

AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: 04/19/2016
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

INTRODUCTION

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. March 15, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS - None

PUBLIC HEARINGS

7. **THIS PROJECT WAS CONTINUED AND RE-NOTICED IN RESPONSE TO A TECHNICAL ERROR TO ENSURE THAT THE PUBLIC HAD A FULL 20 DAYS TO REVIEW THE MITIGATED NEGATIVE DECLARATION AS REQUIRED BY LAW.**

**STANFORD RANCH CONGREGATE CARE FACILITIES
DESIGN REVIEW, DR2015-0010**

CONTINUED FROM MARCH 15, 2016

This application is a request for approval of a Design Review to allow the construction of four senior housing buildings, a total of approximately 116,850 square feet. The subject site is generally located approximately 550 feet westerly of the intersection of W. Stanford Ranch Road and Wildcat Boulevard. APN 017-081-067. The property is zoned Planned Development 20 dwelling units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration began on March 31, 2016 and ends at 5:00 p.m. on April 19, 2016, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs.asp>. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Karendia MacDonald of Borges Architectural Group, Inc. The property owner is Stanford Ranch I, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Stanford Ranch Congregate Care Facility / (DR2015-0010)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Stanford Ranch Congregate Care Facility / (DR2015-0010)

NON PUBLIC HEARINGS

8. **Informational Items/Presentations**
9. **Reports and Discussion Items from Planning Commissioners**
10. **Reports from City Staff**
11. **Adjournment**

CITY OF ROCKLIN
 MINUTES OF THE PLANNING COMMISSION MEETING

March 15, 2016
 Rocklin Council Chambers
 Rocklin Administration Building
 3970 Rocklin Road
 (www.rocklin.ca.us)

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was led by Commissioner Broadway.
3. Roll Call

Commissioner Martinez
 Commissioner Broadway, Vice Chairman
 Commissioner Sloan
 Commissioner McKenzie, Chairman
 Commissioner Whitmore - Excused

Others Present:

DeeAnne Gillick, Deputy City Attorney
 Bret Finning, Interim Planning Services Manager
 Marc Mondell, Director of Economic & Community Development
 Laura Webster, Director of Long Range Planning
 Dara Dungworth, Associate Planner
 Dave Palmer, City Engineer
 David Mohlenbrok, Mgr. Environmental Services
 Terry Stemple, Planning Commission Secretary

About 15 others

4. **Minutes** – Minutes of February 2, 2016 were approved as submitted.
5. **Correspondence** - Blue memo regarding Item 8 – Taco Bell
6. **Citizens Addressing the Commission on Non Agenda Items** - None

CONSENT ITEMS – None

PUBLIC HEARINGS

7. **THIS ITEM IS BEING CONTINUED TO APRIL 19, 2016 IN RESPONSE TO A TECHNICAL ERROR TO ENSURE THAT THE PUBLIC HAS A FULL 20 DAYS TO REVIEW THE MITIGATED NEGATIVE DECLARATION AS REQUIRED BY LAW.**

**STANFORD RANCH CONGREGATE CARE FACILITIES
 DESIGN REVIEW, DR2015-0010**

This application is a request for approval of a Design Review to allow the construction of four senior housing buildings, a total of approximately 116,850 square feet. The subject site is generally located approximately 550 feet westerly of the intersection of W. Stanford Ranch Road and Wildcat Boulevard. APN 017-081-067.

The property is zoned Planned Development 20 dwelling units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Karenda MacDonald of Borges Architectural Group, Inc. The property owner is Stanford Ranch I, LLC.

8. TACO BELL AT WEST STANFORD RANCH ROAD (STANFORD RANCH PARCEL 61) DESIGN REVIEW, DR2015-0013

This application is a request for approval of a Design Review to allow the construction of a new Taco Bell restaurant with a drive-thru service window, parking, and landscaping. The subject site is located on the northeast corner of the intersection of West Stanford Ranch Road and Wildcat Boulevard. APN 373-030-058. The property is zoned Planned Development Business Professional/Commercial (PD-BP/C). The General Plan designation is Business Professional/Commercial (BP/C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Eldrick Alexander with VMI Architecture, Inc. The property owner is Keith Sherman Enterprises, Inc.

Dara Dungworth presented the staff report.

The Commission had questions for staff regarding:

- Direction of slope towards houses
- Traffic assumed in General Plan relative to project
- Confirmation that a restaurant with a drive-thru is a permitted use for the site zoning

Applicant, Keith Sherman, KS Enterprises, addressed the Commission stating that he is present to answer questions.

The Commission had questions for the applicant regarding:

- Were other site layouts considered
- Hours of operation
- Consideration given to additional articulation of building on street frontage side of building

The hearing was opened to the public for their comments.

- Sean Brennan, Rocklin – Spoke in opposition
- Leah Welsing, Rocklin – Spoke in opposition
- Julie Hayes, Rocklin – Spoke in opposition
- Name inaudible – Spoke in opposition

- Cindy Hanna, Rocklin – Spoke in opposition
- Brian Keyes, Rocklin – Spoke in opposition
- Cheryl Potter, Rocklin – Spoke in opposition
- Michelle Hatten, Rocklin – Spoke in opposition
- Molly Hanna, Rocklin – Spoke in opposition

The Commission had additional questions for staff regarding:

- Overall hours of operation for restaurant and drive-thru
- Does the Planning Commission have authority to limit the hours of operation
- Delivery times of product

DeeAnne Gillick, Deputy City Attorney, explained what the Planning Commission can consider and condition in a design review hearing.

The Commission asked staff and the applicant to respond to some of the concerns raised by the citizens who spoke.

- Number of Police incidents at the other Rocklin Taco Bells
 - Scott Horrillo, Rocklin PD, explained that the incidents included in the staff report include traffic accidents, traffic violations, medical aide, fires, etc.
 - The number of actual officer involved incidents over the last year was 16
- Odors
 - Keith Sherman stated that there are no odors outside of the building due to state of the art scrubbers and regulations imposed by Placer County
- Choice of Location
 - Keith explained that he would have preferred to be closer to the interchange but the lots were not available
- Consideration of condition on delivery hours and the store's hours of operations
 - Keith was amendable to conditioning delivery hours and hours of operation
- Whitney Interchange/Traffic Considerations
 - David Mohlenbrok stated that the cumulative analysis included the interchange traffic. He also explained that drive thru restaurants attract a low percent of new traffic trips. Most are pass thru traffic trips.
- Landscaping at entries to the site
 - Dara Dungworth briefly explained what is proposed
- Grade Difference/Line of Sight
 - Dara Dungworth responded that there is quite a bit of difference between street level and grade level

Additional questions for the Applicant:

- Consideration of additional details to sides of building
- Delivery hours – 7am – 5pm
- Shorten hours of operations by 1 hour
- Alternative site plan

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Broadway stated project is consistent with the zoning and general development plan. He supports the project with the proposed conditions.

Commissioner Martinez concurs with Commissioner Broadway. He stated that the property has been zoned commercial for 30 years. The project looks nice and he supports with proposed conditions.

Commissioner Sloan agrees the use is compatible with the zoning, but is concerned with the site plan. He would prefer to see alternatives proposed. He does not support the project.

Chairman McKenzie thanked the public for their input and the applicant for his willingness to work with staff. He supports the project.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Taco Bell at West Stanford Ranch / DR2015-0013) was approved by the following vote:

AYES: Broadway, Martinez, McKenzie
 NOES: Sloan
 ABSENT: Whitmore
 ABSTAIN: None

On a motion by Commissioner Broadway and seconded by Commissioner Martinez Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Taco Bell at West Stanford Ranch / DR2015-0013) was approved by the following vote to include these additional conditions:

14. Architecture

Prior to the issuance of a building permit, the applicant/developer shall work with staff to add decorative elements to the south elevation, generally in the two large stucco areas on the upper façade to break up these areas and add visual interest, to the satisfaction of the Community Development Director. (PLANNING, BUILDING)

15. Special Conditions

a. *Hours of Operation shall be as follows: (PLANNING)*

<i>Sunday through Thursday</i>	<i>7:00 am to 10:00 pm</i>
<i>Friday and Saturday</i>	<i>7:00 am to 12:00 am</i>

b. *Delivery Hours shall be between 7:00 am and 5:00 pm, seven days a week. (PLANNING)*

c. *Employees shall perform a visual inspection of the store property including the parking lot, landscaping (including the adjacent right-of-way landscaping), trash enclosure, and areas around the restaurant and remove all trash or debris. The inspection and trash removal shall occur every 30 minutes during regular operating hours, with the final inspection and trash removal occurring at or after closing time. (PLANNING)*

AYES: Broadway, Martinez, McKenzie
NOES: Sloan
ABSENT: Whitmore
ABSTAIN: None

NON PUBLIC HEARINGS

9. Informational Items and Presentations

- a. Planning Commissioner Training Workshop - April 16, 2016
- b. Design Guidelines Committee Update and Utah Tour Results

10. Reports and Discussion Items from Planning Commissioners

11. Reports from City Staff

- No Planning Commission meeting on April 5, 2016
- Form 700 due to City Clerk by 4/1/16
- Update on current applications webpage

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of _____, 2016*



City of Rocklin Economic & Community Development Department

Planning Commission STAFF REPORT

Stanford Ranch Congregate Care Facility Design Review, DR2015-0010

April 19, 2016

Recommendation

Staff finds the proposed project, subject to the recommended conditions of approval, to be consistent with the existing General Plan designation, the zoning pursuant the Stanford Ranch General Development Plan, and the Citywide Design Review Guidelines, and further finds the proposed project to be compatible with the surrounding commercial and residential development.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Stanford Ranch Congregate Care Facility / (DR2015-0010))

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Stanford Ranch Congregate Care Facility / (DR2015-0010))

Application Request/Project Description

This application is a request for approval of a Design Review to construct and operate a senior housing facility consisting of four buildings totaling approximately 116,850 square feet on an approximately 5.5 acre site. The project includes a range of congregate senior living and care options including independent living apartments, an assisted living facility, and a memory care facility, as well as amenities such as dining, housekeeping and laundry services, transportation to appointments and errands, activities, social programs, and access to exercise and recreational equipment and amenities.

The congregate care independent living apartments, assisted living, and memory care facilities will be licensed by the State of California Department of Social Services as Residential Care Facilities for the Elderly (RCFE) as non-medical facilities that provide

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 Re: Stanford Ranch Congregate Care
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room, meals, housekeeping, supervision, storage and distribution of medication, and personal care assistance with basic activities of hygiene, dressing, eating, bathing, and transferring. The memory care facility is required to meet additional specialized training and experience standards for dementia care.

Location

The subject property is generally located approximately 550 feet westerly of the intersection of West Stanford Ranch Road and Wildcat Boulevard. APN 017-081-067.



Vicinity Map

Owner/Applicant

The property owner is Stanford Ranch I, LLC and the applicant is Karenda MacDonald of Borges Architectural Group, Inc.

Background and Site Characteristics

The project site and surrounding acreage was annexed into the City of Rocklin as a part of the Rocklin West Annexation in 1980. The subject site is located within the Stanford Ranch General Development Plan area that was originally approved and adopted by the City in 1987. The site was created with the approval in 2013 of the West Oaks (aka Two Oaks) Subdivision (SD-2012-02/2013-79 and 2013-80) and accompanying General Plan

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Amendment (GPA-2012-03/2013-78) and Rezone (Z-2012-02/Ordinance 994). In addition, the land use designations for the parcel changed from Business Professional/Commercial/Light Industrial (BP/COMM/LI) to High Density Residential (HDR) and from Planned Development Business Professional/ Commercial/Light Industrial (PD-BP/C/LI) to Planned Development 20 dwelling units per acre (PD-20).

The subject property slopes generally from northeast to southwest. It supports native and non-native grasses and shrubs.

Surrounding Land Uses

	General Plan	Zoning	Existing Land Use
Site:	High Density Residential (HDR)	Planned Development-20 dwelling units per acre (PD-20)	Vacant
North:	Business Professional/Commercial/Light Industrial (BP/COMM/LI)	Planned Development Business Professional/ Commercial/ Light Industrial (PD- BP/C/LI)	Vacant-portion of Oracle campus not developed (Across West Stanford Ranch Road)
East/ South-east:	Medium Density Residential (MDR) Recreation-Conservation (R-C)	Planned Development-6 units per acre (PD-6) Open Space (OS)	Single Family Residential Two Oaks Subdivision Park
South:	BP/COMM/LI	PD-LI	United Natural Foods, Inc. Distribution Warehouse
West:	BP/COMM/LI	PD- BP/C/LI	Stanford Ranch Corporate Center (1 of 2 buildings built)

Environmental Determination

Consistent with the requirements of the California Environmental Quality Act an Initial Study was prepared to determine the project’s potential impacts on the environment. The study found that the development could have significant impacts with regard to Air Quality, Biological Resources, and Cultural Resources; however, it was also able to identify mitigation measures that would reduce each of these potential impacts to a less than significant level. Therefore, a Mitigated Negative Declaration of environmental impacts was prepared for the project.

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General Plan and Zoning Compliance

The property is zoned Planned Development 20 units per acre (PD-20) and the underlying General Plan designation is High Density Residential (HDR). The proposed senior facility (independent living apartments, assisted living, and memory care) is an allowed use by right for that zoning designation in the Stanford Ranch General Development Plan and considered acceptable upon approval of a design review entitlement. The proposed 110 unit project is consistent with the maximum of 20 dwelling units per acre allowed by the zoning on the approximately 5.5 acre site. Staff reviewed the proposed project and found that it is consistent with both the Stanford Ranch General Development Plan and the General Plan.

Design Review

Facility Design and Site Layout

The proposed 122,166 square foot facility is comprised of four buildings offering three living options and levels of care. Building A is a mostly two-story, 76,040 square foot assisted living facility with twenty-eight studio units, thirty-four 1-bedroom units, and four 2-bedroom units for a total of sixty-six units. Building B is a single-story, 16,917 square foot memory care facility with ten 1-bed units and ten 2-bed units for a total of twenty units. Two independent living buildings (C and D), the "Villas," provide twelve 1-bedroom and twelve 2-bedroom self-contained apartment units for a total of twenty-four units. The Villa units are 845 and 1,105 square feet each, respectively, exclusive of the one car garages.

The site is laid out with the largest building, A, spanning most of the width of the lot fronting West Stanford Ranch Road. Building B is at the rear of the parcel, and Buildings C and D angle in the southeastern corner of the site. Both Buildings A and B include outdoor activity areas and there is a pool in the center of the facility adjacent to Buildings C and D (apartments).

Access and Parking

Access from the street is provided from two driveways on either side of Building A. Circulation is provided from a perimeter driveway that circles the entire project site with a cross connection between Buildings B and C. On-site parking is provided along the drive aisles and in one-car garages provided with each Villa unit.

The Stanford Ranch Congregate Care project proposes to provide a total of 118 spaces for the 110 unit facility, which equates to a parking ratio of 1.07 spaces per unit or a 0.87 space per bed (including the independent living apartments). The City of Rocklin's Zoning Ordinance contains off-street parking standards for rest homes and apartments, but does not include a standard for age-restricted apartments. The parking requirement

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for rest homes is one space per bed. The parking requirement for apartments is 1.5 spaces per one bedroom unit plus 25% visitor spaces, and 2.0 spaces per two or more bedroom units plus 25% visitor spaces. Using these standards the project would be required to provide for 153 parking spaces.

Historically, the majority of senior residential care facilities have requested and been approved with parking less than that required by code. The reduced parking requirements have been based, in large part, on the fact that many residents of assisted living facilities and most, if not all, residents in a memory care facility do not drive or have a vehicle significantly reducing the need for resident parking. Staff is not aware of parking issues at any of the existing senior facilities in the City. Two of the most recently approved age-restricted projects, Bella Vida on Pacific Street and Whitney Ranch Assisted Living on West Ranch View Drive (aka The Pines), requested and received approval of parking ratios that are less than the City standard for apartments or for rest homes. The Bella Vida project was approved with a parking ratio of 0.75 spaces per unit and the Whitney Ranch Assisted Living project was approved with a 0.65 space per unit parking ratio (a 0.50 space per bed ratio).

The Stanford Ranch Congregate Care project proposal to provide for a total of 118 spaces: 74 standard, 11 compact, 9 ADA accessible, and 24 garages for the 110 unit facility, equates to a parking ratio of 1.07 spaces per unit or a 0.87 space per bed (based on one resident per bed (including the independent living apartments) and is consistent with the parking ratios provided by the previously approved senior facilities.

Pursuant to City Code, Chapter 17.66.020, a parking plan for the facility is provided as Exhibit B to the draft design review resolution to ensure that the garage parking spaces are used for parking and not for storage of other items. In addition, the City has a standard condition of approval for senior living facilities that requires the project to provide transportation for residents as part of the operations of the facility. This condition is included in the draft resolution of approval. Further, the Placer County Dial-a-Ride program is also available to project residents and offers curb to curb service Monday through Saturday.

Based on this analysis, Staff is satisfied that this project is providing adequate parking with 118 spaces.

Architecture and Signage

The proposed buildings are a Spanish Mission-inspired design with painted stucco and concrete barrel tile roofing. Shutters, fabric awnings, decorative tiles, and decorative light fixtures provide accents and interest to the buildings. The architecture achieves the objectives of the Design Review Guidelines, providing varied massing, variations of roof heights and shapes, and wall articulation with arches, windows, and changes of

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plane, as well as the decorative shutter, awning, and tile elements. A condition of approval is included in the draft resolution to ensure the air conditioning units are finished and installed to blend as much as possible with the exterior finish of the wall to the satisfaction of the Economic and Community Development Director.

Two monument signs are proposed at each entrance to the facility. They are consistent with the Sign Ordinance and the Design Review Guidelines with respect to location, height, and materials.

Landscaping

Consistent with the Design Review Guidelines, the project proposes a mix of trees, shrubs and groundcovers throughout the site. The proposed landscaping will provide screening and interest along the West Stanford Ranch Road frontage and additional plantings at the two driveways to enhance these entrances. Shade trees are provided for every five parking spaces consistent with the Design Review Criteria for parking lot shading.

Walls and Fencing

The project will have six- to ten-foot tall masonry sound walls on the sides and the rear as required by the West Oaks (Two Oaks) Subdivision approvals, which created the project site, as mitigation for possible noise impacts from the adjacent UNFI distribution warehouse. The eastern wall is existing, having been built with the improvements for that phase of the subdivision. The project is conditioned to construct the remaining two legs of the wall on the rear and west side consistent with the West Oaks subdivision approval. A pedestrian gate is provided in the rear wall to allow residents access to the adjacent neighborhood park.

