

3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The Rocklin 60 project (proposed project) includes the subdivision of 56.9 acres of land, construction of 179 single-family, detached dwelling units, and installation of a storm water detention basin near the intersection of Interstate 80 and Sierra College Boulevard (southeast of Interstate 80 and east of Sierra College Boulevard) in the City of Rocklin (“Rocklin”), California (see Exhibit 3-1, Project Site Plan).

3.2 PROJECT LOCATION

The project site is located in Rocklin, south of Interstate 80 (I-80) and east of Sierra College Boulevard (Exhibit 3-2, Project Site Location and Vicinity). Rocklin is in Placer County, approximately 25 miles northeast of Sacramento. The project site is comprised of the following Assessor’s Parcel Numbers: 045-053-036, 045-053-038, 045-043-005, 045-043-008, 045-043-027, 045-043-039, 045-043-041, 045-043-043, 045-043-050, 045-043-051, 045-043-054, and 045-043-055. The project site is located in the very eastern portion of Rocklin, adjacent to the Town of Loomis.

The project site is currently designated under Rocklin’s General Plan as LDR (Low Density Residential), MDR (Medium Density Residential), RC (Retail Commercial), and R-C (Recreation-Conservation). The density range listed for LDR in the General Plan is 1 to 3 dwelling units per acre, while the allowable density for MDR is 4 to 8 dwelling units per acre. The site is currently zoned as UN (Unclassified), C-2 (Retail Business), R1-12.5 (Residential with a 12,500 square-foot-net minimum lot size), and OA (Open Area).

