

III. PROJECT DESCRIPTION

Project Location

The Project site is located on approximately 80 acres in the southeast area of the City of Rocklin. The 80-acre site is within the Rocklin City limits and is bounded by Greenbrae Road and the City/County incorporation line to the north, the Rustic Hills subdivision to the west, and the Highlands subdivision to the south. (Final EIR, p. B-1.)

Plan Area Characteristics

Characteristics of the site include a varied terrain with a small lake, two quarry ponds, and a year-round stream. The elevation of the property ranges from approximately 215 feet on the northern edge to approximately 400 feet on the southeast end. The site slopes in a westerly direction and contains a large number of native oak trees. Two streams traverse the site, with Secret Ravine Creek along the western portion and Sucker Ravine Creek along the northwest corner. Both creeks have a substantial floodplain on the site. Additionally, there are a number of seasonal wetlands located throughout the Project site. (Final EIR, p. B-1.)

One single-family residence is located on a parcel surrounded by the Project site. The residence would remain on its site and is not considered part of the Project. This residence is located on a five-acre parcel and will be partially buffered from construction activities due to distance from construction activities. (Final EIR, p. B-1.)

Project Objectives

The objectives for the Project include the following:

- 1) Increase the City's housing supply in close proximity to existing transportation corridors and employment centers to minimize trip length for employees.
- 2) Design a residential development that is consistent with the City's land use designations and zoning for the site, and compatible with existing nearby neighborhoods.
- 3) Provide residential uses in an area contiguous to existing development and finance required infrastructure.
- 4) Preserve Secret Ravine and protect other significant onsite natural resources through appropriate project design.

- 5) Construct planned roadway improvements (bridge) specified in the City's Circulation Element Update - Southeast Rocklin Area.
- 6) To the extent considered appropriate by the Placer County Flood Control and Water Conservation District, detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels

(Final EIR, p. B-8.)

Required Permits and Discretionary Approvals

The City of Rocklin and other responsible agencies are required to follow through with discretionary actions for project approval. The actions necessary for project approval include, but are not limited to, the following:

- Certification that the EIR adequately identifies the significant environmental effects of the Project, pursuant to CEQA, and the State CEQA Guidelines (City of Rocklin);
- Tentative Subdivision Map (City of Rocklin);
- General Development Plan (City of Rocklin);
- Development Agreement (City of Rocklin-optional);
- Oak Tree Preservation Plan Permit (City of Rocklin);
- Section 404 Wetlands Permit (U.S. Army Corps of Engineers);
- Streambed Alteration Agreement for the bridge across Secret Ravine (California Department of Fish and Game);
- Bridge improvement plans and encroachment permits (Placer County Public Works Department);
- Waste Discharge Requirement Permit and Section 401 Certification or Waiver (Regional Water Quality Control Board);
- Pipeline extension agreement and Boardman Canal encasement (Placer County Water Agency); and
- Replacement of lift station and construction of gravity line for sewer service (South Placer Municipal Utilities District).