The project's perimeter driveways will be gated with decorative tubular steel fencing to control access to the interior of the project site. Public access and parking will be provided outside of the gates in the drive aisle parallel to West Sunset along the front of the site.

The site design, including parking and landscaping, as well as the architecture of the proposed facility are compatible with the surrounding residential and commercial development.

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Strategic Plan

The location and design of this project uphold and align with three Vision Principles of the City's Strategic Plan:

- Rocklin is a community of neighborhoods; each unique and essential in preserving and promoting a diverse and welcoming community.
- Rocklin strives to be a sustainable community, both economically and environmentally.
- Rocklin celebrates and builds on its rich history by protecting natural and cultural resources.

The location and design of this congregate care facility is consistent with preserving and promoting a diverse and welcoming community since it provides additional housing and care choices to seniors. Being in an infill location within this established area of Stanford Ranch ensures the City can economically provide services to the project. Also, the project, proposed in an area long-slated for development, will become a community asset that introduces no unanticipated or unmitigated impacts to natural or cultural resources.

Attachment

Attachment 1: Stanford Ranch Congregate Care Facilities Project Description

Prepared by Dara Dungworth, Associate Planner

DD/
P:\PUBLIC PLANNING FILES__ PROJECT FILES\Stanford Ranch Congregate Care Facility\Meeting Packets\01 Stanford Ranch
Congregate Care PC SR (DR2015-0013) - final.doc

Stanford Ranch Congregate Care Facilities Project Description

The Stanford Ranch Congregate Care Facilities project proposes to construct a variety of congregate senior housing options on an approx. 5.5 acre site zoned RD-20 in the Stanford Ranch area of Rocklin.

The project will include a range of senior living options including congregate care villas, a congregate care assisted living facility, and a congregate memory care facility. This variety of care options facilitates continuity and aging in place for the residents allowing them to transition to different care levels as needed while still maintaining the important social connections and friendships they have created.

Congregate Care Villas

The Congregate Villas proposed for the project includes 12 one-bedroom units of 961 square feet (including garage) and 12 two-bedroom units of 1304 square feet (including garage). These are self-contained living units designed for independent living including living areas, convenience kitchens, dining areas, bedrooms and bathrooms. This housing option is specifically designed to help residents transition from their traditional single family home to a facility which can provide more care. Residents are seniors, age 60 or older, who currently **do not** require assistance with daily activities (ADL's) or 24/7 nursing care but may benefit from convenient services, senior-friendly surroundings, and increased social opportunities that independent congregate living communities provide. The proposed project will provide dining services, housekeeping and laundry services, transportation to appointments and errands, activities, social programs, and access to exercise and recreational equipment such as the community pool, spa and onsite beauty shop. These residents may still have use of their personal vehicles but also have the option of utilizing the facility shuttle.

Congregate Care Assisted Living Facility

The Assisted Living Facility proposed for this project consists of a single contiguous building approximately 76,040 square feet in size with 28 Studio Units of 433 square feet each, 34 one-bedroom units of 526 sf each and 4 two-bedroom units of 771 sf each. The facility design includes over 43,000 square feet of common area including facilities for preparation and serving of 3 meals per day as well as full time staffing and extensive social and recreational facilities. This Assisted Living Facility is **LICENSED** by the State of California Department of Social Services as a Residential Care Facility for the Elderly (RCFE) and is a non-medical facility that provides room, meals, housekeeping, supervision, storage and distribution of medication, and personal

care assistance with basic activities like hygiene, dressing, eating, bathing and transferring to persons 60 years of age and older. This housing option is designed to accommodate residents who can no longer live independently and need assistance with activities of daily living. The Assisted Living Facility will provide community spaces for socializing as well as dining areas, activity rooms, physical therapy, salon, and a 24 hour nurse's station. The residents in this facility will likely not be using personal vehicles and will rely primarily on the shuttle for transportation.

Congregate Memory Care Facility

The Congregate Memory Care Facility proposed for this project is a *specialized type* of **Assisted Living Facility** consisting of a single contiguous building approximately 16,917 square feet in size with 10 single bed private sleeping rooms 344 square feet each and 10 semi private 2-bed sleeping rooms of 348 sf each. The facility design includes over 8,000 square feet of common area including facilities for serving 3 meals per day as well as common bathing and living spaces. The Congregate Memory Care Facility is also **LICENSED** by the State of California Department of Social Services as a Residential Care Facility for the Elderly (RCFE) although under California law and, like the Assisted Living component of the project, is a non-medical facility that provides room, meals, housekeeping, supervision, storage and distribution of medication, and personal care assistance with basic activities like hygiene, dressing, eating, bathing and transferring to the residents. The Congregate Memory Care facility requires the same licensing as the Assisted Living Facility but with additional specialized training and experience to meet State of California standards for dementia care. The Congregate Memory Care Facility provides a safe environment for residents suffering from Alzheimer's and other memory ailments. Residents of this facility will vary in age and physical condition, but due to their diagnosis require 24 hour supervised care in a controlled environment. They will rely solely on the facility's shuttle system.

Design Narrative

The buildings will feature a Spanish mission inspired design with painted stucco and concrete barrel tile roofing. Shutters, fabric awnings, and decorative tiles accent the architecture and provide interest to the buildings. The style and colors blend harmoniously with the existing developments in the area.

RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF ROCKLIN APPROVING A MITIGATED NEGATIVE
DECLARATION OF ENVIRONMENTAL IMPACTS
Stanford Ranch Congregate Care Facility
(DR2015-0010)

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an Initial Study on the Stanford Ranch Congregate Care Facility project (DR2015-0010) (the "Project") which identified potentially significant effects of the Project; and

WHEREAS, revisions to and/or conditions placed on the Project, were made or agreed to by the applicant before the mitigated negative declaration was released for public review, were determined by the environmental coordinator to avoid or reduce the potentially significant effects to a level that is clearly less than significant and that there was, therefore, no substantial evidence that the Project, as revised and conditioned, would have a significant effect on the environment; and

WHEREAS, the Initial Study and mitigated negative declaration of environmental impacts were then prepared, properly noticed, and circulated for public review.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the Initial Study, the revisions and conditions incorporated into the Project, the required mitigation measures, and information received during the public review process, the Planning Commission of the City of Rocklin finds that there is no substantial evidence that the Project, as revised and conditioned, may have a significant effect on the environment.

Section 2. The mitigated negative declaration reflects the independent judgment of the Planning Commission.

Section 3. All feasible mitigation measures identified in the City of Rocklin General Plan Environmental Impact Reports which are applicable to this Project have been adopted and undertaken by the City of Rocklin and all other public agencies with authority to mitigate the project impacts or will be undertaken as required by this project.

Section 4. The statements of overriding considerations adopted by the City Council when approving the City of Rocklin General Plan Update are hereby readopted for the purposes of this mitigated negative declaration and the significant identified impacts of this project related to aesthetics, air quality, traffic circulation, noise, cultural and paleontological resources, biological resources, and climate change and greenhouse gases.

Section 5. A mitigated negative declaration of environmental impacts and Mitigation Monitoring Program prepared in connection with the Project, attached hereto as Exhibit 1 and incorporated by this reference, are hereby approved for the Project.

Section 6. The Project Initial Study is attached as Attachment 1 and is incorporated by reference. All other documents, studies, and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the office of the Rocklin Economic and Community Development Director, 3970 Rocklin Road, Rocklin, California 95677. The custodian of these documents and other materials is the Rocklin Economic and Community Development Director.

Section 7. Upon approval of the Project by the Planning Commission, the environmental coordinator shall file a Notice of Determination with the County Clerk of Placer County and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this ___ day of _____, 2016, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary



**ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN**

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

**EXHIBIT 1
MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**

**STANFORD RANCH CONGREGATE CARE FACILITY
(DR2015-0010)**

Project Name and Description

The Stanford Ranch Congregate Care Facility project proposes the construction and operation of a senior housing facility consisting of four buildings totaling approximately 116,850 square feet on a 5.5 +/- acre site in the City of Rocklin. The project includes a range of senior living options including congregate care villas, a congregate care assisted living facility and a congregate care memory care facility, as well as amenities such as dining, housekeeping and laundry services, transportation to appointments and errands, activities, social programs and access to exercise and recreational equipment. This project will require a Design Review entitlement. For a more detailed project description, please refer to the Project Description set forth in Section 3 of the Initial Study.

Project Location

The project site is generally located on the south side of West Stanford Ranch Road, at the southwest terminus of West Stanford Ranch Road and Wildcat Boulevard, in the City of Rocklin. The Assessor's Parcel Number is 017-081-067.

Project Proponent's Name

The applicant is Borges Architectural Group, Inc. and the property owner is Stanford Ranch I, LLC.

Basis for Mitigated Negative Declaration Determination

The City of Rocklin finds that as originally submitted the proposed project could have a significant effect on the environment. However, revisions in the project have been made by or agreed to by the project proponent, which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. Therefore a MITIGATED NEGATIVE DECLARATION has been prepared. The Initial Study supporting the finding stated above and

describing the mitigation measures including in the project is incorporated herein by this reference. This determination is based upon the criteria of the Guidelines of the State Secretary of Resources Section 15064 – Determining the Significance of the Environmental Effects Caused by a Project, Section 15065 – Mandatory Findings of Significance, and 15070 – Decision to Prepare a Negative Declaration or Mitigated Negative Declaration, and the mitigation measures described in the Mitigation Monitoring Plan for this Project.

Date Circulated for Review: February 25, 2016

Date Adopted: _____

Signature: _____

Marc Mondell, Economic and Community Development Department Director

MITIGATION MONITORING PROGRAM
STANFORD RANCH CONGREGATE CARE FACILITY
(DR2015-0010)

The California Environmental Quality Act (CEQA, Public Resources Code Section 21000 *et seq.*, as amended by Chapter 1232) requires all lead agencies before approving a proposed project to adopt a reporting and monitoring program for adopted or required changes to mitigate or avoid significant environmental effects. The reporting or monitoring program shall be designed to ensure compliance during project implementation as required by AB 3180 (Cortese) effective on January 1, 1989 and Public Resources Code Section 21081.6. This law requires the lead agency responsible for the certification of an environmental impact report or adoption of a mitigated negative declaration to prepare and approve a program to both monitor all mitigation measures and prepare and approve a report on the progress of the implementation of those measures.

The responsibility for monitoring assignments is based upon the expertise or authority of the person(s) assigned to monitor the specific activity. The City of Rocklin Community Development Director or his designee shall monitor to assure compliance and timely monitoring and reporting of all aspects of the mitigation monitoring program.

The Mitigation Monitoring Plan identifies the mitigation measures associated with the project and identifies the monitoring activities required to ensure their implementation through the use of a table format. The columns identify Mitigation Measure, Implementation and Monitoring responsibilities. Implementation responsibility is when the project through the development stages is checked to ensure that the measures are included prior to the actual construction of the project such as: Final Map (FM), Improvement Plans (IP), and Building Permits (BP). Monitoring responsibility identifies the department responsible for monitoring the mitigation implementation such as: Economic and Community Development (ECDD), Public Services (PS), Community Facilities (CFD), Police (PD), and Fire Departments (FD).

The following table presents the Mitigation Monitoring Plan with the Mitigation Measures, Implementation, and Monitoring responsibilities. After the table is a general Mitigation Monitoring Report Form, which will be used as the principal reporting form for this, monitoring program. Each mitigation measure will be listed on the form and provided to the responsible department.

Revisions in the project plans and/or proposal have been made and/or agreed to by the applicant prior to this Negative Declaration being released for public review which will avoid the effects or mitigate those effects to a point where clearly no significant effects will occur. There is no substantial evidence before the City of Rocklin that the project as revised may have a significant effect on the environment, pursuant to CEQA Guidelines, Section 15070. These mitigation measures are as follows:

MITIGATION MEASURES:**Air Quality:**

To address the exceedance of the PCAPCD ROG and PM₁₀ emission threshold as a result of construction activities, the following mitigation measures, agreed to by the applicant, are being applied to the project:

III-1. Prior to the start of any grading or construction activities, the applicant shall submit a PCAPCD-approved dust control plan (consistent with PCAPCD Rule 228, Fugitive Dust) to the City Engineer. This plan shall ensure that adequate dust controls are implemented during all phases of project construction at the developer's expense, as enforced by the City of Rocklin. The plan shall include, but not be limited to the following:

- *Water exposed earth surfaces at least twice daily;*
- *Reduce speeds on unpaved roads to 15 mph or lower (this speed must be posted);*
- *Soil stabilizers shall be applied to inactive areas; and*
- *Groundcover in disturbed areas shall be replaced as quickly as possible.*

III-2. During project construction, contractors shall be required to use low VOC paints for exterior and interior finishes. Proof of usage of low VOC paint shall be provided to the City of Rocklin for review.

IMPLEMENTATION:

Prior to the start of any grading or construction activities, the applicant shall submit a PCAPCD-approved dust control plan to the City Engineer. During project construction, contractors shall provide proof of usage of low VOV paint to the City Building Official.

RESPONSIBILITY

Applicant
Public Services Department
Economic and Community Development Department

MITIGATION MEASURES:**Air Quality:**

To address the exceedance of the PCAPCD ROG and NOx cumulative emission threshold as a result of cumulative operational emissions, the following mitigation measure, agreed to by the applicant, is being applied to the project:

III-3. Prior to issuance of building permits, the project applicant shall pay their air quality fair-share Off-site Mitigation Fee sufficient to reduce the project's ROG and NOX emissions to 10 pounds per day, for the review and approval of the PCAPCD and the City of Rocklin Planning Division. Per calculations provided by the PCAPCD, the total cost for the multi-family housing component (the Stanford Ranch Congregate Care Facility site) of the project is \$16,654.00 (\$151.40/unit assuming 110 units). The applicant must provide the City of Rocklin Planning Division with a receipt from the PCAPCD to demonstrate proof of payment.

Or

Prior to issuance of building permits, the applicant shall develop and propose an off-site mitigation project (equivalent to the emission reductions required for the proposed project to meet PCAPCD thresholds of significance), subject to review and approval by the City of Rocklin Planning Division and the PCAPCD. The applicant must provide proof that the off-site mitigation project would reduce emissions at an equivalent amount as would be required of the proposed project.

IMPLEMENTATION:

Prior to issuance of building permits, the applicant shall provide proof of payment of PCAPCD off-site mitigation fee or proof of PCAPCD approval of an alternative off-site mitigation plan. An alternative off-site mitigation plan must be implemented and finalized prior to issuance of first certificate of occupancy.

RESPONSIBILITY

Applicant
Economic and Community Development Department

MITIGATION MEASURES:**Biological Resources:**

To address potential impacts to nesting raptors and migratory birds, the following mitigation measure, agreed to by the applicant, is being applied to the project:

IV.-1 The applicant shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).

If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September-January), a survey is not required and no further studies are necessary.

IMPLEMENTATION:

Prior to the start of grading or construction activities to occur within the nesting season, the applicant shall submit documentation of a survey for nesting raptors and migratory birds to the City's Public Services Department. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and the California Department of Fish and Wildlife as detailed above.

RESPONSIBILITY

Applicant
Public Services Department
Economic and Community Development Department
California Department of Fish and Wildlife

MITIGATION MEASURES:**Cultural Resources:**

To address the potential discovery of unknown resources, the following mitigation measure, agreed to by the applicant, is being applied to the project:

V.-1 If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006).

IMPLEMENTATION:

If evidence of undocumented cultural resources is discovered during grading or construction operations, ground disturbance in the area shall be halted and a qualified professional archaeologist, the City's Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. Other procedures as specifically noted in the mitigation measure shall also be followed and complied with.

RESPONSIBILITY

Applicant

Public Services Department (Environmental Services Manager)

MITIGATION MEASURES:**Noise:**

To address the potential exceedance of the nighttime stationary noise level standard, the following mitigation measure, agreed to by the applicant, is being applied to the project:

XII.-1 A six- to ten-foot tall sound wall shall be constructed along the property line boundaries of the residential uses adjacent to UNFI distribution facility, with the higher segments of the wall on the southern portion of the Stanford Ranch Congregate Care Facility's project site. The barrier height is relative to the Stanford Ranch Congregate Care Facility's finished grade elevations. Figure 1 of the J.C. Brennan & Associates, Environmental Noise Assessment and Figure 2 of the Addendum (September 27, 2012 and December 20, 2012, respectively) specify the exact height and location of these mitigation barriers. The barrier must be constructed of concrete or masonry block, precast concrete, earthen berm, or any combination.

IMPLEMENTATION:

Prior to the approval of Improvement Plans, the applicant shall demonstrate that the project incorporates the provision of sound walls as described in the above mitigation measure.

RESPONSIBILITY

Applicant

Public Services Department

Economic and Community Development Department

MITIGATION MONITORING REPORT FORMS

Project Title:

Mitigation Measures:

Completion Date: (Insert date or time period that mitigation measures were completed)

Responsible Person:

(Insert name and title)

Monitoring/Reporting:

Community Development Director

Effectiveness Comments:



ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN

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

ATTACHMENT 1

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

Stanford Ranch Congregate Care Facility

DR2015-0010

**South side of West Stanford Ranch Road at the southwest terminus of West
Stanford Ranch Road and Wildcat Boulevard, in the City of Rocklin**

APN 017-081-067.

February 25, 2016

PREPARED BY:

David Mohlenbrok, Environmental Services Manager, (916) 625-5162

CONTACT INFORMATION:

This Initial Study has been prepared by the City of Rocklin, as Lead Agency, under the California Environmental Quality Act (CEQA). Any questions regarding this document should be addressed to David Mohlenbrok at the City of Rocklin Economic and Community Development Department, Planning Division, 3970 Rocklin Road, Rocklin, California 95677 (916) 625-5160.

APPLICANT/OWNER:

**The applicant is Borges Architectural Group, Inc. and the
property owner is Stanford Ranch I, LLC.**

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SECTION 1. INTRODUCTION

A. Purpose of an Initial Study

The California Environmental Quality Act (CEQA) was enacted in 1970 for the purpose of providing decision-makers and the public with information regarding environmental effects of proposed projects; identifying means of avoiding environmental damage; and disclosing to the public the reasons behind a project’s approval even if it leads to environmental damage. The City of Rocklin has determined the proposed project is subject to CEQA and no exemptions apply. Therefore, preparation of an initial study is required.