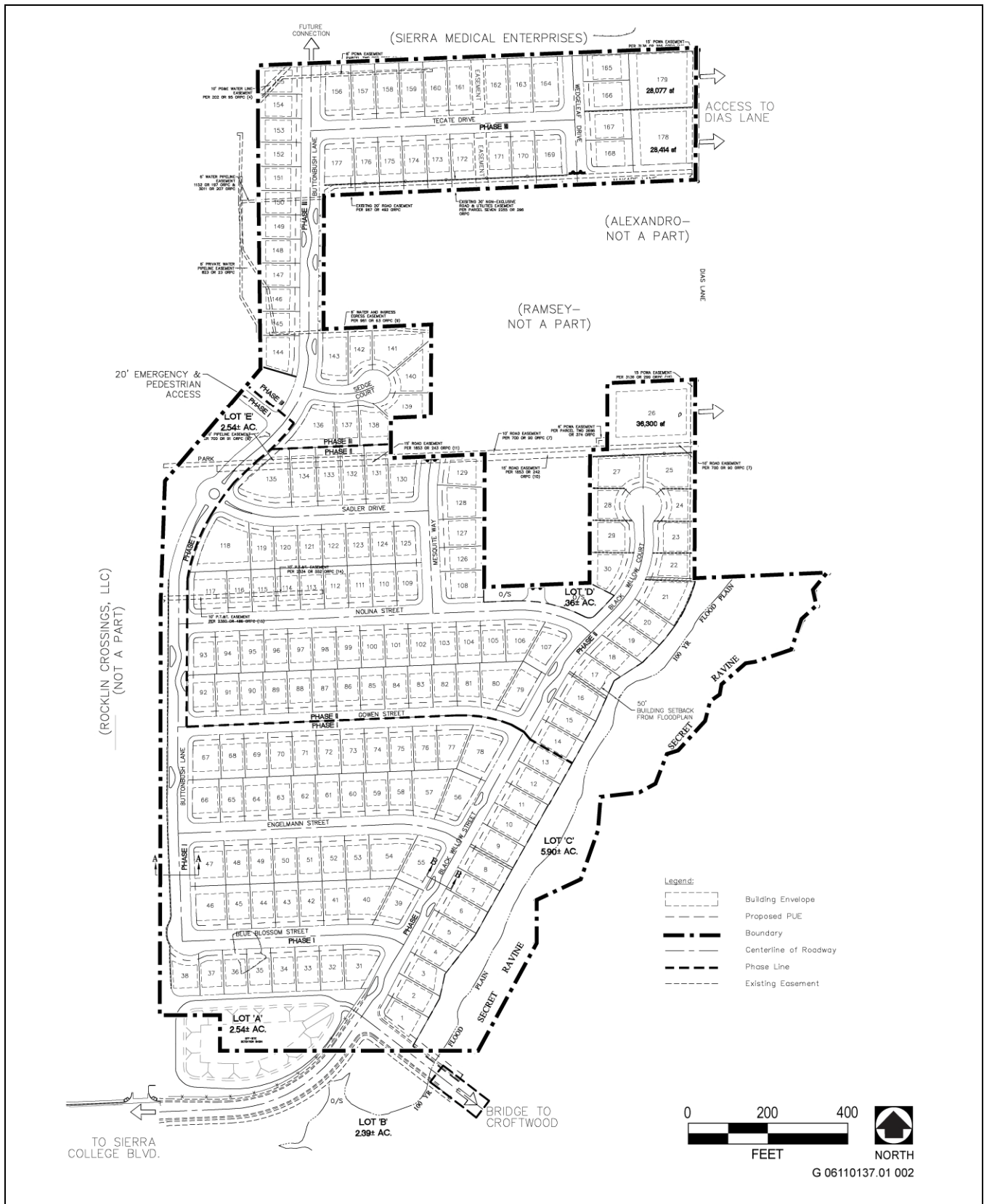
3.3 EXISTING SETTING

The site is currently undeveloped, with flat to rolling terrain and elevations ranging from 320 to 340 feet above mean sea level. Secret Ravine Creek, which is a perennial water feature that is a tributary to Miner’s Ravine, Dry Creek, and ultimately to the Sacramento River via Steelhead Creek, lies alongside the project site’s southeastern boundary. In this location, Secret Ravine Creek has a sandy bottom and a well-defined bed and bank.

Major portions of the site are covered with a heavy growth of mature trees, berry bushes, weeds, and grasses. There are two predominant vegetation communities within the project area: valley-foothill riparian and blue oak woodland. Rocky outcrops are scattered throughout the riparian area and evidence of historic mining activities (i.e., spoils mounds and excavated areas) can be found throughout the project site.

A development application was approved by the City of Rocklin involving a site adjacent to, and directly west of the project site (see Exhibit 3-3). This adjacent project was the subject of an EIR and is known as Rocklin Crossings. Rocklin Crossings includes construction of a regional shopping center on approximately 49.5 acres of land. Major tenants are anticipated to include a Wal-Mart Supercenter and a Home Depot. This project also includes smaller retail establishments, restaurants, and other traveler-serving uses. Plans call for 21 buildings totaling a maximum of 543,500 square feet with 2,463 parking stalls. Other projects planned or approved in the project vicinity include: the approved Rocklin Marketplace project, the Del Mar Business Park Tentative Parcel Map, the proposed Rocklin Commons project, and the proposed Granite Creek Plaza project.

