses within the Project Area at buildout. As described in Chapter 2.0, Project Description, the proposed Project includes the development of 900 dwelling units, 120,000 square feet of non-residential building uses, 22.5 acres of open area, and 7.8 acres of parks. Therefore, the proposed Project would result less development than was anticipated under the City's General Plan, and thus, would not increase demand beyond the levels assumed for the site in the SSMP and SECAP.

As discussed under Impact 3.15-1 of Section 3.15, Utilities, it is anticipated that the proposed Project would generate roughly 22,759 gallons per day (or 0.022759 mgd) of wastewater. Wastewater generated by the Project would be treated at the Dry Creek Wastewater Treatment Plant. The Dry Creek Wastewater Treatment Plant's current design capacity is 18 mgd. The ADWF at Plant has decreased from 10.5 mgd in 2009 to approximately 8.6 mgd as of 2019. ~~The plant's flows average 12 mgd average dry weather flow (ADWF) and 30 mgd average wet weather flows (ADWF).~~ The Project's wastewater generation would represent approximately 0.~~22~~13% of the treatment plant's total remaining dry weather estimated capacity. Thus, this increased demand would not be expected to adversely effect the wastewater treatment plant's capacity. Therefore, the additional wastewater volume produced by the proposed Project would not have a significant adverse impact on the wastewater treatment services provided by SPMUD. Additionally, The Project's internal wastewater conveyance system would be constructed, as needed, and would be adequately sized to accommodate Project-related wastewater flows. The SPMUD requires all facilities to conform to the district's Standard Specifications and the Sewer Code. For these reasons, implementation of the proposed Project would have a **less than significant** and **less than cumulatively considerable** impact relative to this topic.

SECTION 5.0 ALTERNATIVES

Pages 5.0-43 of the Draft EIR are amended as follows:

As shown on in the above tables, this Alternative would reduce the Project acreage from 108.4 to 90.4 acres, and would reduce the unit count from ~~between~~ 900 units to 641 units. There would still

be approximately 120,000 sf of non-residential building, 22.5 acres of Open Space, and 7.8 acres of Park. The proposed amenities, bicycle and pedestrian improvements, and landscaping would be the similar to the proposed Project.

Pages 5.0-44 of the Draft EIR are amended as follows:

Under the Reduced Footprint Alternative, the Project Area would be developed with the same components as described in the Project Description, but the area utilized for the development (i.e., the project footprint) would be reduced by approximately 17 percent. Specifically, this alternative would reduce the project acreage from 108.4 to 90.4 acres, and would reduce the unit count from ~~between~~ 900 units to 641 units. There would still be approximately 120,000sf of non-residential building, 23.3~~2.5~~ acres of Open Space, and 7.~~8~~0 acres of Park. The impacts of light and glare would still occur under this alternative and could be mitigated to a less than significant level. The impacts to the existing visual quality would also be similar to the proposed Project as the North and South Village sites would generally be developed with the same uses as under the proposed Project, just with reduce the project acreage. However, it is assumed that the reduction of residential uses and overall Project footprint would result in slightly reduced impacts to aesthetics when compared to the proposed Project.

Pages 5.0-47 of the Draft EIR are amended as follows:

Under the Reduced Footprint Alternative, the area utilized for the development (i.e., the Project footprint) would be reduced by approximately 17 percent or 18.0-acres, resulting in a reduction in the total unit count from 900 units to ~~between~~ 641 units. However, there would still be approximately 120,000 sf of non-residential building, 23.3~~2.5~~ acres of Open Space, and 7.0~~8~~ acres of Park. While uses in the Reduced Footprint Alternative would be required to adhere to the same mitigation measure as the proposed Project, the significant decrease in total residential unit count would significantly decrease the total greenhouse gas emissions. As such, the greenhouse gas emissions impact is reduced when compared to the proposed Project.

Pages 5.0-51 of the Draft EIR are amended as follows:

TABLE 5.0-9: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROPOSED PROJECT

ENVIRONMENTAL ISSUE	NO PROJECT (NO BUILD) ALTERNATIVE	EXISTING GENERAL PLAN	INCREASED DENSITY ALTERNATIVE	INCREASED INTENSITY ALTERNATIVE	REDUCED FOOTPRINT ALTERNATIVE
Aesthetics and Visual Resources	Less	Greater	Less	Equal	Less
Agricultural Resources	Equal	Equal	Equal	Equal	Equal
Air Quality	Less	Greater	Equal	Greater	Less
Biological Resources	Less	Greater	Less	Equal	Less
Cultural Resources	Less	Greater	Less	Equal	Less
Geology and Soils	Less	Greater	Equal	Greater	Less
Greenhouse Gases and Climate Change	Less	Greater	Equal	Less	Less
Hazards and Hazardous Materials	Less	Greater	Equal	Equal	Equal
Hydrology and Water Quality	Less	Greater	Less	Equal	Less
Land Use	Less	Greater	Equal	Equal	Equal
Noise	Less	Greater	Equal	Greater	Less
Population and Housing	Less	~~Equal~~Greater	Equal	Equal	Equal

ENVIRONMENTAL ISSUE	NO PROJECT (NO BUILD) ALTERNATIVE	EXISTING GENERAL PLAN	INCREASED DENSITY ALTERNATIVE	INCREASED INTENSITY ALTERNATIVE	REDUCED FOOTPRINT ALTERNATIVE
Public Services and Recreation	Less	Greater	Equal	Equal	Less
Transportation and Circulation	Less	Equal	Equal	Less	Less
Utilities	Less	Greater	Equal	Greater	Less

SECTION 7.0 REFERENCES

Pages 7.0-1 through 7.0-9 of the Draft EIR are amended as follows:

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APPENDICES

Appendix C of the Draft EIR contained Technical Reports for the Biological Resources Chapter. This included a Biological Resources Assessment – College Park – Rocklin, Placer County, California (Madrone Ecological Consulting, 2021) and College Park Oak Tree Mitigation Plan (Evergreen Sierra East, 2021). Based on comments received, both of these reports have been updated as of August 2022. The updated report includes several minor corrections and clarifications to the 2021 version of the College Park Oak Tree Mitigation Plan, including a slight correction of the total acreage of the Project area, additions to the Regulatory Framework section, reordering and updating appendices, renumbering of sections for better clarity, the use of more consistent terminology for Project sites and studies, presenting more site-specific data and a more consistent usage of TDBH (total diameter at base height) inches when discussing preserved trees and impacted tress, clarifying information on unhealthy trees, and the arborist's recommendation for removals, etc. An additional tree inventory was also performed, which resulted in a slight adjustment to tree counts. Updated counts are reflected in Table 2 of the report.

In consultation with the City, the use of tree canopy acreage as a metric for determining impacts to trees and subsequent mitigation was replaced with TDBH inches, in order to provide a more standard and accurate assessment and to better conform to existing guidance in Section III.D of the City of Rocklin Oak Tree Preservation Guidelines, as explained in Section 7of the updated report. This change results in a Conservation Area that contains slightly more oak tree TDBH inches than will be impacted by the Project, as demonstrated in Sections 7 and 8 of the updated report.

The updated reports are reflected in the Errata edits to Chapter 3.4 Biological Resources. The updated reports are provided here.