An initial study is a preliminary analysis conducted by the lead agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the initial study concludes that the project, with mitigation, may have a significant effect on the environment, an environmental impact report should be prepared; otherwise the lead agency may adopt a negative declaration or mitigated negative declaration.

This Initial Study (IS) has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Rocklin CEQA Guidelines (1981, amended July 31, 2002).

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Stanford Ranch Congregate Care Facility project. The document relies on a combination of a previous environmental document and site-specific studies to address in detail the effects or impacts associated with the proposed project. In particular, this Initial Study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report for the Rocklin General Plan, as adopted by the Rocklin City Council on October 9, 2012 (the “General Plan EIR”).

B. Document Format

This Initial Study is organized into five sections as follows:

Section 1, Introduction: provides an overview of the project and the CEQA environmental documentation process.

Section 2, Summary Information and Determination: Required summary information, listing of environmental factors potentially affected, and lead agency determination.

Section 3, Project Description: provides a description of the project location, project background, and project components.

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Section 4, Evaluation of Environmental Impacts: provides a detailed discussion of the environmental factors that would be potentially affected by this project as indicated by the screening from the CEQA Guidelines Appendix G checklist.

Section 5, References: provides a list of reference materials used during the preparation of this Initial Study.

C. CEQA Process

To begin the CEQA process, the lead agency identifies a proposed project. The lead agency then prepares an initial study to identify the preliminary environmental impacts of the proposed project. This document has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) to analyze the possible environmental impacts of the project so that the public and the City of Rocklin decision-making bodies (Planning Commission, and/or City Council) can take these impacts into account when considering action on the required entitlements.

SECTION 2. INITIAL STUDY SUMMARY AND DETERMINATION

A. Summary Information

Project Title:

Stanford Ranch Congregate Care Facility

Lead Agency Name and Address:

City of Rocklin, 3970 Rocklin Road, Rocklin, CA 95677

Contact Person and Phone Number:

David Mohlenbrok, Environmental Services Manager, 916-625-5162

Project Location:

The project site is generally located on the south side of West Stanford Ranch Road, at the southwest terminus of West Stanford Ranch Road and Wildcat Boulevard, in the City of Rocklin. The Assessor’s Parcel Number is 017-081-067.

Project Sponsor’s Name:

The applicant is Borges Architectural Group, Inc. and the property owner is Stanford Ranch I, LLC.

Current and Proposed General Plan Designation: High Density Residential (HDR)

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Current and Proposed Zoning: Planned Development Residential, 20 dwelling units per acre (PD-20)

Description of the Project:

The Stanford Ranch Congregate Care Facility project proposes the construction and operation of a senior housing facility consisting of four buildings totaling approximately 116,850 square feet on a 5.5 +/- acre site in the City of Rocklin. The project includes a range of senior living options including congregate care villas, a congregate care assisted living facility and a congregate care memory care facility, as well as amenities such as an onsite beauty shop, dining, housekeeping and laundry services, transportation to appointments and errands, activities, social programs and access to exercise and recreational equipment such as a community pool and spa. This project will require a Design Review entitlement. For a more detailed project description, please refer to the Project Description set forth in Section 3 of this Initial Study.

Surrounding Land Uses and Setting:

The proposed project site is vacant and bound by West Stanford Ranch Road to the north and a newly developing single-family residential subdivision to the east. To the north of West Stanford Ranch Road are the Oracle office campus and additional vacant lands designated for Business Professional/Commercial/Light Industrial land uses. To the west are additional vacant lands designated for Business Professional/Commercial/Light Industrial land uses and an office building occupied by Veri Fone. To the south are a portion of the newly developing single-family residential subdivision noted above, vacant land designated for Business Professional/Commercial/Light Industrial land uses and West Oaks Boulevard.

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

- Rocklin Engineering Division approval of Improvement Plans
- Rocklin Building Inspections Division issuance of Building Permits
- Placer County Water Agency construction of water facilities
- South Placer Municipal Utility District construction of sewer facilities
- State of California Department of Social Services licensing as Residential Care Facility for the Elderly

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B. Environmental Factors Potentially Affected:

Those factors checked below involve impacts that are “Potentially Significant”:

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

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C. Determination:

On the basis of this Initial Study:

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

Marc Mondell
 Director of Economic and Community Development

Date

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SECTION 3. PROJECT DESCRIPTION

A. Project Location

The project site is generally located on the south side of West Stanford Ranch Road, at the southwest terminus of West Stanford Ranch Road and Wildcat Boulevard, in the City of Rocklin. The Assessor’s Parcel Number is 017-081-067 (Please see Attachment A, Vicinity Map).

The City of Rocklin is located approximately 25 miles northeast of Sacramento, and is within the County of Placer. Surrounding jurisdictions include: unincorporated Placer County to the north and northeast, the City of Lincoln to the northwest, the Town of Loomis to the east and southeast, and the City of Roseville to the south and southwest.

B. Description

The Stanford Ranch Congregate Care Facility project proposes the construction and operation of a senior housing facility consisting of four buildings totaling approximately 116,850 square feet on a 5.5 +/- acre site in the City of Rocklin. The project includes a range of senior living options including congregate care villas, a congregate care assisted living facility and a congregate care memory care facility. The congregate care villas include twelve one-bedroom units of 961 square feet and twelve two-bedroom units of 1,304 square feet (including garage). The assisted living facility consists of a single contiguous building approximately 76,040 square feet in size with twenty eight studio units of 433 square feet each, thirty four one-bedroom units of 526 square feet each, four two-bedroom units of 771 square feet each and 43,000 square feet of common area including facilities for the preparation and serving of meals and social and recreational activities. The memory care facility consists of a single contiguous building approximately 16,917 square feet in size with ten single-bed private sleeping rooms of 348 square feet each, ten semi-private 2-bed sleeping rooms of 348 square feet each and 8,000 square feet of common area for serving meals and common bathing and living spaces.

The facility will also include amenities such as an onsite beauty shop, dining, housekeeping and laundry services, transportation to appointments and errands, activities, social programs and access to exercise and recreational equipment such as a community pool and spa. This project will require the following entitlements from the City of Rocklin: Design Review to ensure that the design makes the most efficient use of available resources and harmonizes with existing and proposed residential development, as well as with existing development of like character.

Access to the project would be from West Stanford Ranch Road via two driveway connections with right-in/right-out only movements.

The project site is vacant with the exception of some retaining and sound walls built in association with the adjacent residential subdivision, and it is anticipated that site development

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will involve clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new driveways, buildings, and landscaping.

SECTION 4. EVALUATION OF ENVIRONMENTAL IMPACTS

A. Explanation of CEQA Streamlining and Tiering Utilized in this Initial Study

This Initial Study will evaluate this project in light of the previously approved General Plan EIR, which is hereby incorporated by reference. This document is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and can also be found on the City’s website under Planning Department, Publications and Maps.

CEQA Guidelines Section 15183 provides a means of streamlining analysis for qualifying projects. Under Section 15183, effects are not considered “peculiar to the project or the parcel” if they are addressed and mitigated by uniformly applied development policies and standards adopted by the City to substantially mitigate that effect (unless new information shows that the policy or standard will not mitigate the effect). Policies and standards have been adopted by the City to address and mitigate certain impacts of development that lend themselves to uniform mitigation measures. These policies and standards include those found in the Oak Tree Ordinance (Rocklin Municipal Code, Chapter 17.77), the Flood Ordinance (Rocklin Municipal Code, Chapter 15.16), the Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the Goals and Policies of the Rocklin General Plan. Where applicable, the Initial Study will state how these policies and standards apply to the project. Where the policies and standards will substantially mitigate the effects of the proposed project, the Initial Study concludes that these effects are “not peculiar to the project or the parcel” and thus need not be revisited in the text of the environmental document for the proposed project.

This Initial Study has also been prepared pursuant to CEQA Guidelines sections 15063 and 15168. Section 15063 sets forth the general rules for preparing Initial Studies. One of the identified functions of an Initial Study is for a lead agency to “[d]etermine, pursuant to a program EIR, tiering, or another appropriate process, which of a project’s effects were adequately examined by an earlier EIR or negative declaration... The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or negative declaration.” (CEQA Guidelines, section 15063, subd. (b)(1)(C).). Here, the City has used this initial study to determine the extent to which the General Plan EIR or the Northwest Rocklin Annexation Area EIR has “adequately examined” the effects of the proposed project.

Section 15168 sets forth the legal requirements for preparing “program EIRs” and for reliance upon program EIRs in connection with “[s]ubsequent activities” within the approved program. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego*

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Redevelopment Agency (2005) 134 Cal.App.4th 598, 614-617.) The General Plan EIR was a program EIR with respect to its analysis of impacts associated with eventual buildout of future anticipated development identified by the General Plan. Subdivision (c) of section 15168 provides as follows:

- (c) Use with Later Activities. Subsequent activities in the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared.
 - (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
 - (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
 - (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions on the project.
 - (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

Consistent with these principles, this Initial Study serves the function of a “written checklist or similar device” documenting the extent to which the environmental effects of the proposed project “were covered in the program EIR” for the General Plan. As stated below, the City has concluded that the impacts of the proposed project are “within the scope” of the analysis in the General Plan EIR. Stated another way, these “environmental effects of the [site-specific project] were covered in the program EIR.” Where particular impacts were not thoroughly analyzed in prior documents, site-specific studies were prepared for the project with respect to impacts that were not “adequately examined” in the General Plan EIR, or were not “within the scope” of the prior analysis. These studies are hereby incorporated by reference and are available for review during normal business hours at the Rocklin Economic and Community Development Department, 3970 Rocklin Road, Rocklin, CA 95677. The specific studies are listed in Section 5, References.

The Initial Study is a public document to be used by the City decision-makers to determine whether a project may have a significant effect on the environment. If the City as lead agency, finds substantial evidence that any effects of the project were not “adequately examined” in

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the General Plan EIR or were not “within the scope” of the analysis in that document AND that these effects may have a significant effect on the environment if not mitigated, the City would be required to prepare an EIR with respect to such potentially significant effects. On the other hand, if the City finds that these unaddressed project impacts are not significant, a negative declaration would be appropriate. If in the course of analysis, the City identified potentially significant impacts that could be reduced to less than significant levels through mitigation measures to which the applicant agrees, the impact would be considered to be reduced to a less than significant level, and adoption of a mitigated negative declaration would be appropriate.

B. Significant Cumulative Impacts; Statement of Overriding Considerations

The Rocklin City Council has previously identified the following cumulative significant impacts as unavoidable consequences of urbanization contemplated in the Rocklin General Plan, despite the implementation of all available and feasible mitigation measures, and on that basis has adopted a statement of overriding considerations for each cumulative impact:

1. Air Quality:

Development in the City and the Sacramento Valley Air Basin as a whole will result in the following: violations of air quality standards as a result of short-term emissions from construction projects, increases in criteria air pollutants from operational air pollutants and exposure to toxic air contaminants, the generation of odors and a cumulative contribution to regional air quality impacts.

2. Aesthetics/Light and Glare:

Development in the City and the South Placer region as a whole will result in substantial degradation of the existing visual character, the creation of new sources of substantial light and glare and cumulative impacts to scenic vistas, scenic resources, existing visual character and creation of light and glare.

3. Traffic and Circulation:

Development in the City and the South Placer region as a whole will result in impacts to segments and intersections of the state/interstate highway system.

4. Noise

Development in the City and the South Placer region as a whole will result in impacts associated with exposure to surface transportation and stationary noise sources, and cumulative transportation noise impacts within the Planning area.

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5. Cultural and Paleontological Resources

Development in the City and the South Placer region as a whole will result in cumulative impacts to historic character.

6. Biological Resources

Development in the City and the South Placer region as a whole will result in the loss of native oak and heritage trees, the loss of oak woodland habitat, and cumulative impacts to biological resources.

7. Climate Change and Greenhouse Gases

Development in the City and the South Placer region as a whole will result in the generation of greenhouse gas emissions.

C. Mitigation Measures Required and Considered

It is the policy and a requirement of the City of Rocklin that all public agencies with authority to mitigate significant effects shall undertake or require the undertaking of all feasible mitigation measures specified in the prior environmental impact reports relevant to a significant effect which the project will have on the environment. Project review is limited to effects upon the environment which are peculiar to the parcel or to the project which were not addressed as significant effects in the General Plan EIR or which substantial new information shows will be more significant than described in the General Plan EIR. This Initial Study anticipates that feasible mitigation measures previously identified in the General Plan has been, or will be, implemented as set forth in that document, and evaluates this Project accordingly.

D. Evaluation of Environmental Checklist:

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

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- 3) If a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant.
- 4) Answers of "Less than Significant with Mitigation Incorporated" describe the mitigation measures agreed to by the applicant and briefly explain how they reduce the effect to a less than significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.
- 5) Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or negative declaration, and the City intends to use tiering. All prior EIRs and Negative Declarations and certifying resolutions are available for review at the Rocklin Economic and Community Development Department. In this case, a brief discussion will identify the following:
 - a) Which effects are within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects are addressed by mitigation measures based on the earlier analysis; and
 - b) For effects that are "Less than Significant with Mitigation Measures Incorporated," the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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E. Environmental Checklist

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The development of a new senior housing facility totaling approximately 116,850 +/- square feet on a 5.5 +/- acre site will change the existing visual nature or character of the project site and area. The development of the project site would create new sources of light and glare typical of urban development. As discussed below, impacts to scenic vistas or viewsheds would not be anticipated.

Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts that would occur to the visual character of the Planning Area as a result of the future urban development that was contemplated by the General Plan. When previously undeveloped land becomes developed, aesthetic impacts include changes to scenic character and new sources of light and glare (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.3-1 through 4.3-18). Mitigation measures to address these impacts are incorporated into the

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General Plan in the Land Use and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including open space areas, natural resource areas, hilltops, waterways and oak trees, from the encroachment of incompatible land use.

While vacant areas have a natural aesthetic quality, there are no designated scenic vistas within the city or Planning Area. Alteration of vacant areas would change the visual quality of various areas throughout the Planning Area. However, since there are no designated scenic vistas, no impact would occur in this regard.

The City of Rocklin does not contain an officially designated state scenic highway. State Route 65 (SR 65) borders the western portion of the city but is not considered a scenic highway. Likewise, Interstate 80 (I-80) traverses the eastern portion of the city but does not have a scenic designation. Therefore, no impacts are anticipated in association with damage to scenic resources within a state scenic highway.

All development in the Planning Area is subject to existing City development standards set forth in the City’s Zoning Ordinance as well as the City’s Design Review Guidelines. Together, the Zoning Ordinance and Design Review Guidelines help to ensure that development form, character, height, and massing are consistent with the City’s vision for the character of the community.

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. However, the 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.

The General Plan EIR concluded that, despite the goals and policies addressing visual character, views, and light and glare, significant aesthetic impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will change and degrade the existing visual character, will create new sources of light and glare and will contribute to cumulative impacts to scenic vistas, scenic resources, existing visual character and creation of light and glare. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

The development and construction of an 116,850 +/- square foot senior housing facility is consistent with the type of development contemplated and analyzed for this area of Rocklin. The building structures proposed are of consistent height and scale with surrounding

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development and anticipated future development and there are no unusual development characteristics of this project which would create aesthetic impacts not considered in the prior EIR. Existing buildings in the area include one and two story office and light industrial buildings and existing and newly developing single-family residential buildings one and two stories in height. These buildings and the anticipated future development of buildings within the adjacent business professional, retail commercial, and light industrial land uses are collectively all of similar size and scale to the proposed Project.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The General Plan EIR states that there are no designated scenic vistas in the City. Because recognized or recorded scenic vistas or views do not exist in the project area, the proposed project is not anticipated to impact scenic vistas or viewsheds.

The proposed project would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, urbanization considered in the Rocklin General Plan. The surrounding area is partly developed with structures and site development characteristics substantially similar in scale and mass to the proposed project, and future development in the surrounding area is also anticipated to have structures and site development characteristics substantially similar in scale and mass to the proposed project. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the City’s General Plan. As noted above, the General Plan EIR concluded that development under the General Plan will result in significant unavoidable aesthetic impacts and a Statement of Overriding 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 development.

The project site is not located near a state scenic highway or other designated scenic corridor; therefore impacts to these resources would not be anticipated. The project site does not contain any historic buildings or significant rock out croppings that have aesthetic value.

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New and/or increased sources of light and glare would be introduced to the project area. However, as a part of the design and development review process for this project, the City will require that “All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off shoebox type lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground. The lighting design plan shall be approved by the Director of Community Development for compliance with this condition.” Adherence to the design and development review process standards will minimize light and glare impacts to a less than significant level.

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

Significance:

Aesthetic impacts have been adequately addressed in the General Plan EIR and as such are less than significant.

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II.

AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?				X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	

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DISCUSSION OF DETERMINATION:

Project Impacts:

As discussed below, impacts are not anticipated.

Conclusion:

The project area is not prime farmland, agricultural or forestry lands. This site has not been used for any type of agriculture for more than two decades, and has been zoned for urban development for more than ten years. Therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use.

The Farmland Mapping and Monitoring Program (FMMP) land classifications system monitors and documents land use changes that specifically affect California’s agricultural land and is administered by the California Department of Conservation (CDC). The FMMP land classification system is cited by the State CEQA Guidelines as the preferred information source for determining the agricultural significance of a property (CEQA Guidelines, Appendix G). The CDC, Division of Land Resource Protection, Placer County Important Farmland Map of 2012 designates the project site as grazing land. This category is not considered Important Farmland under the definition in CEQA of “Agricultural Land” that is afforded consideration as to its potential significance (See CEQA Section 21060.1[a]).

The project site is not located adjacent to land in productive agriculture or lands zoned for agricultural uses or timberland production. Also, the project site contains no parcels that are under a Williamson Act contract. Therefore, because the project would not convert important farmland to non-agricultural uses, would not conflict with existing agricultural or forestry use zoning or Williamson Act contracts, or involve other changes that could result in the conversion of important farmlands to non-agricultural uses or the conversion of forest lands to non-forest uses, impacts of the project on agricultural or forestry uses would less than significant.

Significance:

There are no impacts to Agricultural and forestry resources.