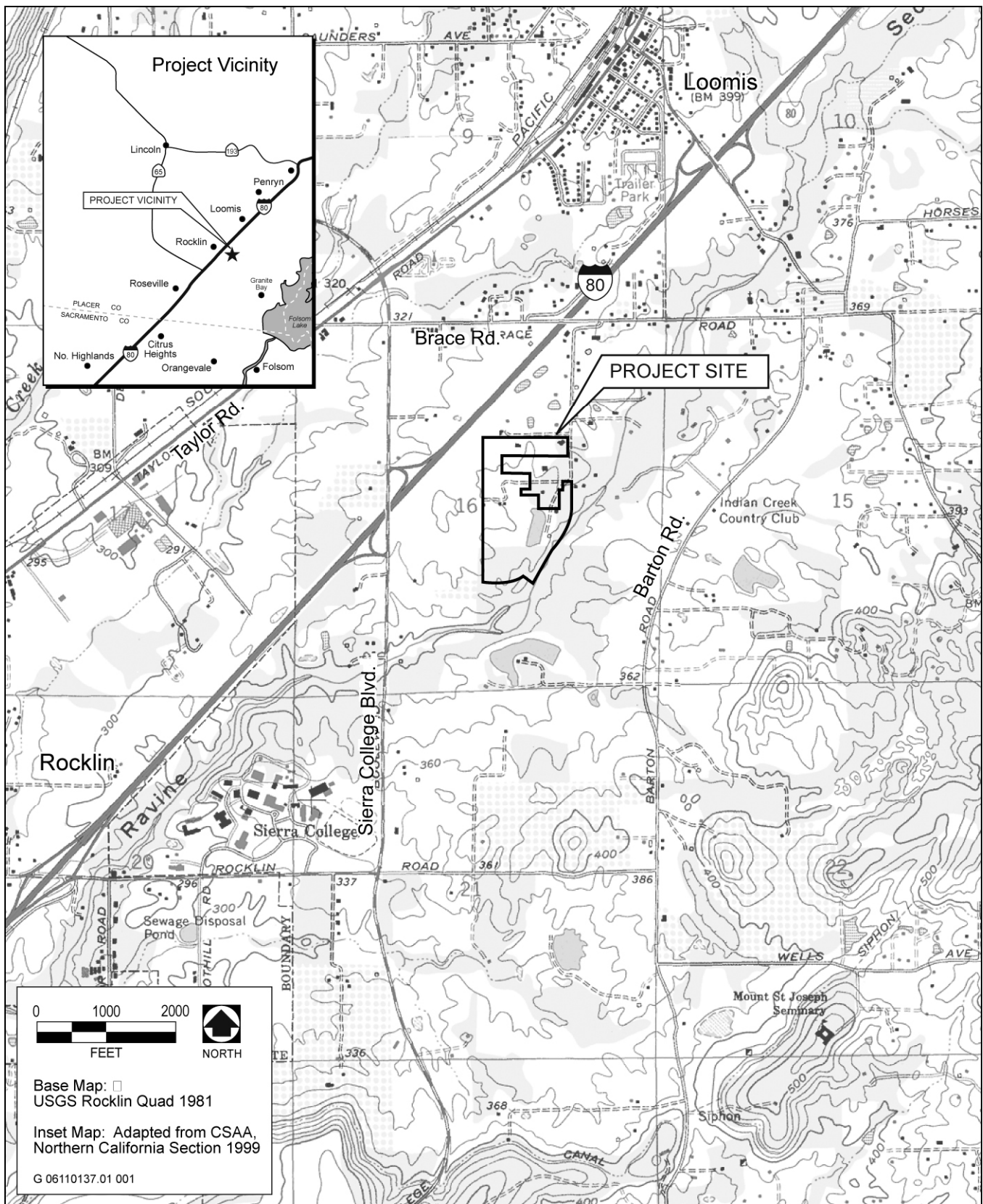
Much of the land in the immediate vicinity of the project site is undeveloped. Northwest of I-80, there are existing commercial and residential land uses. There are large lot residences in the vicinity, particularly in areas north and east of the project site. To the southwest is the Rocklin campus of Sierra College, as well as additional residential development at varying densities. In the town of Loomis east of the project site are additional large-lot residences, the Indian Creek Golf Course, several churches along Barton and Rocklin Roads, and other uses.



Source: RSC Engineering 2006

Project Site Plan

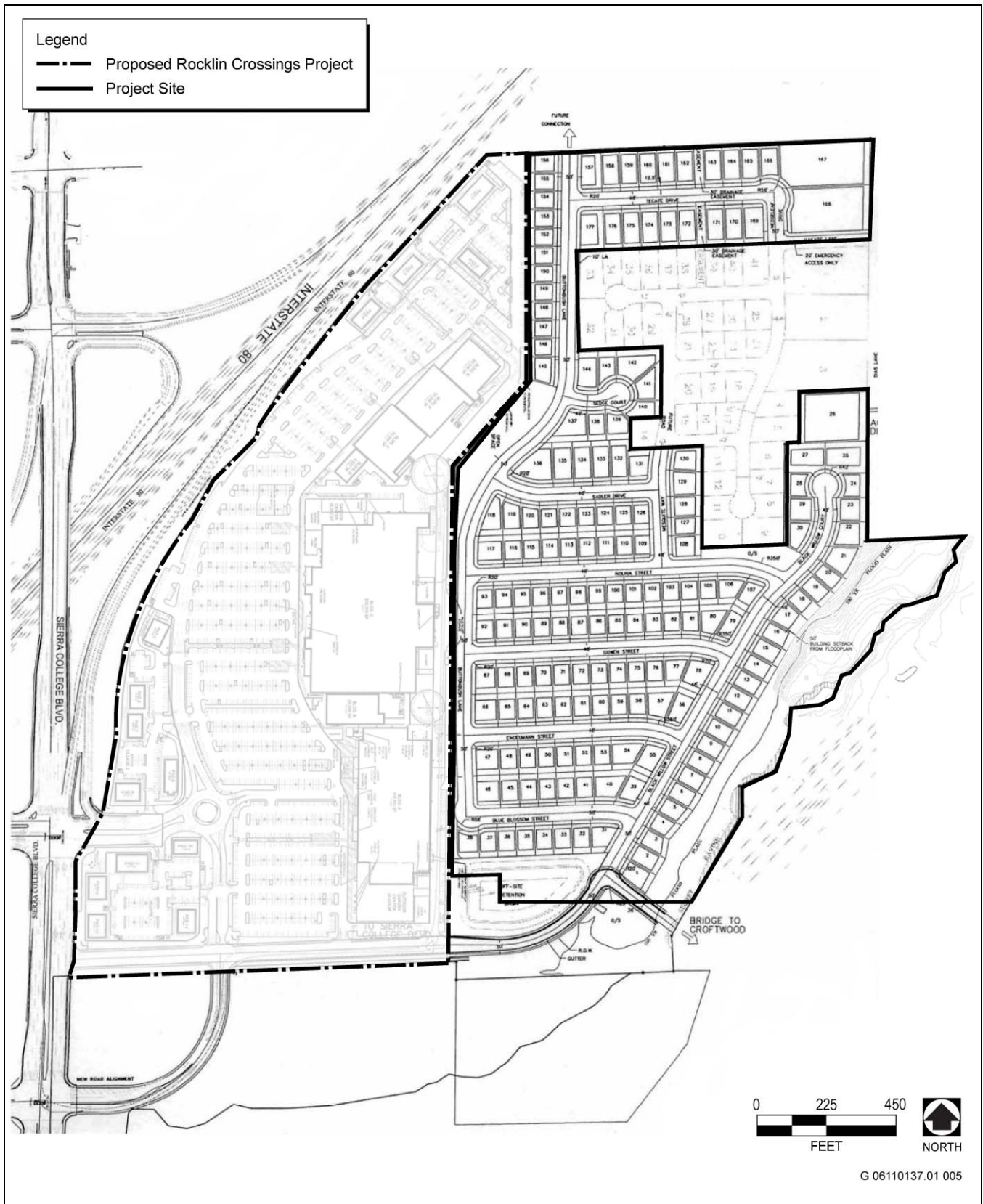
Exhibit 3-1



Source: Data compiled by EDAW 2007

Project Site Location and Vicinity

Exhibit 3-2



Source: RSC Engineering 2006, EDAW 2007

Proposed Project and Adjacent Rocklin Crossings Project

Exhibit 3-3

Interstate 80 (I-80) is adjacent to and north of the project site. Sierra College Boulevard is west of the project site past the Rocklin Crossings project site. The Sierra College Boulevard/Interstate 80 interchange, which is in the process of being reconstructed, is located west of the project site. Areas west of Sierra College Boulevard consist of grasslands and oak woodlands, interspersed with rural residences, the Lifehouse Church, and Interstate 80.

3.4 PROJECT OBJECTIVES

The Applicant proposes the project in order to achieve the following objectives:

- ▶ Increase Rocklin’s housing supply in close proximity to existing transportation corridors in a manner that responds to market desires and is consistent with the planning goals, objectives, and policies of the City of Rocklin;
- ▶ Maximize housing opportunities that integrate and transition into the surrounding community while achieving higher densities in proximity to existing transportation corridors and commercial uses;
- ▶ Develop an economically viable project that is compatible with surrounding uses;
- ▶ Protect Secret Ravine Creek and provide opportunities for passive recreation and other open space uses through visual and pedestrian links; and,
- ▶ Locate housing proximate to retail with a pedestrian linkage to shorten or reduce vehicle trips and accommodate pedestrian access to shopping opportunities.

3.5 PROJECT CHARACTERISTICS

The Rocklin 60 project consists of the development of a residential subdivision of approximately 56.9 acres of land. The site is proposed to be subdivided into 179 single-family residential lots (ranging in size from a minimum of 6,000 square feet to a maximum of 36,300 square feet, with an average lot size of 6,500 square feet) and three large lots (totaling approximately 10.8 acres) for a stormwater detention basin and for open space along the Secret Ravine Creek riparian corridor. The stormwater detention basin is designed and proposed to serve both the proposed project and the adjacent Rocklin Crossings project. The detention basin would be located near the southwest corner of the project site. The detention basin would be designed to attenuate the 2-, 10-, and 100-year storm event flows to less than pre-project conditions.

Water, sewer, gas, electrical and phone utilities would be provided to the site via existing nearby connections, as described below. The project is not expected to require extensive additional off-site utility construction.