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<p>III. <u>AIR QUALITY</u> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determination. Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Conflict with or obstruct implementation of applicable air quality plan?			X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X			
d) Expose sensitive receptors to substantial pollutant concentrations?			X		
e) Create objectionable odors affecting a substantial number of people?			X		

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DISCUSSION OF DETERMINATION:

Project Impacts:

In the short-term, air quality impacts from the proposed project will result from construction related activities associated with grading and excavation to prepare the site for the installation of utilities and above ground structures and improvements. These air quality impacts will primarily be related to the generation of airborne dust (Particulate Matter of 10 microns in size or less (PM₁₀)).

In the long term, air quality impacts from the proposed project will result from vehicle trip generation to and from the project site and the resultant mobile source emissions of air pollutants (primarily carbon monoxide and ozone precursor emissions).

As discussed below, senior housing facility developments of this type would not be expected to create objectionable odors.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts that would occur to regional air quality as a result of the future urban development that was contemplated by the General Plan. These impacts included 8-hour ozone attainment, short-term construction emissions, operational air pollutants, increases in criteria pollutants, odors and regional air quality impacts. (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.2-1 through 4.2-43). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use, the Open Space, Conservation, and Recreation, and the Circulation Elements, and include policies that encourage a mixture of land uses, provisions for non-automotive modes of transportation, consultation with the Placer County Air Pollution Control District, and the incorporation of stationary and mobile source control measures.

The General Plan EIR concluded that, despite these goals and policies, significant air quality impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan and other development within the Sacramento Valley Air Basin as a whole will result in the following: violations of air quality standards as a result of short-term emissions from construction projects, increases in criteria air pollutants from operational air pollutants and exposure to toxic air contaminants, the generation of odors and a cumulative contribution to regional air quality impacts. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

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Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Project Level Environmental Analysis:

The firm of Raney Planning & Management, a Sacramento area consulting firm with recognized expertise in air quality, prepared an Air Quality and Greenhouse Gas Analysis report for the Stanford Ranch Phase IV, Parcels 54, 55, 57 and 71 (West Oaks) project, which included the Stanford Ranch Congregate Care Facility project and the adjacent residential subdivision. The report, dated January 2013, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Raney Planning & Management has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Raney Planning & Management report, which is summarized below.

The analysis was prepared to estimate the criteria pollutant emissions from project construction and operation. The proposed Stanford Ranch Congregate Care Facility project’s short-term construction-related and long-term operational emissions were estimated using the URBEMIS-2007 modeling program. URBEMIS-2007 estimates the emissions that result from various land uses, and includes considerations for trip generation rates, vehicle mix, average trip length by trip type, and average speed. As project-specific data for the aforementioned considerations was not available at the time of analysis, default values contained within the URBEMIS-2007 model were utilized. However, where project-specific data was available, that data was input into the URBEMIS-2007 model (i.e., construction phases and timing).

The information presented below conservatively includes the overall emissions associated with the larger Stanford Ranch Phase IV Parcels 54, 55, 57 and 71 project, which consisted of a residential subdivision of 282 single-family residences and a 5.5 acre project site where the Stanford Ranch Congregate Care Facility project is now being proposed.

Construction Emissions

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction

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workers' commute, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria air pollutants. Project construction activities also represent a source of fugitive dust, which includes particulate matter (PM) emissions. As construction of the proposed Stanford Ranch Congregate Care Facility project would generate air pollutant emissions intermittently within the site and the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed Stanford Ranch Congregate Care Facility project is in a non-attainment area for ozone and PM.

The project is required to comply with all PCAPCD rules and regulations for construction, including, but not limited to, the following, which would be noted with City-approved construction plans:

- Rule 202 related to visible emissions; Rule 218 related to architectural coatings; Rule 228 related to fugitive dust, and Regulation 3 related to open burning.

The analysis found that the overall project's maximum daily emissions from construction operations would be as follows:

CONSTRUCTION EMISSIONS (lbs/day)

	Reactive Organic Gases (ROG)	Nitrous Oxides (NOx)	Inhalable Particulate Matter (PM₁₀)	Carbon Monoxide (CO)
Maximum Daily Emissions	101.25	79.56	314.04	86.45
Placer County Air Pollution Control District (PCAPCD) Significance Thresholds	82	82	82	550
Exceedance of PCAPCD Threshold	YES	NO	YES	NO

As shown, the project's short-term construction-related emissions are not anticipated to exceed the PCAPCD's significance thresholds for emissions of CO and NOx; however the level of ROG and PM10 emissions generated by site grading and other construction activities is projected to exceed the thresholds designated by the PCAPCD and may contribute to the District's nonattainment status for ozone, which would result in potentially significant construction-related impacts to air quality.

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Operational Emissions

Operational emissions of ROG, NO_x, PM₁₀ and CO would be generated by the proposed Stanford Ranch Congregate Care Facility project from both mobile and stationary sources. Day-to-day activities such as vehicle trips to and from the project site would make up the majority of the mobile emissions. Emissions would occur from stationary sources such as natural gas combustion from heating mechanisms, landscape maintenance equipment exhaust, and consumer products (e.g., deodorants, cleaning products, spray paint, etc.). The modeling performed for the project takes these factors into consideration.

The project is required to comply with all PCAPCD rules and regulations, such as those listed previously for construction, as well as the following for operations:

- Rule 225 related to wood-burning appliances, and Rule 246 related to water heaters.

The analysis found that the overall project’s maximum operational emissions on a daily basis would be as follows:

OPERATIONAL EMISSIONS (lbs/day)

	ROG	NO _x	PM ₁₀	CO
Maximum Daily Emissions	44.85	25.74	41.85	221.07
Placer County Air Pollution Control District (PCAPCD) Significance Thresholds	82	82	82	550
Exceedance of PCAPCD Threshold	NO	NO	NO	NO

As shown, the project’s operational emissions of ROG, NO_x, PM₁₀ and CO would be below the applicable PCAPCD thresholds of significance.

The proposed project’s operations would include a meal preparation facility within the congregate care assisted living facility building, which would likely involve food preparation such as charbroiling that could result in cooking exhaust and smoke. The primary air pollutant associated with cooking exhaust and smoke is PM_{2.5}. However, commercial kitchen facilities with charbroiling systems have exhaust hoods that capture emissions from the cooking surface, as well as scrubbers for washing the cooking vapors and trapping particles. The filtration that occurs within a hood system would ensure that pollutants associated with smoke and exhaust from the cooking surface would be captured and filtered from the air prior to being released into the atmosphere.

Accordingly, the project’s operational emissions would not contribute to the PCAPCD’s nonattainment status of ozone and PM, operations of the project would not violate an air

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quality standard or contribute to an existing or projected air quality violation and operationally-related impacts would be considered less than significant.

Cumulative Impacts

Placer County is classified as a severe non-attainment area for the federal ozone standards. In order to improve air quality and attain health-based standards, reductions in emissions are necessary within non-attainment areas. The project is part of a pattern of urbanization occurring in the greater Sacramento ozone non-attainment area. The growth and combined population, vehicle usage, and business activity within the non-attainment area from the project, in combination with other past, present and reasonably foreseeable projects within Rocklin and surrounding areas, would either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset project-related emission increases. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants.

To aid in determining an individual project’s cumulative contribution to regional air quality, the PCAPCD suggests a cumulative threshold of significance for operational emissions of 10 pounds per day for ROG and NOx. Per the PCAPCD document *CEQA Air Quality Handbook – Assessing and Mitigating Air Quality Impacts under CEQA*, it is very important to emphasize that the primary reason the District applies a 10 pounds per day standard as the threshold for a project’s cumulative impacts resulting from its ROG and NOx emissions is because Placer County lies within the federal ozone nonattainment area. Thus, if the proposed project would result in an increase of more than 10 lbs. /day of ROG and/or NOx (ozone precursors) during operations, the project could potentially result in a significant contribution towards a cumulative air quality impact, and mitigation would be recommended. Although a cumulative threshold, the PCAPCD cumulative thresholds are applied to project-level emissions. In other words, an increase of more than 10 pounds per day of ROG and/or NOx (ozone precursors) during project operations would be above the PCAPCD cumulative threshold of significance. It should be noted that a cumulative threshold of significance for PM10 or any other pollutant emission has not been established by the PCAPCD or the City.

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As shown in the table below, the proposed project’s maximum mitigated operational emissions of NOx and ROG would be above the PCAPCD’s 10 lbs. /day cumulative threshold of significance, which is considered to be a potentially significant cumulative impact.

OPERATIONAL EMISSIONS FOR CUMULATIVE CONSIDERATION (lbs/day)

	ROG	NOx
Maximum Daily Emissions	44.85	25.74
Placer County Air Pollution Control District (PCAPCD) Significance Thresholds	10.0	10.0
Exceedance of PCAPCD Threshold	YES	YES

The General Plan EIR identified a cumulative contribution to regional air quality impacts as a significant and unavoidable impact, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact. The project does not result in a change to this finding because the site is being developed with a land use that is equal or less intense than the Business Professional land use that was anticipated by and analyzed within the General Plan EIR.

Conclusion:

The proposed project site is located within the boundaries of the Placer County Air Pollution Control District (PCAPCD), which is within the Sacramento Valley Air Basin (SVAB). Placer County is in attainment for PM₁₀, but is located within the Sacramento region’s severe non-attainment area for federal ozone standards. The PCAPCD has the primary responsibility for planning, maintaining, and monitoring the attainment of air quality standards in Placer County. The PCAPCD along with other local air districts in the Sacramento region are required to comply and implement the State Implementation Plan (SIP) to demonstrate how and when the region can attain the federal ozone standards. Accordingly, the Sacramento Metropolitan Air Quality Management Air District (SMAQMD) prepared the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* in December 2008, with input from the other air districts in the region. The Placer County Air District adopted the Plan on February 19, 2009. The California Air Resources Board (CARB) determined that the Plan meets Clean Air Act requirements and approved the Plan on March 26, 2009 as a revision to the SIP. An update to the Plan, the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 SIP Revisions)*, has been prepared and was approved and adopted on September 26, 2013. The *2013 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 Plan)* have been submitted to the U.S. Environmental Protection Agency (EPA) as a revision to the SIP. Accordingly, the 2013 Plan is the applicable air quality plan for the proposed site.

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The 2013 Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the federal Clean Air Act requirements, including the National Ambient Air Quality standards (NAAQS). Adoption of all reasonably available control measures is required for attainment. Measures could include, but are not limited to the following: regional mobile incentive programs; urban forest development programs, and local regulatory measures for emission reductions related to architectural coating, automotive refinishing, natural gas production and processing, asphalt concrete, and various others.

A conflict with, or obstruction of, implementation of the 2013 Plan could occur if a project generates greater emissions than what has been projected for the site in the emission inventories of the 2013 Plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on the City's General Plan and zoning designations for the region. The vehicle trips generated by the proposed senior housing facility project would be less than the number of trips that could be generated if the project site was built out per the Business Professional/Commercial/Light Industrial land use designation that existed on the project site at the time that the emissions inventories were developed for the 2013 Plan. Based on trip generation rates from the Rocklin Traffic Model and the Institute of Transportation Engineers Trip Generation Manual (9th edition), the proposed senior housing facility project would generate 264 daily trips (110 dwelling units X 2.4 daily trips/dwelling unit). Conversely, the previous Business Professional/Commercial/Light Industrial designation would conservatively be expected to generate 910 daily trips (5.5 acres X 43,560 sf/acre = 239,580 sf X 0.5 floor-to-area ratio X 7.6 trips/1000 sf for a Light Industrial use). Thus, the proposed project would generate 646 fewer daily trips on local roads and the project would result in fewer overall emissions than anticipated in the 2013 Plan. It should be noted that construction-related emissions associated with the proposed project would be consistent with what was included in emissions inventories for the site, as the same assumptions for construction activities and area of disturbance would occur. Therefore, the project would result in a reduction of the anticipated emissions inventories of the 2013 Plan and it will not conflict with or obstruct implementation of the 2013 Plan.

Construction activities, including grading, generate a variety of air pollutants; the most significant of which would be dust (PM₁₀). To address short-term construction impacts, the City of Rocklin requires project applicants to incorporate into their project description a listing of mitigation measures recommended by the Placer County Air Pollution Control District by signing the City's "Mitigation for Air Quality Impacts" form. These mitigation measures include the preparation of a dust control plan prior to the commencement of grading for approval by the City Engineer and the Placer County Air Pollution Control District. The dust control plan shall specify measures to reduce dust pollution during all phases of construction. The City's "Mitigation for Air Quality Impacts" form and the associated short-term air quality mitigation

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measures are hereby incorporated by reference into this document. The specific measures noted on the City’s “Mitigation for Air Quality Impacts” form are as follows:

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site or exported from the site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning will be allowed only with the approval of the Placer County APCD.

The requirement for the proposed project to incorporate into the project description a listing of mitigation measures has been met with this application. In addition, the project is required to comply with all PCAPCD rules and regulations for construction, including Rule 202 related to visible emissions, Rule 218 related to architectural coatings, Rule 228 related to fugitive dust, and Regulation 3 related to open burning.

Per the air quality analysis conducted for the proposed project and as depicted in the Construction Emissions table above, the project’s construction-related air quality emissions are not anticipated to exceed the PCAPCD’s significance thresholds for emissions of CO and NO_x; however the level of ROG and PM₁₀ emissions generated by site grading and other construction activities is projected to exceed the thresholds designated by the PCAPCD and may contribute to the District’s nonattainment status for ozone, which would result in potentially significant construction-related impacts to air quality.

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To address the exceedance of the PCAPCD ROG and PM₁₀ emission threshold as a result of construction activities, the following mitigation measures, agreed to by the applicant, are being applied to the project:

III-1. Prior to the start of any grading or construction activities, the applicant shall submit a PCAPCD-approved dust control plan (consistent with PCAPCD Rule 228, Fugitive Dust) to the City Engineer. This plan shall ensure that adequate dust controls are implemented during all phases of project construction at the developer's expense, as enforced by the City of Rocklin. The plan shall include, but not be limited to the following:

- *Water exposed earth surfaces at least twice daily;*
- *Reduce speeds on unpaved roads to 15 mph or lower (this speed must be posted);*
- *Soil stabilizers shall be applied to inactive areas; and*
- *Groundcover in disturbed areas shall be replaced as quickly as possible.*

III-2. During project construction, contractors shall be required to use low VOC paints for exterior and interior finishes. Proof of usage of low VOC paint shall be provided to the City of Rocklin for review.

The applicant is agreeable to the above mitigation measures; implementation of the above measures will reduce the project's construction-related emissions of ROG and PM₁₀ to below the PCAPCD threshold of 82 pounds per day (54.01 pounds per day of ROG, 38.30 pounds per day of PM₁₀). Compliance with the project-specific mitigation measures and PCAPCD rules and regulations would help to ensure that the project's emissions would not substantially contribute to the PCAPCD's non-attainment status for ozone or PM. Therefore, construction activities associated with development of the proposed project would not substantially contribute to the PCAPCD's non-attainment status for ozone or PM. Because construction of the proposed project would comply with the project-specific mitigation measures and the rules and regulations for construction, development of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and a less than significant short-term construction air quality impact would be anticipated.

Per the air quality analysis conducted for the proposed project and as depicted in the Operational Emissions table above, the project's operational air quality emissions are not anticipated to exceed the PCAPCD's significance thresholds for emissions of ROG, NO_x, CO, and PM₁₀. This project would not conflict or obstruct implementation of the PCAPCD Attainment Plans.

Per the air quality analysis conducted for the proposed project and as depicted in the Operational Emissions for Cumulative Consideration table above, the proposed project's operational emissions for ROG and NO_x would be above the PCAPCD cumulative thresholds of significance, which is considered to be a potentially significant cumulative impact.

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To address the exceedance of the PCAPCD ROG and NOx cumulative emission threshold as a result of cumulative operational emissions, the following mitigation measure, agreed to by the applicant, is being applied to the project:

III-3. Prior to issuance of building permits, the project applicant shall pay their air quality fair-share Off-site Mitigation Fee sufficient to reduce the project's ROG and NOX emissions to 10 pounds per day, for the review and approval of the PCAPCD and the City of Rocklin Planning Division. Per calculations provided by the PCAPCD, the total cost for the multi-family housing component (the Stanford Ranch Congregate Care Facility site) of the project is \$16,654.00 (\$151.40/unit assuming 110 units). The applicant must provide the City of Rocklin Planning Division with a receipt from the PCAPCD to demonstrate proof of payment.

Or

Prior to issuance of building permits, the applicant shall develop and propose an off-site mitigation project (equivalent to the emission reductions required for the proposed project to meet PCAPCD thresholds of significance), subject to review and approval by the City of Rocklin Planning Division and the PCAPCD. The applicant must provide proof that the off-site mitigation project would reduce emissions at an equivalent amount as would be required of the proposed project.

The applicant is agreeable to the above mitigation measure; implementation of the above mitigation measure would further reduce the project's emissions through the PCAPCD's Offsite Air Quality Mitigation Fund, which supports fleet modernizations, repowers, retrofits, and fleet expansions of heavy duty on- and off-road mobile vehicles/equipment; alternative fuels infrastructure or low emission fuel purchases; new or expanding alternative transit service programs; light-duty low emission vehicle (LEV) programs; public education; repower of agricultural pump engines, and other beneficial air quality projects. Mitigation fees collected from land use developments by the PCAPCD are distributed through the District's annual Clean Air Grant (CAG) Program, which funds emission reduction projects and the aforementioned programs. According to the PCAPCD, as of the 2007 to 2008 fiscal year, the District received approximately \$2.8 million from new land use developments and the overall lifetime emission reductions achieved through implementation of programs and projects funded by the CAG program is approximately 200 tons. The resulting cost to reduce one ton of emissions through participation in the PCAPCD's Offsite Mitigation Fee Program is \$14,300.00 (\$2,860,000 / 200 tons = \$14,300 / ton). Through providing an in-lieu fee towards the funding of the aforementioned programs, the proposed project's cumulative ROG and NOx emissions would be reduced from 44.85 and 25.74 pounds per day, respectively, to the PCAPCD's cumulative threshold of 10 pounds per day.

During construction of the proposed project, emissions of ROG and PM10 would exceed thresholds, which would potentially expose nearby sensitive receptors to the pollutant

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concentrations. However, implementation of mitigation measures III-1 and III-2 above would reduce the impacts to less than significant levels. In addition, as presented previously, CO emissions were determined to be below thresholds during both construction and operation of the proposed project. Emissions of CO would result from the incomplete combustion of carbon-containing fuels such as gasoline or wood and are particularly related to traffic levels. The project site is already planned for urban development; thus traffic on the surrounding roadways and intersections would not increase more than already anticipated for the area due to project implementation. Accordingly, CO levels at nearby intersections would not be expected to be higher than anticipated for the area. It should be noted that as older, more polluting vehicles are retired and replaced with newer, cleaner vehicles, the overall rate of emissions of CO for vehicle fleet throughout the State has been, and is expected to continue, decreasing. Therefore, emissions of CO would likely decrease from current levels over the lifetime of the project.

In addition to the criteria air pollutants discussed above, Toxic Air Contaminants (TACs) are also a category of environmental concern. The California Air Resources Board (CARB) has identified particulate matter from diesel-fueled engines as a TAC. High volume freeways/roadways, stationary diesel engines, and facilities attracting heavy and constant diesel traffic were identified as having the highest associated health risks. Health risks from TACs are a function of both the concentration of emissions and the duration of the exposure.

Emissions of TACs resulting from construction equipment and vehicles are minimal and temporary, affecting a specific receptor for a period of days or perhaps weeks. Vehicle trips associated with the proposed project would not be expected to be comprised of a significant number of diesel-fueled engines, and heavy use of stationary diesel engines on a permanent basis on-site would not result with implementation of the proposed project. The nearest freeway is State Route 65, located over a half mile from the project site. However, the proposed project includes the development of a new senior housing facility; thus, new sensitive receptors would be introduced to the area. The site is located immediately to the east of an existing United Natural Foods, Inc. (UNFI) food distribution facility that produces TACs in the form of diesel particulate matter (DPM) associated with delivery and distribution truck usage and idling on the site. Thus, sensitive receptors proposed for the project site could be subjected to DPM emissions from operations at the nearby food distribution facility. It should be noted that State law restricts the idling by delivery trucks to less than five minutes, with which the nearby facility complies along with other applicable standards and regulations related to DPM emissions.

An analysis of the potential health risk to future project residents from exposure to DPM emissions associated with the nearby UNFI facility was performed, which is included in the Appendix to the Raney Planning and Management Air Quality and Greenhouse Gas Analysis. A prioritization score was determined for the facility based on the magnitude of TAC emissions, their toxicity, and the proximity of potential receptors. The facility score is calculated for carcinogens and non-carcinogens and a facility is ranked as high, medium or low. According to

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the analysis, the UNFI facility would be ranked as “low” for both carcinogenic and non-carcinogenic risk, which indicates that the emissions of DPM from the facility would not lead to significant cancer or non-cancer risk to future project residents.

It should be noted that the expansion of the UNFI facility has been approved, but has not yet been built out. The approved expansion consists of an expansion to the existing building to include a new cold storage area in the northeastern portion of the parcel and the relocation of the parking area to along the eastern border of the parcel. The approved expansion would place the new parking area closer to the proposed Stanford Ranch Congregate Care Facility project, with the nearest residences being approximately 180 feet from the approved parking area. The number of or location of loading docks would not change with the approved expansion. An analysis of the potential health risk to future project residents from exposure to DPM emissions associated with the expanded UNFI facility was performed as well and is included in the Appendix to the Raney Planning and Management Air Quality and Greenhouse Gas Analysis. According to the analysis, the prioritization score for the expanded facility was determined to be “low” for both carcinogens and non-carcinogenic risk.

As a result, the emissions of DPM from the UNFI facility, even after completion of the approved expansion, would not lead to significant cancer risk or non-cancer risk to future residents at the proposed project site. Given the low facility prioritization scores determined in the analyses, a detailed, site-specific health risk assessment is not warranted. Therefore, the proposed sensitive receptors would not be exposed to significant levels of pollutant concentrations, and impacts related to substantial pollutant exposure to sensitive receptors would be less than significant.

Typical odor sources include industrial or intensive agricultural uses. Residential uses are not typically associated with the creation of objectionable odors, Construction of the project, particularly diesel fumes from construction equipment, could cause objectionable odors. However construction emissions are minimal and temporary, and would likely only affect a specific receptor for a period of days or perhaps weeks. Diesel fumes from delivery trucks are often found to be objectionable. Thus truck deliveries and idling at the adjacent UNFI facility could result in objectionable odors related to the associated diesel fumes. Such odors could create the potential for annoyance and/or discomfort to nearby non-industrial land uses.

As stated above, the UNFI facility is required by State law to restrict idling by delivery trucks to less than five minutes, and it must also comply with other applicable standards and regulations related to DPM emissions. Due to the separation of the Stanford Ranch Congregate Care facility site from the light industrial property, odors associated with the UNFI facility would not be expected to substantially affect future residents of the project.

Residential uses and the majority of the amenities included within the senior housing facility are not typically associated with the creation of objectionable odors. However, the proposed

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project would include a food preparation area which would involve operations such as charbroiling that could result in cooking exhaust and smoke. As odors are highly subjective, one receptor may consider cooking exhaust and related smoke as a pleasant odor, while another receptor may find such odors objectionable. Nonetheless, as discussed above, commercial kitchen facilities with charbroiling systems include hood systems that consist of particulate filtration for smoke and mist, gas filtration for gases/odors, and a blower to move air into the hood, through the air cleaning equipment and then outdoors. The hood system would ensure that smoke and exhaust from the cooking surface would be captured and filtered, allowing only filtered air to be released into the atmosphere, minimizing the associated odors emanating from the café and dining restaurant. In addition, the café and dining restaurant would not be a full-scale restaurant, would not be open to the public, and would serve community residents only. Although the future on-site residents of the community would be located in the immediate vicinity of the café and dining restaurant, the nearest existing sensitive receptors (i.e., the single-family residences to the east) are located approximately 0.5-mile from the site. Therefore, because odors dissipate with distance, odors associated with cooking exhaust from the café and dining restaurant would be minimized and would not be considered a major source of objectionable odors that would affect a substantial number of people.

Furthermore, PCAPCD Rule 205, Nuisance, addresses the exposure of “nuisance or annoyance” air contaminant discharges, including odors, and provides enforcement of odor control. Rule 205 is complaint-based, where if public complaints are sufficient to cause the odor source to be a public nuisance, then the PCAPCD is required to investigate the identified source as well as determine an acceptable solution for the source of the complaint, which could include operational modifications to correct the nuisance condition. Thus, although not anticipated, if odor or air quality complaints are made upon the development of the proposed project, the PCAPCD would be required to ensure that such complaints are addressed and mitigated, as necessary.

Overall, the proposed project would not create objectionable odors nor would the future residents or employees of the project be substantially affected by any existing objectionable odors. As a result, a less than significant odor impact would occur.

Significance:

Compliance with the mitigation measures incorporated into the General Plan goals and policies and the project-specific mitigation measures identified above would reduce impacts to air quality to a less-than-significant level.

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IV. <u>BIOLOGICAL RESOURCES</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	

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DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project will modify habitats through the removal of native and other plant material, but the project site does not contain any oak trees. The project site has been previously graded and is subject to regular mowing for fire abatement purposes; these disturbances have diminished the ability of the project site’s habitat to support special status animal and plant species. Impacts to wetlands/waters of the U.S. and to special status animal and plant species are not anticipated to occur due to their lack of presence or potential presence on the project site.

Prior Environmental Analysis

The General Plan EIR analyzed the anticipated impacts that would occur to the biological resources of the Planning Area as a result of the future urban development that was contemplated by the General Plan. These impacts included special-status species, species of concern, non-listed species, biological communities and migratory wildlife corridors (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.10-1 through 4.10-47). Mitigation measures to address these impacts are incorporated into the General Plan in the Open Space, Conservation and Recreation Element, and include policies that encourage the protection and conservation of biological resources and require compliance with rules and regulations protecting biological resources, including the City of Rocklin Oak Tree Preservation Ordinance.

The General Plan EIR concluded that, despite these goals, policies and rules and regulations protecting biological resources, significant biological resources impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically the General Plan EIR found that buildout of the Rocklin General Plan will impact sensitive biological communities, will result in the loss of native oak and heritage trees, will result in the loss of oak woodland habitat and will contribute to cumulative impacts to biological resources. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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Conclusion:

Because the project site has been previously mass graded, the proposed project would have limited impacts on biological resources as site development occurs. It should be noted that wetlands that were previously identified within the overall Stanford Ranch General Development Plan area that were going to be impacted by the development of the master planned Stanford Ranch community were permitted for fill by the U.S. Army Corps of Engineers (“Corps”) under permit number 9988 (signed by the Corps on March 21, 1989). The permit required the implementation of a wetlands and creation plan to offset the loss of wetlands as a result of the development that was identified and planned for within the Stanford Ranch General Development Plan.

The proposed Stanford Ranch Congregate Care project would have a minor impact on biological resources (largely native and exotic grasses) as site development occurs. However, as noted above, the project site has already been subject to grading and mowing and wetlands permitting. Based on a review of information contained in the Northwest Rocklin Planning Area EIR (EDAW 1985), the Stanford Ranch EIR (Jones and Stokes, 1986), the Survey of the Vernal Pools of Stanford Ranch, Rocklin California (RBR & Associates, Inc. 1988), the Stanford Ranch Addition Parcels L & J Annexation and Prezone, General Plan Amendment EIR (McClelland Consultants, 1989) and the Stanford Ranch General Plan Amendment, General Development Plan Amendment and Tentative Subdivision Map for Phases II and IV (Fugro, 1994), the project site is not known to be inhabited by any species identified as a candidate, sensitive, or special status species by any local, state, or federal agency nor does it contain oak trees, jurisdictional waters of the United States or wetlands. However, the project site may contain habitat for nesting raptors and migratory birds.

To address the potential impacts to nesting raptors and migratory birds, the following mitigation measure, agreed to by the applicant, is being applied to the project:

IV.-1 The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).

If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant/developer shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Documentation of the survey shall be provided to the City and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a break in construction activity of more than 14 days, then subsequent surveys shall be conducted.

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If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September-January), a survey is not required and no further studies are necessary.

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to nesting raptors and migratory birds to a less than significant level.

The surrounding area is mostly developed in an urban fashion, including newly-developing residential uses to the east, office uses to the north and light industrial and office uses to west and south. Due to the proximity of local roadways (West Stanford Ranch Road and Sunset Boulevard) to the site and the lack of substantial vegetative cover on the site which would provide food and cover protection for wildlife species, the proposed project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

There are no native wildlife nursery sites on the project site or in the immediate vicinity; therefore the proposed project is not anticipated to interfere or impede the use of native wildlife nursery sites.

The Stanford Ranch Congregate Care Facility site does not contain any oak trees that are regulated by the City of Rocklin Oak Tree Preservation Ordinance and Oak Tree Preservation Guidelines; oak tree removal will not occur with the proposed project.

There are no facts or circumstances presented by the proposed project which create conflicts with other local policies or ordinances protecting biological resources.

The project site is not within a Habitat Conservation Plan or Natural Community Conservation Plan area, nor is it within a local, regional, or state habitat conservation plan area; therefore no impact is anticipated.

Although biological resources may be impacted, land use development will follow the City's General Plan guidelines and zoning regulations. As noted above, previous EIRs have identified, and the City has adopted, mitigation measures to reduce the direct biological resources impacts to less than significant levels. These mitigation measures are incorporated into the General Plan

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Open Space Conservation and Recreation Element as Goals and Policies and elements of the Open Space/Conservation Action Plan.

The General Plan EIR identified the above-noted biological resources impacts as significant and unavoidable, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of those impacts. Compliance with the mitigation measures incorporated into Rocklin General Plan goals and policies and a project-specific mitigation measure will reduce impacts to biological resources to a less than significant level.

Significance:

Compliance with the mitigation measures incorporated into General Plan goals and policies and the project-specific mitigation measure described above would reduce impacts to biological resources to a less-than-significant level.

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V. <u>CULTURAL RESOURCES</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?					X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?					X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			
d) Disturb any human remains, including those interred outside of formal cemeteries?		X			
e) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code §21074?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural and paleontological resources within the Planning area as a result of the future urban development that was contemplated by the General Plan. These impacts included potential destruction or damage to any historical, cultural, and paleontological resources (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.8-1 through 4.8-21). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Open Space, Recreation and Conservation Elements, and include goals and policies that encourage the preservation and protection of historical, cultural and paleontological resources and the proper treatment and handling of such resources when they are discovered.

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The General Plan EIR concluded that despite these goals and policies, significant cultural resources impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will contribute to cumulative impacts to historic character. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Conclusion:

The project site is currently vacant and may contain unknown cultural resources that could potentially be discovered during construction activities. To address the potential discovery of unknown cultural resources, the following mitigation measure, agreed to by the applicant, is being applied to the project:

V.-1 If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the City’s Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined

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according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City’s Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006).

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

Per Assembly Bill 52 (AB-52, Gatto 2014), as of July 1, 2015 Public Resources Code Sections 21080.3.1 and 21080.3 require public agencies to consult with the Native American Heritage Commission (NAHC) and Native American tribes for the purpose of mitigating impacts to tribal cultural resources; that consultation process is described in part below:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section (Public Resources Code Section 21080.1 (d)).

As of the writing of this document, the City of Rocklin has received one request to receive notification from the United Auburn Indian Community (UAIC), but no other designated contact of, or tribal representative of a traditionally and culturally affiliated California Native American tribe. Consistent with Public Resources Code (PRC) Section 21080.3.1 (d) and per AB-52, the City of Rocklin provided formal notification of the Stanford Ranch Congregate Care Facility project and the opportunity to consult on it to the designated contact of the UAIC in a letter received by that organization on January 14, 2016. The UAIC had 30 days to request consultation on the project pursuant to AB-52 and they did not request such prior to February

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16, 2016, the end of the 30-day period. As such, the City of Rocklin has complied with AB-52 and may proceed with the CEQA process for this project per PRC Section 21082.3 (d) (3).

In the absence of the UAIC's formal request for consultation on the proposed project within the required 30 day period, in absence of any other tribe's formal request to receive notification from the City of Rocklin, and otherwise lacking any expressed tribal concerns for tribal cultural resources in the project area, the project is not anticipated to cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 and the impact is considered less than significant.

Significance:

Compliance with the mitigation measures incorporated into the General Plan goals and policies and the project-specific mitigation measure described above would reduce impacts to cultural resources to a less-than-significant level.

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VI. <u>GEOLOGY AND SOILS</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X		X
ii) Strong seismic ground shaking?					X
iii) Seismic-related ground failure, including liquefaction?					X
iv) Landslides?					X
b) Result in substantial soil erosion or the loss of topsoil?					X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X
d) Be located on expansive soil, as defined in Table I8-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					X
e) 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?				X	

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DISCUSSION OF DETERMINATION:

Project Impacts:

Branches of the Foothill Fault system, which are not included on the Alquist-Priolo maps, pass through or near the City of Rocklin and could pose a seismic hazard to the area including ground shaking, seismic ground failure, and landslides. Construction of the proposed project will involve clearing and grading of the site, which could render the site susceptible to a temporary increase in erosion from the grading and construction activities.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts of local soils and geology on development that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included seismic hazards such as groundshaking and liquefaction, erosion, soil stability, and wastewater conflicts (City of Rocklin General Plan Update Draft EIR, 2011 pages 4.6-1 through 4.6-27). The analysis found that while development and buildout of the General Plan can result in geological impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City’s Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding geologic hazards and compliance with local, state and federal standards related to geologic conditions.

These goals, policies and standards include, but are not limited to, erosion control measures in the City’s Improvement Standards and Standard Specifications, the City’s Grading and Erosion and Sediment Control Ordinance, the City’s Stormwater Runoff Pollution Control Ordinance, and goals and policies in the General Plan Community Safety Element requiring soils and geotechnical reports for all new development, enforcement of the building code, and limiting development of severe slopes.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for geology and soils impacts incorporated as goals and policies in the Rocklin General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City ordinances, rules and regulations.

In addition, the proposed project would be subject to the provisions of the City’s Grading and Erosion and Sediment Control Ordinance. Chapter 15.28 of the Rocklin Municipal Code, Grading and Erosion Sediment Control, regulates grading activity on all property within the City of

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

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

Conclusion:

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

It should also be noted that the site does not contain significant grade differences and therefore, does not possess the slope/geological conditions that involve landslide hazards. The potential for liquefaction due to earthquakes and groundshaking is considered minimal due to the site specific characteristics that exist in Rocklin; Rocklin is located over a stable granite bedrock formation and much of the area is covered by volcanic mud (not unconsolidated soils which have liquefaction tendencies).

Standard erosion control measures are required of all projects, including revegetation and slope standards. The project proponent will be required to prepare an erosion and sediment control plan through the application of the City’s Improvement Standards and Standard Specifications as a part of the City’s development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board’s Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available

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Technology (BMPs/BATs) to control construction site runoff. The project will also be required to comply with the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), and the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30). The application of standard erosion control measures to the proposed project, as well as compliance with the above noted Ordinances, would reduce potential erosion-related impacts to a less than significant level for on-site grading.

A geotechnical report, prepared by a qualified engineer, will be required with the submittal of the project improvement plans. The report will be required to provide site-specific recommendations for the construction of all features of the building foundations and structures to ensure that their design is compatible with the soils and geology of the project site. Through the preparation of such a report and implementation of its recommendations as required by City policy during the development review process, impacts associated with unstable soil or geologic conditions would be reduced to a less than significant level.

Sewer service is available to the project site and 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.

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

Significance:

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

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VII. <u>GREENHOUSE GAS EMISSIONS</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is therefore by definition a cumulative impact. A project contributes to this potential cumulative impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases (GHG). In assessing cumulative impacts, it must be determined if a project’s incremental effect is “cumulatively considerable” (CEQA Guidelines Sections 15064 (h)(1) and 15130). To make this determination, the incremental impacts of the project must be compared to with the effects of past, current and probable future projects. To gather sufficient information on a global scale of all past, current, and probable future projects to make this determination is a difficult, if not impossible, task.

Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of the proposed project. Neither the Placer County Air Pollution Control District nor the City of Rocklin has established significance thresholds for measuring the significance of a project’s incremental contribution to global climate change. However, individual projects can contribute to greenhouse gas emission reductions by incorporating features that reduce vehicle emissions and maximize energy-efficiency.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts that would occur related to climate change and greenhouse gas emissions as a result of the future urban development that was contemplated by the General Plan. These impacts included consistency with greenhouse gas reduction measure, climate change environmental effects on the City and generation of greenhouse gas emissions (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.15-1

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through 4.15-25). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Circulation Elements, and include goals and policies that encourage the use of alternative modes of transportation and promote mixed use and infill development.