The primary access to the project site would be provided from Croftwood Road, which is currently being constructed as part of the approved Croftwood Subdivision project. Croftwood Road crosses the southern portion of the project site and would connect with Black Willow Road, which is proposed to extend to the northeast through the site parallel to Secret Ravine Creek. Croftwood Road extends southeast to the Croftwood Subdivision and west to Sierra College Boulevard. Due to the improvements to the I-80/Sierra College Boulevard interchange, the access onto Sierra College Boulevard from Croftwood Road will be limited to right turns in and out only. A secondary access will be provided to Sierra College Boulevard from Croftwood Road via a separately-approved loop road that will extend southwest from Croftwood Road to a signalized intersection with Sierra College Boulevard (Exhibit 3-3). This loop road will ultimately align with the future extension of Dominguez Road over Interstate 80.

The project applicant has agreed to a condition that would preclude the use of wood burning fireplaces, a condition that is reflected in the Air Quality section of this EIR (Section 4.3).

3.5.1 PROJECT PHASING

Construction of the project is proposed to occur in three distinct phases. Construction is expected to start in late spring of 2010. Grading is anticipated to occur from late spring through winter of 2010. Phase 1 of home construction is anticipated occur in 2010. Phase 2 of home construction is anticipated to occur in 2012. Phase 3 of home construction is anticipated to occur in 2013. The actual phasing of construction would be dependent on market conditions.

3.5.2 INFRASTRUCTURE PLANS

The project's water needs are anticipated to be provided by an existing 20-inch water main in Sierra College Boulevard, an existing 12-inch water main in Dias Lane, and/or an existing 16-inch water main installed into the Croftwood development project access road.

The project's wastewater conveyance needs are anticipated to be served by an 18-inch sewer main being constructed to serve a nearby project known as "Croftwood" (The Planning Center 1991, South Placer Municipal Utility District 2006). This main would be extended to serve the project site. Wastewater generated by the project would be treated at the Dry Creek Wastewater Treatment Plant.

The project's storm water drainage system is required to be designed consistent with the requirements of the City's Stormwater Management Program. On-site detention facilities sized for mitigation of increased flows resulting from project development are proposed to control discharge to Secret Ravine Creek. Proposed drainage plan and flood control improvements are proposed to attenuate the 2-, 10-, and 100-year storm event flows to less than pre-project conditions. The site's drainage system would convey collected storm water to an on-site detention basin that would be constructed to serve the project and the adjacent Rocklin Crossings project.

The estimated detention volume of the basin is approximately 4.8 acre-feet. The detention basin would be designed to completely drain after storm events. The detention basin would discharge into a 60-inch diameter culvert that would flow into an existing swale connected to Secret Ravine Creek.

PG&E has existing 12 kV and 21 kV overhead power lines on the west side of Sierra College Boulevard, and existing 12 kV power lines on the east side of Dias Lane. In addition, 12 kV overhead power lines are located on the project site. No new off-site electrical lines would be required for development of the proposed project.

PG&E would provide natural gas and associated infrastructure to the project site from nearby existing service lines located along Granite Drive east of project site and along Rocklin Road south of the site.

Telecommunications infrastructure is currently located in the vicinity of the project site. Telephone service would be provided by AT&T through an existing underground telephone cable on the east side of Sierra College Boulevard and along Dias Lane.

Cable service for the proposed project would be provided by Wave Broadband Services from an underground conduit that runs parallel to Interstate 80.

3.5.3 GENERAL PLAN AMENDMENT, ZONE CHANGE, AND TENTATIVE SUBDIVISION MAP

The project proposes a General Plan amendment for approximately 44 acres of the project's 57 acres. The General Plan amendment would change Low Density Residential (LDR), Retail Commercial (RC), and Recreation/Conservation (R-C) designations to Medium Density Residential (MDR) and LDR to accommodate the proposed project. Specifically, the project proposes amendments resulting in the following changes:

- ▶ LDR: from approximately 33 acres to 3 approximately acres
- ▶ MDR: from approximately 12 acres to approximately 46 acres
- ▶ RC: from approximately 1 acre to 0 acres
- ▶ R-C: from approximately 10 acres to approximately 8 acres.

The project also proposes to rezone from: Unclassified/R1-12.5 (Residential Single Family 12,500 Square Feet Minimum Lots) and C-2 to: R1-6 (residential, single family, 6,000-square-foot minimum lots) and RE-20 (single-family residential, 20,000 square-foot minimum lots). The project also proposes to rezone from: OA (Open Area) to R1-6 (residential, single family, 6,000-square-foot minimum lots). Specifically, the project rezoning request includes the following changes:

- ▶ From Unclassified (approximately 19 acres) and R1-12.5 (27 acres) to R1-6 (46 acres)
- ▶ OA: from approximately 10 acres to approximately 8 acres
- ▶ C-2: from approximately 1 acre to 0 acres

The project would also require approval of a Tentative Subdivision Map, which would subdivide the project into 179 residential parcels, two open space parcels along Secret Ravine Creek (2.39 and 5.90 acres in size), a 5.6-acre area for stormwater detention, and two passive recreational lots (0.36 and 2.54 acres in size).