The General Plan EIR concluded that despite these goals and policies, significant greenhouse gas emission impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in the generation of greenhouse gas emissions which are cumulatively considerable. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to this impact, which was found to be significant and unavoidable.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

Generation of greenhouse gas emissions as a result of development activities are discussed in the Rocklin General Plan. Policies and mitigation measures have been included in the General Plan that encourage the use of alternative modes of transportation and promote mixed use and infill development.

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

Project Level Environmental Analysis:

The firm of Raney Planning & Management, a Sacramento area consulting firm with recognized expertise in air quality, prepared an Air Quality and Greenhouse Gas Analysis report for the Stanford Ranch Phase IV, Parcels 54, 55, 57 and 71 (West Oaks) project, which included the Stanford Ranch Congregate Care Facility project and the adjacent residential subdivision. This analysis was prepared to estimate the project’s greenhouse gas emissions from construction activities, motor vehicle trips, and utility use. Their report, dated January 2013, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Raney Planning and Management, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Raney Planning and Management, Inc. report, which is summarized below.

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The information presented below conservatively includes the overall emissions associated with the larger Stanford Ranch Phase IV Parcels 54, 55, 57 and 71 project, which consisted of a residential subdivision of 282 single-family residences and a 5.5 acre project site where the Stanford Ranch Congregate Care Facility project is now being proposed.

Greenhouse Gas Emissions

Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential and agricultural sectors. Therefore, the cumulative global emission of GHGs contributing to global climate change can be attributed to every nation, region, city and virtually every individual on Earth. A project’s GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

The analysis found that the overall project’s construction CO2 emissions would be a total of approximately 1,277.97 metric tons of CO2 emissions (MTCO2e) for the assumed 14-month construction period. The analysis also found that the operation of the project would result in 6,402.30 metric tons of CO2 emissions on an annual basis (for a combined total of 6,427.86 metric tons of annual CO2 emissions).

Conclusion:

In September 2006, then Governor Arnold Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. AB 32 delegated the authority for its implementation to the California Air Resources Board (CARB) and directs CARB to enforce the statewide cap. In accordance with AB 32, CARB prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. Based on the reduction goals called for in the 2008 Scoping Plan, a 29 percent reduction in GHG levels relative to a Business As Usual (BAU) scenario would be required to meet 1990 levels by 2020. The BAU condition is project and site specific and varies. The BAU scenario is based on what could or would occur on a particular site in the year 2020 without implementation of a proposed project or consideration of any State regulation emission reductions or voluntary GHG reduction measures. The CARB, per the 2008 Scoping Plan, explicitly recommends that local governments utilize a 15 percent GHG reduction below “today’s” levels by 2020 to ensure that community emissions match the State’s reduction target, where today’s levels would be considered 2010 BAU levels.

In 2011, the baseline or BAU level for the Scoping Plan was revised to account for the economic downturn and State regulation emission reductions (i.e., Pavley, Low Carbon Fuel Standard [LCFS], and Renewable Portfolio Standard [RPS]). Accordingly, the Scoping Plan emission

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reduction target from BAU levels required to meet 1990 levels by 2020 was modified from 29 percent to 21.7 percent where the BAU level is based on 2010 levels singularly, or 16 percent where the BAU level is based on 2010 levels and includes State regulation emission reductions noted above. The amended Scoping Plan was re-approved August 24, 2011.

The Scoping Plan must be updated every five years. The *First Update to the Climate Change Scoping Plan* (Scoping Plan Update) was approved by CARB on May 22, 2014 and builds upon the initial Scoping Plan with new strategies and recommendations. The Scoping Plan Update highlights the State’s progress towards the 2020 GHG emission reduction goals defined in the original Scoping Plan and evaluates how to align the State’s longer-term GHG reduction strategies with other State policy priorities for water, waste, natural resources, clean energy, transportation and land use. According to the Scoping Plan Update, the State is on track to meet the 2020 GHG goal and has created a framework for ongoing climate action that could be built upon to maintain and continue economic sector-specific reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050, as required by AB 32.

Global climate change is a change in the average weather of the Earth, which can be measured by wind patterns, storms, precipitation, and temperature. It is exacerbated by greenhouse gases, which trap heat in the atmosphere (thus the “greenhouse” effect). Greenhouse gases include carbon dioxide, methane, and nitrous oxide, and are emitted by natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the Earth’s temperature, and is natural and desirable, as without it the Earth’s surface would significantly cooler.

Scientific evidence suggests that emissions from human activities, such as electricity production and vehicle emissions, have elevated the concentration of these gases in the atmosphere, and are increasing the rate and magnitude of climate change to a degree that could present hazardous conditions. Potential adverse effects of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels, changes to ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

The potential for climate change impacts at specific locations remains uncertain, and to assign specific impacts to the project site would be speculative. Some conclusions can be drawn about the potential in general for the project area to be subject to increased likelihood of flooding, drought, and susceptibility to the increased potential for infectious diseases as cited above. An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is a cumulative process. A project contributes to this potential impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases.

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Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of the proposed project. Neither the Placer County Air Pollution Control District nor the City of Rocklin has established significance thresholds for GHG, and as such, there are currently no established thresholds in the directly affected region for measuring the significance of a project’s cumulative contribution to global climate change. However, individual projects can contribute to greenhouse gas emission reductions by incorporating features that reduce vehicle emissions, and maximize energy-efficiency.

The PCAPCD recommends that the threshold of significance for GHG emissions selected by lead agencies be related to compliance with AB 32. In accordance with CARB and PCAPCD recommendations, the City of Rocklin, as lead agency, requires a quantitative GHG analysis for development projects in order to demonstrate that such a project would promote sustainability and implement operational GHG reduction strategies that would reduce the project’s GHG emissions from BAU levels by 15 percent, in compliance with AB 32 and CARB’s recommendation from the 2008 Scoping Plan that local governments utilize a 15 percent reduction below 2010 BAU levels by 2020. It should be noted that although CARB’s 2011 Scoping Plan emission reduction target modified the State’s overall emission reduction target from 29 percent to 21.7 percent, the 2011 Scoping Plan did not provide a specific recommendation for emission reductions for local governments and thus the City of Rocklin has chosen to continue to apply the 15 percent emission reduction target from the 2008 Scoping Plan. Therefore, if the proposed project does not show a 15 percent reduction from projected BAU levels (i.e., 2010 levels) compared to the project’s estimated 2020 levels, the project would be considered to result in a cumulatively considerable contribution to global climate change. GHG emission reduction measures could include, but are not limited to, on-site and off-site mitigation recommendations from the Office of the Attorney General, and project design features. It should be noted that the proposed project would be required to comply with the minimum mandated measures of the 2010 California Green Building Standards Code (CalGreen Code), such as a 20 percent mandatory reduction in indoor water use and diversion of 50 percent of construction waste from landfills. A variety of voluntary CalGreen Code measures also exist that would further reduce GHG emissions, but are not mandatory.

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project’s GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

Implementation of the proposed project would contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of CO₂ and other GHG pollutants,

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such as methane (CH₄) and nitrous oxide (N₂O), from mobile sources and utility usage. The proposed project’s short term construction-related and long-term operational GHG emissions were estimated using the CalEEMod software. CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify GHG emissions from land use projects. The model quantifies direct emissions from construction and operation (including vehicle use), as well as indirect GHG emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e), based on the global warming potential of the individual pollutants.

As noted above, short-term emissions of GHG associated with construction of the proposed project are estimated to be 1,277.97 MTCO₂e. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Due to the size of the proposed project, the project’s estimated construction-related GHG contribution to global climate change would be considered negligible on the overall global emissions scale. However, the proposed project’s construction GHG emissions have been amortized over the lifetime of the project, which is assumed to be 50 years for this analysis, and included in the annual operational GHG emissions for disclosure purposes. Amortizing the construction GHG emissions (a one-time release that would occur only during the construction of the project, which is estimated to occur over approximately a fourteen month period) and including them in the annual operational emissions (which would occur over the lifetime of the entire project) would represent a worst-case scenario for the annual operational emissions.

The long-term operational GHG emissions estimate for the proposed project incorporates the project’s potential area source and vehicle emissions, emissions associated with utility and water usage, and the generation of wastewater and solid waste. In addition, as stated above, the one-time release of construction GHG emissions have been included in the annual operational GHG emissions estimate in order to provide a worst-case scenario. As shown in the table below, the annual GHG emissions associated with the proposed project by year 2020, including construction GHG emissions, would be 6,427.86 MTCO₂e.

Proposed Project (2020) Operational GHG Emissions	
	CO₂ emissions (MTCO₂e)
Annual Operational GHG Emissions	6,402.30
Construction GHG Emissions ¹	25.56
ANNUAL GHG EMISSIONS	6,427.86
¹ Amortized over the estimated 50-year project lifetime Source: CalEEMod, January 2013	

Consistent with the PCAPCD’s recommendation that significance thresholds for GHG emissions be related to compliance with AB 32, the City, as lead agency, has chosen to utilize a threshold

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of significance for GHG emissions based on the CARB’s 2008 Scoping Plan that a development project must show a minimum GHG emission reduction of 15 percent from projected BAU levels (i.e., 2010 levels) by the year 2020. Thus, the project’s 2010 levels were evaluated in order to determine the net decrease in the proposed project’s GHG emission over time. Per guidance from the PCAPCD, the 2020 BAU analysis has been calculated using CalEEMod in the year 2010, and assumed buildout of the project site per the prior 2010 land use designation (i.e. BP/COMM/LI).

As shown in the table below, the projected BAU GHG emissions were estimated to be approximately 19,232.83 MTCO₂e.

Projected BAU (2010) Operational GHG Emissions	
	CO ₂ emissions (MTCO ₂ e)
Annual Operational GHG Emissions	19,207.27
Construction GHG Emissions ¹	25.56
ANNUAL GHG EMISSIONS	19,232.83
¹ Amortized over the estimated 50-year project lifetime Source: CalEEMod, January 2013	

Consequently, the proposed project would result in approximately a 66.58 percent reduction in annual GHG emissions from the projected BAU level by 2020 ($(19,232.83 \text{ MTCO}_2\text{e} - 6,427.86 \text{ MTCO}_2\text{e}) / 19,232.83 \text{ MTCO}_2\text{e} \times 100\% = 66.58\%$). The reduction in GHG emissions would be attributable to the project’s proposed different type of land use as compared to the land use designation that previously existed in 2010, advancement of vehicle and equipment efficiency, and more stringent standards and regulations as time progresses, such as State regulation emission reductions (e.g., Pavley, Low Carbon Fuel Standard, and Renewable Portfolio Standard). It should be noted that although a reduction related to such attributes would occur for every development project, CalEEMod takes into consideration how much of each attribute is applied for each specific project based on the size of the project and the associated land uses.

In addition, as stated previously, the proposed project would be required to comply with the minimum mandatory features of the CalGreen Code, which would result in an estimated 1.8 percent reduction of GHG emissions. Furthermore, reduction of cumulative ROG and NOx emissions due to payment of Offsite Mitigation Fees per Mitigation Measure III-3 would subsequently result in an associated reduction in CO₂ emissions. As a result and as shown in the table below, the proposed project would reduce operational GHG emissions from BAU levels by approximately 69.14 percent by the year 2020, which exceeds the City’s minimum reduction threshold of 15 percent per the 2008 Scoping Plan.

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GHG Reductions (%)	
	Percent Reduction (%)
Compliance with CalGreen Code ¹	1.80
Reduction from Projected 2020 BAU by 2020 ²	66.58
Offsite Fee Payment Reduction ³	0.76
TOTAL Percent Reduction	69.14
¹ CARB estimates a three MTCO ₂ e reduction by 2020 due to the CalGreen Code, which is approximately 1.8 percent of the State’s reduction goal; thus, compliance with the Code would result in an approximate 1.8 percent reduction. ² Percent reduction of project GHG emissions from projected 2020 BAU levels by 2020 (see calculations in text above). ³ 13.18 tons of CO ₂ reduced per ton of ROG and NOx reduced (13.18 tons CO ₂ /ton ROG and NOx x 4.6 tons ROG and NOx reduced from payment of Offsite Mitigation fees = 60.63 tons or 55.0 metric tons CO ₂ reduced = 0.76 percent reduction from payment of Offsite Mitigation fees) - from Placer County Air Pollution Control District, Thomas J. Christofk, Air Pollution Control Officer, personal contact memo: “Additional GHG emission reduction for proposed off-site mitigation fee from a land use project” (page 2), April 2011.	

Even under a worst-case scenario, where construction GHG emissions are amortized over the lifetime of the project and incorporated into the estimated annual operational GHG emissions, the overall annual GHG emissions associated with the project would be reduced by over 15 percent by the year 2020, consistent with applicable standards and thresholds. It should be noted that the actual annual emissions over the lifetime of the project would be less than presented, due to the one-time release of construction-related GHG emissions. Therefore, because the project would meet the City’s 15 percent minimum reduction threshold per the 2008 Scoping Plan, the proposed project would not hinder the State’s ability to reach the GHG reduction target nor conflict with any applicable plan, policy, or regulation related to GHG reduction.

The General Plan EIR identified the generation of greenhouse gas emissions as a significant and unavoidable impact, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact. The project does not result in a change to this finding because the development and operation of the proposed project will generate greenhouse gas emissions. It should be noted that the project site is being developed with a land use that is equal to or less intense (from a trip generation and associated emissions standpoint) than the Business Professional/Commercial/Light Industrial land use that was anticipated by and analyzed within the General Plan EIR. While the proposed project would cumulatively contribute to the significant and unavoidable impact of the generation of greenhouse gas emissions as recognized in the General Plan EIR, the proposed project itself will not generate enough greenhouse gas emissions to measurably influence global climate change; project-specific impacts related to GHG emission and global climate change would be less than significant as a result of meeting the 15 percent local government reduction threshold and through the application of General Plan policies and mitigation measures that encourage the use of alternative modes of transportation and promote mixed use and infill development.

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Significance:

Compliance with the mitigation measures incorporated into the General Plan goals and policies would reduce impacts related to GHG emissions to a less-than-significant level.

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VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.			X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					X

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DISCUSSION OF DETERMINATION:

Project Impacts:

Construction and operation of a senior housing facility is not anticipated to involve the transportation, use and disposal of large amounts of hazardous materials. Construction activities would involve the transportation, use and disposal of small amounts of hazardous materials.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated human health and hazards impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included wildland fire hazards, transportation, use and disposal of hazardous materials, and emergency response and evacuation plans (City of Rocklin General Plan Update Draft EIR, 2011 pages 4.7-1 through 4.7-30). The analysis found that while development and buildout of the Rocklin General Plan can introduce a variety of human health and hazards impacts, these impacts would be reduced to a less than significant level through the application of development standards in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding hazardous conditions, and compliance with local, state and federal standards related to hazards and hazardous materials.

These goals, policies and standards include, but are not limited to, Chapter 2.32 of the Rocklin Municipal Code which requires the preparation and maintenance of an emergency operations plan, preventative measures in the City’s Improvement Standards and Standard Specifications, compliance with local, state and federal standards related to hazards and hazardous materials and goals and policies in the General Plan Community Safety and Open Space, Conservation and Recreation Elements requiring coordination with emergency management agencies, annexation into fee districts for fire prevention/suppression and medical response, incorporation of fuel modification/fire hazard reduction planning, and requirements for site-specific hazard investigations and risk analysis.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for human health and hazards impacts incorporated as goals and policies in the General Plan and the City’s Improvement Standards, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with the Rocklin Municipal Code and other City rules and regulations.

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

Conclusion:

Construction, operation and maintenance activities would use hazardous materials, including fuels (gasoline and diesel), oils and lubricants; paints and paint thinners; glues; cleaners (which could include solvents and corrosives in addition to soaps and detergents), and fertilizers, pesticides, herbicides and yard/landscaping equipment. While these products noted above may contain known hazardous materials, the volume of material would not create a significant hazard to the public through routine transport, use, or disposal and would not result in a reasonably foreseeable upset and accident condition involving the release of hazardous materials. Compliance with various Federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection would be required to ensure that there is not a significant hazardous materials impact associated with the construction, operation and maintenance of the proposed project. Therefore, the General Plan EIR sufficiently covers any impacts associated with hazards to the public or the environment through transport, use, or disposal of hazardous materials. Additionally, hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be considered less than significant, due to required compliance with various federal, State, and local laws and regulations.

The proposed project is not located within ¼ mile of an existing school. Although senior housing facility projects of this nature would not typically emit any significant amounts of hazardous materials, substances, or waste or be involved in the transportation of hazardous materials, substances, or waste, there are existing rules and regulations, as indicated above, that address hazardous materials management and environmental protection. Therefore, a less than significant hazardous materials emission or handling impact would be anticipated.

The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There would be no significant hazard to the public or to the environment associated with nearby known hazardous waste sites; therefore there would be no impact in this regard.

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

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

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

Significance:

Compliance with the mitigation measures incorporated into the General Plan goals and policies and applicable City Code and compliance with applicable Federal, State and local laws and regulations would reduce impacts related to hazards and hazardous materials to a less-than-significant level.

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IX. <u>HYDROLOGY AND WATER QUALITY</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Violate any water quality standards or waste discharge requirements?					X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?					X
f) Otherwise substantially degrade water quality?					X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?			X		
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X		

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IX. HYDROLOGY AND WATER QUALITY (cont'd.) Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?					X
j) Inundation by seiche, tsunami, or mudflow?					X

DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated hydrology and water quality impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included water quality, ground water quality and supply, drainage, flooding, risks of seiche, tsunami and mudflow (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.9-1 through 4.9-37). The analysis found that while development and buildout of the General Plan can result in hydrology and water quality impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City’s Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies related to hydrology, flooding and water quality, and compliance with local, state, and federal water quality standards and floodplain development requirements.

These goals, policies and standards include, but are not limited to, flood prevention and drainage requirements in the City’s Improvement Standards and Standard Specifications, the City’s Grading and Erosion and Sediment Control Ordinance, the Stormwater Runoff Pollution Control Ordinance, the State Water Resources Control Board General Construction Activity Storm Water Permit requirements, and goals and policies in the General Plan Open Space, Conservation and Recreation and Safety Elements requiring the protection of new and existing development from flood and drainage hazards, the prevention of storm drainage run-off in excess of pre-development levels, the development and application of erosion control plans and best management practices, the annexation of new development into existing drainage

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maintenance districts where warranted, and consultation with the Placer County Flood Control and Water Conservation District and other appropriate entities.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable mitigation measures from the General Plan EIR as well as relevant standards from the City’s Improvement Standards for hydrology and water quality impacts, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with the Rocklin Municipal Code and other City rules and regulations.