3.6 REQUIRED DISCRETIONARY ACTIONS/PROCESS

Project approval requires the lead agency (and responsible agencies) to approve the project or project components, issue required permits, or affirm compliance with agency requirements. The City of Rocklin is the lead agency for the Rocklin 60 project. A lead agency, as defined in Section 15367 of the State CEQA Guidelines, is “the public agency that has the principal responsibility for carrying out or approving a project.” Described below is the environmental review process for the project and the discretionary actions sought by the project applicant for the Rocklin 60 project that the City will consider during its review.

- ▶ The DEIR will be circulated for public review and comment, as described in Chapter 1, “Introduction.”
- ▶ The City may hold a public hearing during the public review period, at which time individuals and public agencies may comment on the adequacy of the DEIR.
- ▶ After the close of the public review period for the DEIR, the Final EIR, consisting of all comments received on the DEIR together with responses to those comments and any necessary changes to the EIR text, will be prepared and circulated to public agencies for a 10-day review period.
- ▶ After the close of the 10-day review period, the City’s Planning Commission will hold a public meeting at which it will consider the adequacy of the Final EIR and the project’s Mitigation Monitoring and Reporting Program.
- ▶ When the Planning Commission is satisfied that the Final EIR is complete, it will recommend that the City Council certify the Final EIR as being adequate according to CEQA requirements.
- ▶ Following the Planning Commission recommendation to the City Council, the Planning Commission will then consider the merits of the project. This consideration could occur during the same meeting at which it considers the adequacy of the Final EIR. The Planning Commission will hold a public hearing at which individuals and public agencies can comment on the merits of the project, after which the Planning Commission will recommend approval, conditional approval, or denial of project applications.

- ▶ Entitlement actions under consideration by the Planning Commission during its review of the project merits will include whether to:
 - recommend approval of a General Plan Amendment including the following: (1) change from approximately 33 acres of LDR to approximately 3 acres of LDR; (2) change from approximately 12 acres of MDR to approximately 46 acres of MDR; (3) change from approximately 10 acres of R-C to approximately 8 acres of R-C; and, (4) change from approximately 1 acre of RC to 0 acres of RC. ;
 - recommend approval of a change in the site’s zoning including: (1) change from approximately 19 acres of Unclassified and approximately 27 acres of R1-12.5 to approximately 46 acres of R1-6; (2) change from approximately 10 acres of OA to approximately 8 acres of OA; and, (3) change from approximately 1 acres of C-2 to 0 acres of C-2.
 - recommend approval of the project’s Tentative Subdivision Map;
 - recommend approval of the project’s Oak Tree Preservation Plan Permit;
- ▶ After the Planning Commission considers the project and if recommendations for approval or conditional approval are made, the City Council would then hold a public meeting at which time it will decide whether to certify the Final EIR and adopt the project’s Mitigation Monitoring and Reporting Program.
- ▶ After certification of the Final EIR and adoption of the Mitigation Monitoring and Reporting Program, the City Council will then consider the merits of the project in a public hearing at which time the public can comment on the merits of the project and applications for project approval. The City Council will approve, give conditional approval, or deny the Rocklin 60 project.
- ▶ Once all project entitlements are obtained from the City of Rocklin, other responsible agencies would consider the project and associated entitlements when considering permitting or other related actions. Such other project approvals may include, but are not limited to:
 - a Section 401 Certification from the Regional Water Quality Control Board (RWQCB);
 - a construction activity stormwater permit from the RWQCB;
 - National Pollutant Discharge Elimination System permit from the RWQCB;
 - approval from the Town of Loomis of a grading permit, encroachment permit, or similar approval as may be required for offsite road improvements or utility work;
 - Placer County Water Agency for approval of water facilities; and,
 - South Placer Municipal Utility District for approval of sewer facilities.

The applicant will need to obtain from the U.S. Army Corps of Engineers a Clean Water Act Section 404 (Individual) Permit allowing fill of wetlands found on site, subject to approval of a grading permit by the City of Rocklin and a Section 401 certification from the RWQCB. The applicant has obtained a Tree Removal Permit from the City of Rocklin to remove trees damaged by a recent wildfire on the project site.