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

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

Conclusion:

Storm water runoff from the project site will be collected in stormwater drainage pipes and then directed through water quality treatment devices/areas as Best Management Practices (BMP) features and then into the City’s storm drain system. The purpose of the Best Management Practices features is to ensure that potential pollutants are filtered out before

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they enter the storm drain system. The City’s storm drain system maintains the necessary capacity to support development on the proposed project site. Therefore, violations of water quality standards or waste discharge requirements are not anticipated.

To address the potential for polluted water runoff during project construction, the project would be required to prepare an erosion and sediment control plan through the application of the City’s Improvement Standards and Standard Specifications as a part of the City’s development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board’s Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff. The project will also be required to comply with the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), and the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), which includes the preparation of a Stormwater Pollution Prevention Plan (SWPPP).

The proposed project would not alter the course of a stream or a river. The proposed project would not substantially alter the existing drainage pattern of the site or area because the City’s policies of requiring new developments to detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels (unless the Placer County Flood Control and Water Conservation District’s Flood Control Manual requires otherwise) and to coordinate with other projects’ master plans to ensure no adverse cumulative effects will be applied. Per the Placer County Flood Control and Water Conservation District Dry Creek Watershed Flood Control Plan, onsite stormwater detention is generally not recommended anywhere in the Dry Creek watershed because it has been determined that on-site detention would be detrimental to the overall watershed, unless existing downstream drainage facilities cannot handle post-construction runoff from the project site. Substantial erosion, siltation or flooding, on- or off-site, and exceedance of the capacity of existing or planned drainage systems would not be anticipated to occur.

According to FEMA flood maps (Map Panel 06061CO413F, effective date June 8, 1998) the project site is located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The project site is not located within the potential inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the proposed project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less than significant flood exposure impact would be anticipated.

Compliance with the mitigation measures incorporated into Rocklin General Plan goals and policies, the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin

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Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the City’s Improvement Standards would reduce impacts to hydrology and water quality to a less than significant level.

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

Approval of the project would allow the construction and operation of a new senior housing facility totaling approximately 116,850 +/- square feet and associated parking and landscaping on a 5.5 +/- acre site. The project site is designated High Density Residential (HDR) on the General Plan land use map and is zoned Planned Development Residential, 20 dwelling units per acre (PD-20). The project requires a Design Review entitlement to allow for a senior housing facility project such as the one being proposed. As discussed below, land use impacts are not anticipated.

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Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts on land use as a result of the future urban development that was contemplated by the General Plan. These impacts included dividing an established community and potential conflicts with established land uses within and adjacent to the City (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.1-1 through 4.1-38). The analysis found that while development and buildout of the General Plan can result in land use impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding land use impacts.

These goals and policies include, but are not limited to goals and policies in the General Plan Land Use Element requiring buffering of land uses, reviewing development proposals for compatibility issues, establishing and maintaining development standards and encouraging communication between adjacent jurisdictions.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The proposed project site is currently vacant and the entire project is within the City of Rocklin. The proposed project would construct and operate a new senior housing facility totaling approximately 116,850 +/- square feet and associated parking and landscaping at this location, which would not physically divide an established community.

The project site is currently designated on the City’s General Plan land use map as High Density Residential (HDR) and is currently zoned Planned Development Residential, 20 dwelling units per acre (PD-20). The purpose of the High Density Residential land use designation is to provide areas for multi-family homes, conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses. Senior housing facilities of this type with congregate care are similar to rooming houses that are called out as an allowed use in the Stanford Ranch General Development Plan PD-20 (RD-20) zone.

The PD-20 zoning designation is consistent with the High Density Residential (HDR) land use designation; the proposed project is consistent with the site’s land use and zoning designations

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and the development of the project would not conflict with land use designations and would not be anticipated to have an impact on land use and planning.

The development of a senior housing facility is considered to be compatible with the existing nearby development of office, light industrial and residential land uses and the anticipated future development of residential, business professional, commercial and light industrial uses in the project vicinity.

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

Significance:

Compliance with the mitigation measures incorporated into the General Plan goals and policies would ensure that development of the infill site would not result in significant impacts to land use and planning.

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

DISCUSSION OF DETERMINATION:

Project Impacts:

As discussed below, no impact is anticipated because the project site does not contain known mineral resources.

Conclusion:

The Rocklin General Plan and associated EIR analyzed the potential for “productive resources” such as, but not limited to, granite and gravel (City of Rocklin General Plan Update Draft EIR,

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2011, pages 4.6-4 through 4.6-5 and 4.6-17). The City of Rocklin planning area has no mineral resources as classified by the State Geologist. The Planning Area has no known or suspected mineral resources that would be of value to the region and to residents of the state. The project site is not delineated in the Rocklin General Plan or any other plans as a mineral resource recovery site. Mineral resources of the project site have not changed with the passage of time since the General Plan EIR was adopted. Based on this discussion, the project is not anticipated to have a mineral resources impact.

Significance:

No impact is anticipated.

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

DISCUSSION OF DETERMINATION:

Project Impacts:

Development of the proposed project will result in an increase in short-term noise impacts from construction activities. As discussed below, the development and operation of an 116,850 +/- square foot senior housing facility is not anticipated to have significant long-term operational noise impacts.

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Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts of noise associated with the future urban development that was contemplated by the General Plan. These impacts included construction noise, traffic noise, operational noise, groundborne vibration, and overall increased in noise resulting from implementation of the General Plan Update (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.5-1 through 4.5-48).

Mitigation measures to address these impacts are incorporated into the General Plan in the Noise Element, which includes policies that require acoustical analyses to determine noise compatibility between land uses, application of stationary and mobile noise source sound limits/design standards, restriction of development of noise-sensitive land uses unless effective noise mitigations are incorporated into projects, and mitigation of noise levels to ensure that the noise level design standards of the Noise Element are not exceeded.

The General Plan EIR concluded that, despite these goals and policies, significant noise impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in exposure of persons to, or generation of, noise levels in excess of applicable noise standards, will result in exposure to surface transportation noise sources and stationary noise sources in excess of applicable noise standards and will contribute to cumulative transportation noise impacts within the Planning Area. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Project-Level Environmental Analysis:

The firm of JC Brennan & Associates, Inc., a Sacramento area consulting firm with recognized expertise in noise, prepared an environmental noise assessment of the previous West Oaks Subdivision project that created the 5.5-acre High Density Residential site where the proposed Stanford Ranch Congregate Care Facility project is to be located, and they prepared an environmental noise assessment specific to the Stanford Ranch Congregate Care Facility project. Their reports and addendum, dated September 27, 2012, December 20, 2012 and May 4, 2015 are available for review during normal business hours at the City of Rocklin Planning

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Department, 3970 Rocklin Road, Rocklin, CA, and are incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that JC Brennan & Associates, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the JC Brennan & Associates, Inc. reports, which are summarized below.

Background Information on Noise

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sounds and noise are highly subjective from person to person. The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound and for this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

Measuring sound directly would require a very large and awkward range of numbers, so to avoid this, the decibel (dB) scale was devised. The decibel scale is logarithmic, not linear. In other words, two sound levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic scale is A-weighted, an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70 dBA sound is half as loud as an 80 dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}). The L_{eq} is the foundation of the composite noise descriptor, L_{dn} , and shows very good correlation with community response to noise. The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 dB weighting applied to noise occurring during nighttime (10:00 p.m. – 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

The City of Rocklin General Plan includes criteria for stationary (non-transportation) and transportation noise sources. Because the proposed project is located adjacent to West Stanford Ranch Road, this analysis focuses on whether roadway noise levels would exceed City of Rocklin exterior or interior noise levels standards at the residential portions of the senior housing facility. For transportation noise sources, the maximum allowable exterior noise level

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standard for outdoor activity areas is 65 dB Ldn and the maximum allowable interior noise level standard is 45 dB Ldn. Secondly, because the proposed project is located adjacent to the UNFI Distribution facility and other light industrial uses, this analysis focuses on whether the light industrial noise levels would exceed City of Rocklin exterior stationary noise source standards. For stationary noise sources, the maximum allowable exterior noise level standard is 55 dBA during the daytime and 45 dBA during the nighttime.

Noise Sources

As noted above, the primary noise source concern associated with the Stanford Ranch Congregate Care Facility is West Stanford Ranch Road. Noise impacts associated with this noise source were evaluated and compared to noise level performance criteria for transportation noise sources contained within the City of Rocklin General Plan Noise Element.

Traffic Noise

To determine future traffic noise levels on the project site, JC Brennan & Associates, Inc. staff utilized cumulative plus project traffic predictions for West Stanford Ranch Road prepared for the City of Rocklin General Plan Update.

It should be noted that the City of Rocklin 60 dB Ldn exterior noise level standard applies specifically to outdoor use areas or “outdoor activity” areas. The table below shows the predicted future traffic noise levels at the proposed project site.

PREDICTED WEST STANFORD RANCH ROAD FUTURE TRAFFIC NOISE LEVELS		
Location	Traffic Noise Levels, Ldn (dBA)	Distance to 60 DB Ldn Traffic Noise Contour (ft.)
Exterior Courtyard of Assisted Living Facility	56 ¹	271
Patio/Garden Area	56 ¹	271
¹ Includes a -5 dB offset to account for shielding from intervening structures. Sources: JC Brennan & Associates, Inc., City of Rocklin General Plan (2011), FHWA RD-77-108.		

The data in the table above indicates that future traffic noise levels at outdoor activity areas of the proposed project are predicted to comply with the City of Rocklin 60 dB Ldn exterior noise level standard, as proposed. Therefore, no additional exterior traffic noise reduction measures would be required.

Interior Traffic Noise Levels

Standard construction practices, consistent with the Uniform Building Code typically provides an exterior-to-interior noise level reduction of approximately 25 dB, assuming that air conditioning is included for each unit, which allows residents to close windows for the required

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acoustical isolation. Therefore, as long as exterior noise levels at the building facades do not exceed 70 dB Ldn, the interior noise levels will typically comply with the interior noise level standard of 45 dB Ldn.

Based upon the noise analysis, the building facades closest to West Stanford Ranch Road would be exposed to exterior noise levels of 64 dB Ldn. Therefore, there are no residential facades predicted to be exposed to exterior traffic noise levels exceeding 70 dB Ldn or higher and the interior noise levels are predicted to be less than 45 dB Ldn at both first and second floor residential space and no noise reduction measures would be required.

Noise Impacts Due to Off-Site Non-Transportation Noise Sources (UNFI Distribution Center and other Light Industrial Uses)

The City of Rocklin General Plan includes criteria for stationary noise sources, which are reflected in the table below.

EXTERIOR NOISE LEVEL DESIGN STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING STATIONARY NOISE SOURCES

Noise Level Descriptor	Daytime (7:00 a.m.-10:00 p.m.)	Nighttime (10:00 p.m.-7:00 a.m.)
Hourly Leq, dB	55 dBA	45 dBA

The City can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels.

“Fixed” noise sources which are typically of concern include, but are not limited to, the following:

- | | |
|----------------------|---------------------------------------|
| HVAC Systems | Cooling Towers/Evaporative Condensers |
| Pump Stations | Lift Stations |
| Emergency Generators | Boilers |
| Steam Valves | Steam Turbines |
| Generators | Fans |
| Air Compressors | Heavy Equipment |
| Conveyor Systems | Transformers |
| Pile Drivers | Grinders |
| Drill Rigs | Gas or Diesel Motors |
| Welders | Cutting Equipment |
| Outdoor Speakers | Blowers |
| Loading Docks | Amplified Music and Voice |

The types of uses which may typically produce the noise sources described above include but are not limited to industrial facilities including pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, businesses using amplified sound systems, car washes, loading docks, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, schools, playgrounds, and athletic fields.

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J.C. Brennan & Associates Inc. previously conducted a noise study for the UNFI Parking Expansion project located adjacent to the western boundary of the West Oaks subdivision project site (*Environmental Noise Analysis, United Natural Foods, Inc. (UNFI) Parking Expansion Project*, job # 2011-168, November 30, 2011).

Noise level data and noise contour modeling conducted for the UNFI project was used to assess potential noise impacts on the proposed West Oaks subdivision project, which includes the Stanford Ranch Congregate Care project site. In addition to the UNFI distribution center, there are three existing Light Industrial parcels located to the south of the proposed Stanford Ranch Congregate Care Facility project site. These parcels include two existing office buildings and one vacant parcel. An assessment of potential noise-generating activities that could occur at these parcels under their current Light Industrial zoning designation is provided below.

The noise generation of light industrial uses can vary considerably, with certain types of manufacturing processes generating very high noise levels while professional and administrative office uses generate negligible levels of noise. Furthermore, if a very loud process is housed inside an equipment building, it may not even be audible outside of the building.

While it is infeasible to predict project-specific impacts for future uses within the light industrial parcels, it is possible to identify a range of noise levels that could be expected by some of the potential uses allowed within the Light Industrial zoning district. J.C. Brennan & Associates estimates that the noise level for a lumber yard or maintenance yard would be representative of the most intensive type uses that would be allowed on the Light Industrial parcels. For the most intensive uses, noise barriers would be required to reduce exterior noise levels to compliance with the City’s 45 dB nighttime exterior noise level standard.

Conclusion:

The primary goal for the City of Rocklin General Plan with respect to noise is: “To protect City residents from the harmful and annoying effects of exposure to excessive noise”. To implement that goal, the City has adopted Noise Compatibility Guidelines prepared by the State Office of Noise Control. The objective of the Noise Compatibility Guidelines is to assure that consideration is given to the sensitivity to noise of a proposed land use in relation to the noise environment in which it is proposed to be located.

Potential noise impacts can be categorized into short-term construction noise impacts and long-term or permanent noise impacts. The City has adopted standard conditions for project approvals which address short-term impacts. These include limiting traffic speeds to 25 mph and keeping equipment in clean and tuned condition. The proposed project would be subject to these standard conditions. The proposed project would also be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating

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activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the City Engineer or Building Official. Therefore, impacts associated with the ambient noise environment during construction would be less than significant.

As noted above, nighttime operations at the adjacent UNFI facility and other Light Industrial properties could exceed the City of Rocklin 45 dB exterior nighttime non-transportation source noise level standard. Therefore, to address the potential exceedance of this noise level standard, the following mitigation measure, agreed to by the applicant, is being applied to the project:

XII.-1 A six- to ten-foot tall sound wall shall be constructed along the property line boundaries of the residential uses adjacent to UNFI distribution facility, with the higher segments of the wall on the southern boundary of the Stanford Ranch Congregate Care Facility’s project site. The barrier height is relative to the Stanford Ranch Congregate Care Facility’s finished grade elevations. Figure 1 of the J.C. Brennan & Associates, Environmental Noise Assessment and Figure 2 of the Addendum (September 27, 2012 and December 20, 2012, respectively) specify the exact height and location of these mitigation barriers. The barrier must be constructed of concrete or masonry block, precast concrete, earthen berm, or any combination.

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce noise impacts from the adjacent Light Industrial properties to a less than significant level.

The City of Rocklin, including the project site, is not located within an airport land use plan or within two miles of an airport, and is therefore not subject to obtrusive aircraft noise related to airport operations. Therefore, there is no airport related noise impact.

Significance:

Compliance with the mitigation measures incorporated into the General Plan goals and policies, the City of Rocklin Construction Noise Guidelines and the project-specific mitigation measure described above would reduce noise related impacts to a less-than-significant level.

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project will result in the development and operation of an 116,850 +/- square feet senior housing facility, which will provide housing and employment opportunities. The proposed project would not induce substantial population growth or displace substantial numbers of people.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated population and housing impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included population growth and availability of housing opportunities (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.11-1 through 4.11-13). The analysis found that while development and buildout of the General Plan can result in population and housing impacts, implementation of the General Plan would not contribute to a significant generation of growth that would substantially exceed any established growth projections nor would it displace substantial numbers of housing units or people. Moreover, the project will not construct off-site infrastructure that would induce substantial development, unplanned or otherwise. As such, population and housing impacts were determined to be less than significant.

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Conclusion:

The project site is currently designated on the City’s General Plan land use map as High Density Residential (HDR) and is currently zoned Planned Development Residential, 20 dwelling units per acre (PD-20), but was designated as Business Professional/Commercial/Light Industrial (BP/COMM/LI) and zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) at the time of the General Plan EIR analysis. The addition of 110 senior housing units is not considered to induce substantial population growth in an area, nor does the addition of 110 senior housing units into a City that is projected to have approximately 29,283 dwelling units at the buildout of the General Plan represent a significant addition.

The project site is currently vacant and the proposed project will not displace existing residents or existing housing.

Significance:

The proposed project would have a less than significant impact on population and housing.

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

DISCUSSION OF DETERMINATION:

Project Impact:

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

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts on the demand for fire and police protection and school and recreation facilities as a result of the future urban development that was contemplated by the General Plan. These impacts included increased demand for fire, police and school services, provision of adequate fire flow, and increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.12-1 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in public services and facilities impacts, these impacts would be reduced to a less than significant level through compliance with state and local standards related to the provision of public services and facilities and through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to public services and facilities.

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These goals, policies and standards include, but are not limited to the California Fire Code, the California Health and Safety Code, Chapters 8.12 and 8.20 of the Rocklin Municipal Code, and goals and policies in the General Plan Community Safety and Public Services and Facilities Elements requiring studies of infrastructure and public facility needs, proportional share participation in the financial costs of public services and facilities, coordination of private development projects with public facilities and services needed to serve the project, maintaining inter-jurisdictional cooperation and coordination and requiring certain types of development that may generate higher demand or special needs to mitigate the demands/needs.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

Development of the proposed project could increase the need for fire protection services. The City collects construction taxes for use in acquiring capital facilities such as fire suppression equipment. Operation and maintenance funding for fire suppression is provided through financing districts and from general fund sources. The proposed project would pay construction taxes, participate in any applicable financing districts and contribute to the general fund through property and sales taxes. Participation in these funding mechanisms would ensure fire protection service to the site. In addition, the City intends to address the project’s potential for excessive calls for service to the Fire Department through a contractual agreement between the operators of the facility and the Fire Department; therefore fire protection impacts would be anticipated to be less than significant.

Development of the proposed project could increase the need for police patrol and police services to the site. Funding for police services is primarily from the general fund, and is provided for as part of the City’s budget process. The proposed project would pay construction taxes, participate in any applicable financing districts and contribute to the general fund through property and sales taxes. Participation in these funding mechanisms would ensure police protection services to the site; therefore police protection impacts would be anticipated to be less than significant.

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

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project, the development the development and operation of an 116,850 +/- square feet senior housing facility, would not be anticipated to increase the use of, and demand for, recreational facilities in a way that results in a significant impact.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated impacts on the demand for recreation facilities as a result of the future urban development that was contemplated by the General Plan. These impacts included increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.12-30 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in recreation facilities impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to recreation

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facilities. The General Plan has established a parkland standard of five acres per 1,000 population, and has adopted goals and policies to insure that this standard is met. These goals and policies call for the provision of new park and recreational facilities as needed by new development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Open Space, Conservation and Recreation Element, which mitigates these impacts to a less than significant level.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The proposed project, a senior housing facility, is not anticipated to significantly increase the use of, and demand for, recreational facilities. The City of Rocklin provides parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments at the time that a parcel or subdivision map is recorded. The proposed residential project incorporates recreational components into their project design such as social programs, activity rooms, a community pool and spa and other amenities intended to keep residents from having to go off-site for recreational purposes. Employees and residents of the project could utilize City recreational facilities but the use is anticipated to be minimal and is not anticipated to significantly increase the use of existing facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated, nor is the minimal use anticipated to require the construction or expansion of recreational facilities; therefore, the project would have less than significant impacts regarding the increase in use of recreational facilities.

Significance:

Compliance with General Plan goals and policies and payment of necessary fees, including park and recreation fees, would ensure the impacts to recreational facilities are less than significant.

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XVI. <u>TRANSPORTATION/TRAFFIC</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, freeways, pedestrian and bicycle paths, and mass transit)?			X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?					X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		
e) Result in inadequate emergency access?			X		
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?					X

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DISCUSSION OF DETERMINATION:

Project Impacts:

As discussed below, the proposed project is anticipated to cause increases in traffic because an undeveloped site will become developed, but not to a degree that would significantly affect level of service (LOS) standards. Parking capacity is not anticipated to be an issue with the proposed project.

Prior Environmental Review:

The General Plan EIR analyzed the anticipated impacts on transportation that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included signalized intersections in Rocklin, Loomis, Roseville, Lincoln and Placer County, state/interstate highway segments and intersections, transit service, bicycle and pedestrian facilities, and conflicts with at-grade railways (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.4-1 through 4.4-98).

Mitigation measures to address these impacts are incorporated into the General Plan in the Circulation Element, and include policies that require the monitoring of traffic on City streets to determine improvements needed to maintain an acceptable level of service, updating the City’s Capital Improvement Program (CIP) and traffic impact fees, providing for inflationary adjustments to the City’s traffic impact fees, maintaining a minimum level of service (LOS) of “C” for all signalized intersections during the PM peak period on an average weekday, maintaining street design standards, and interconnecting traffic signals and consideration of the use of roundabouts where financially feasible and warranted to provide flexibility in controlling traffic movements at intersections.

The General Plan EIR concluded that, despite these goals and policies, significant transportation impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in increased traffic volumes at state/interstate highway intersections and impacts to state/interstate highway segments. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable policies and standards, including the mitigation measures addressing impacts of urban development under the General Plan on utility and service systems incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied

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development policies and standards and/or as conditions of approval for the project to ensure consistency with the General Plan and compliance with City rules and regulations.

Project-Level Environmental Analysis:

Because development of the project site has been assumed in previous city-wide traffic analyses such as the General Plan Update (2011), the table and discussion below evaluate the relative impact of the proposed project based on the difference in the site’s potential and actual daily trip generation. The project site was designated as a Business Professional/Commercial/Light Industrial land use when the General Plan Update traffic analysis was completed.

Daily Trip Generation

An estimate of the proposed project’s daily trip generation has been made based on applicable trip generation rates derived from the City of Rocklin traffic model. This estimate can be compared to an estimate of the project site’s daily trip generation based on the assumption of light industrial development that could be developed on the project site if it were maximized and built out per the General Plan land use designation of Business Professional/Commercial/Light Industrial and zoning designation of Planned Development Business Professional/Commercial/Light Industrial which existed at the time the traffic analysis for the General Plan Update was completed. It should be noted that the estimate of the project site’s daily trip generation is conservatively using the lowest trip generating land use of Light Industrial even though the project site could have been built out with higher trip generating Business Professional (office) or Commercial land uses.

The vehicle trips generated by the proposed senior housing facility project would be less than the number of trips that could be generated if the project site was built out per the maximum yield under the prior Business Professional/Commercial/Light Industrial land use and Planned Development Business Professional/Commercial/Light Industrial zoning designations that existed at the time of the General Plan EIR analysis. Specifically, the table below identifies the resulting trip generation estimates for the proposed project and under a maximum yield Light Industrial land use. As shown, the proposed senior housing facility project would generate 264 daily trips. Conversely, the maximum yield under a Light Industrial designation would generate 910 daily trips. Thus, the proposed project would generate 646 fewer daily trips on Rocklin streets as compared to if light industrial uses were built on the project site per its previous land use and zoning designations.

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TRIP GENERATION COMPARISON		
Description	Quantity	Daily Trips
Senior Housing Facility	110 units	264
Light Industrial Use	239,580 sf	910
Net Difference (Light Industrial Use – Senior Housing Community)		-646
Note: Senior Housing Facility development: 110 units x 2.40 daily trips/unit = 264 daily trips (2.40 daily trips/unit derived from Institute of Traffic Engineers [ITE] 9 th Edition Trip Generation Manual, Continuing Care Retirement Community land use). Light Industrial development: 5.5 acres X 43,560 sf/acre = 239,580 sf x 0.5 floor to area ratio (FAR) = 119,790 sf x 7.6 trips/1000 sf derived from the City of Rocklin Traffic Model = 910 daily trips.		

Conclusion:

As evidenced by the trip generation comparison presented above and given the project’s anticipated reduction in demand for traffic capacity, capacity or level of service impacts from the proposed project are not anticipated. Because the above analysis has verified that the proposed project will not result in any significant traffic impacts more severe than those disclosed in the General Plan EIR, the City finds pursuant to CEQA Guidelines section 15168, subdivision (C) (4), that these cumulative “environmental effects of the [site-specific project] were covered in the program EIR.”

Vehicle Miles of Travel (VMT) is a transportation performance metric that is used as an input to air quality and noise analyses. VMT not only addresses the number of trips generated by a given land use, but also the length of those trips. By doing so, the placement of a given land use in proximity to complementary land uses, and available transit, walking and bicycling facilities are all considered. VMT can also be used to quantify the effects of proposed changes to a roadway network, transportation demand strategies, and investments in non-auto travel modes. VMT may be expressed in absolute numbers of as “per capita” rations, such as VMT per person, household, dwelling unit, employee, or service population (persons plus employees). For information purposes, the proposed Stanford Ranch Congregate Care Facility is projected to generate approximately 725 Vehicle Miles of Travel on an average daily weekday.

The project will be conditioned to contribute its fair share to the cost of circulation improvements via the existing citywide traffic impact mitigation (TIM) fee program that would be applied as a uniformly applied development policy and standard. The traffic impact mitigation fee program is one of the various methods that the City of Rocklin uses for financing improvements identified in the Capital Improvement Program (CIP). The CIP, which is overseen by the City’s Public Services Department, is updated periodically to respond to changing conditions and to assure that growth in the City and surrounding jurisdictions does not degrade the level of service on the City’s roadways. The roadway improvements that are identified in the CIP in response to anticipated growth in population and development in the City are consistent with the City’s Circulation Element. The traffic impact fee program collects funds

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from new development in the City to finance a portion of the roadway improvements that result from traffic generated by the new development. Fees are calculated on a citywide basis, differentiated by type of development in relationship to their relative traffic impacts. The intent of the fee is to provide an equitable means of ensuring that future development contributes their fair share of roadway improvements, so that the City’s General Plan Circulation policies and quality of life can be maintained.

South Placer Regional Transportation Authority

The South Placer Regional Transportation Authority (SPRTA) was formed through the establishment of a joint powers authority including the cities of Rocklin, Roseville and Lincoln, Placer County and the Placer County Transportation and Planning Agency in January 2002. SPRTA was formed for the implementation of fees to fund specialized regional transportation projects including planning, design, administration, environmental compliance, and construction costs. Regional transportation projects included in the SPRTA include Douglas Boulevard/Interstate 80 Interchange, Placer Parkway, Lincoln Bypass, Sierra College Boulevard Widening, State Route 65 Widening, Rocklin Road/Interstate 80 Interchange, Auburn Folsom Boulevard Widening, and Transit Projects. Similar to other members of SPRTA, the City of Rocklin has adopted a SPRTA fee for all development, and the proposed project would be

Highway 65 Interchange Improvement Fee

The cities of Rocklin and Roseville and Placer County have established the “Bizz Johnson” Highway Interchange Joint Powers Authority that has adopted an interchange traffic fee on all new development within Rocklin, Roseville and affected portions of Placer County. The purpose of the fee is to finance four interchanges on State Route 65 to reduce the impact of increased traffic from local development; the proposed project would be subject to payment of such a fee.

The development of the proposed project and the resulting addition of an 116,850 +/- square feet senior housing facility would not result in project specific significant effects as demonstrated by the trip generation comparison that is presented above. Payment of traffic impact fees as described above will reduce traffic impacts from the proposed project to a less than significant level.

The proposed project is not anticipated to have any impacts on air traffic because it is not located near an airport or within a flight path.

The proposed project is evaluated by the City’s Engineering Services Manager to assess such items as hazards due to a design feature or incompatible uses. In addition, the proposed project is evaluated by representatives of the City of Rocklin’s Fire and Police Departments to ensure

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that adequate emergency access is provided. Through these reviews and any required changes, a less than significant hazard or emergency access impact is anticipated.

The City of Rocklin’s Zoning Ordinance contains off-street parking requirements for different types of development projects, but there is no distinction in the City’s parking requirements for senior housing facilities. It should be noted that with past City projects that included age-restricted units (i.e., Villa Serena at Park Drive and Stanford Ranch Road, Bella Vida on Pacific Street and Whitney Ranch Assisted Living), specific parking ratios that are less than the City standards that most closely match the project have been proposed and approved; the Villa Serena project used a parking ratio of 1.17 spaces per unit, the Bella Vida project used a parking ratio of 0.75 parking space per unit and the Whitney Ranch Assisted Living project used a parking ratio of 0.68 parking spaces per unit. The City’s Zoning Ordinance does contain off-street parking requirements for apartments as follows: 1.75 spaces for one-bedroom units, of which one space shall be in an enclosed garage, and 2.45 spaces for two- or more bedroom units, of which one space shall be in an enclosed garage. The proposed project includes 24 garages for the 12 one bedroom and 12 two-bedroom apartments and then an additional 94 surface parking stalls (equivalent to 1.1 spaces per unit and 0.86 spaces per bed). The use of 1.1 spaces per unit parking ratio resulting in a total of 118 parking spaces will result in an adequate supply of parking.

The City of Rocklin seeks to promote the use of public transit through development conditions requiring park-and-ride lots, and bus turnouts. Bike lanes are typically required along arterial and collector streets. In the vicinity of the project there are existing Class II bike facilities along West Stanford Ranch Road, West Oaks Boulevard and Sunset Boulevard. The proposed project does not conflict with these bike lane locations or with other policies or programs promoting alternative transportation.

Significance:

Compliance with the mitigation measures incorporated into the General Plan goals and policies and payment of traffic impact mitigation fees described above would reduce transportation and traffic impacts to a less-than-significant level.

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed development and operation of an 116,850 +/- square feet senior housing facility will increase the need for utility and service systems, but not to an extent that will impact the ability of the utility and service providers to adequately provide such services.

Prior Environmental Review:

The General Plan EIR analyzed the anticipated impacts on utilities and service systems that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included increased generation of wastewater flow, provision of adequate wastewater treatment, increased demand for solid waste disposal, and increased demand for energy and communication services (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.13-1 through 4.13-34). The analysis found that while development and buildout of the General Plan can result in utilities and service system impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to utilities and service systems.

These goals and policies include, but are not limited to, requiring studies of infrastructure needs, proportional share participation in the financial costs of public services and facilities, coordination of private development projects with public facilities and services needed to serve the project and encouraging energy conservation in new developments.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable policies and standards, including the mitigation measures addressing impacts of urban development under the General Plan on utility and service systems incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

The proposed project site is located within the South Placer Municipal Utility District (SPMUD) service area for sewer. SPMUD has provided a letter regarding the proposed project indicating that the project is within their service area and eligible for service. SPMUD has a Master Plan, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. SPMUD collects connection fees to finance the maintenance and expansion of its facilities. The proposed project is responsible for complying

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with all requirements of SPMUD, including compliance with wastewater treatment standards established by the Central Valley Water Quality Control Board. The South Placer Wastewater Authority (SPWA) was created by the City of Roseville, Placer County and SPMUD to provide regional wastewater and recycled water facilities in southwestern Placer County. The regional facilities overseen by the SPWA include the Dry Creek and Pleasant Grove Wastewater Treatment Plants, both of which receive flows from SPMUD (and likewise from Rocklin). To project future regional wastewater needs, the SPWA prepared the *South Placer Regional Wastewater and Recycled Water Systems Evaluation* (Evaluation) in June 2007. The Evaluation indicates that as of June 2004, flows to both the wastewater treatment plants were below design flows. Specifically, the Dry Creek Wastewater Treatment Plant (WWTP) had an average dry weather flow of 10 million gallons/day (mgd) and an average dry weather capacity of 18 mgd, while the Pleasant Grove Wastewater Treatment Plant had an average dry weather flow of 7 mgd, and an average dry weather capacity of 12 mgd. According to SPMUD, in 2009 the Dry Creek WWTP had an inflow of 10.3 mgd, with Rocklin’s portion being 2.4 mgd, and the Pleasant Grove WWTP had an inflow of 7.0 mgd, with Rocklin’s portion being 2.0 mgd. Consequently, both plants are well within their operating capacities and there remains adequate capacity to accommodate the projected wastewater flows from this project. A less than significant wastewater treatment impact is thus anticipated.

The proposed project would be conditioned to require connection into the City’s storm drain system, with Best Management Practices features located within the project’s drainage system at a point prior to where the project site runoff will enter the City’s storm drain system. Other than on-site improvements, new drainage facilities or expansion of existing facilities would not be required as a result of this project.

The proposed project is located within the Placer County Water Agency (PCWA) service area. The PCWA has a Master Plan, which is periodically updated, to provide water to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. The PCWA collects hook-up fees to finance the maintenance and expansion of its facilities. A less than significant water supply impact would be anticipated.

The PCWA service area is divided into five zones that provide treated and raw water to Colfax, Auburn, Loomis, Rocklin, Lincoln, small portion of Roseville, unincorporated areas of western Placer County, and a small community in Martis Valley near Truckee. The proposed project is located in Zone 1, which is the largest of the five zones. Zone 1 provides water service to Auburn, Bowman, Ophir, Newcastle, Penryn, Loomis, Rocklin, Lincoln, and portions of Granite Bay.

PCWA has planned for growth in the City of Rocklin and sized the water supply infrastructure to meet this growth (PCWA 2006). PCWA has provided a letter regarding the proposed project indicating that the project is within their service area and eligible for service. The project site

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would be served by the Foothill WTP, which treats water diverted from the American River Pump Station near Auburn, and the proposed project’s estimated maximum daily water treatment demands would not exceed the plant’s permitted capacity. Because the proposed project would be served by a water treatment plant that has adequate capacity to meet the project’s projected demand and would not require the construction of a new water treatment plant, the proposed project’s water supply and treatment facility impacts would be considered less than significant.

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

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

The proposed project is not anticipated to interfere with existing operations or exceed the service capacity of utilities or service systems because the development of this site with urban uses was anticipated in the General Plan. The addition of an 116,850 +/- square feet senior housing facility is not anticipated to have a significant impact on utilities and service.

Significance:

Compliance with General Plan goals and policies and payment of necessary fees would ensure the impacts to public services are less than significant.

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

Conclusion:

Development in the South Placer region as a whole will contribute to regional air pollutant emissions, thereby delaying attainment of Federal and State air quality standards, regardless of development activity in the City of Rocklin and application of mitigation measures; as a result, the General Plan EIR determined that there would be significant and unavoidable cumulative air quality impacts. Buildout of the proposed project represents less vehicle trip generation and associated air quality impacts than that which was analyzed in the EIR.

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Development in the City and the South Placer region as a whole will result in cumulative, long-term impacts on biological resources (vegetation and wildlife), due to the introduction of domestic landscaping, homes, paved surfaces, and the relatively constant presence of people and pets, all of which negatively impact vegetation and wildlife habitat; as a result, the General Plan EIR determined that there would be cumulative significant and unavoidable biological resource impacts. Buildout of the proposed project represents conversion of the same vacant land area that was analyzed in the EIR.

Development in the City will substantially alter viewsheds and vistas as mixed urban development occurs on vacant land. In addition, new development will also generate new sources of light and glare; as a result, the General Plan EIR determined that there would be significant and unavoidable aesthetic impacts. Buildout of the proposed project represents conversion of the same vacant land area that was analyzed in the EIR.

The preceding analysis demonstrates that the effects discussed in the Mandatory Findings of Significance checklist section above will not occur as a consequence of the project. The project site is mostly surrounded by developed land. Specifically, the proposed project does not have the potential to: substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory. Although the proposed project could cause a significant effect on the environment, there will not be a significant effect in this case because of the project design and the application of the recommended mitigation measures and the City’s uniformly applied development policies and standards that will reduce the potential impacts to a less than significant level. Therefore, the project would have less than significant impacts.

The approval of the proposed project would not result in any new impacts that are limited, but cumulatively considerable, that are not already disclosed in the previously prepared environmental documents cited in this report. Therefore, the project would have less than significant impacts.

The approval of the proposed project would not have environmental effects that would cause substantial adverse effect on human beings. Therefore, the project would have less than significant impacts.

The preceding analysis demonstrates that these effects will not occur as a consequence of the project. The construction and operation of the Stanford Ranch Congregate Care Facility project would be consistent with the Rocklin General Plan and the Rocklin General Plan EIR.

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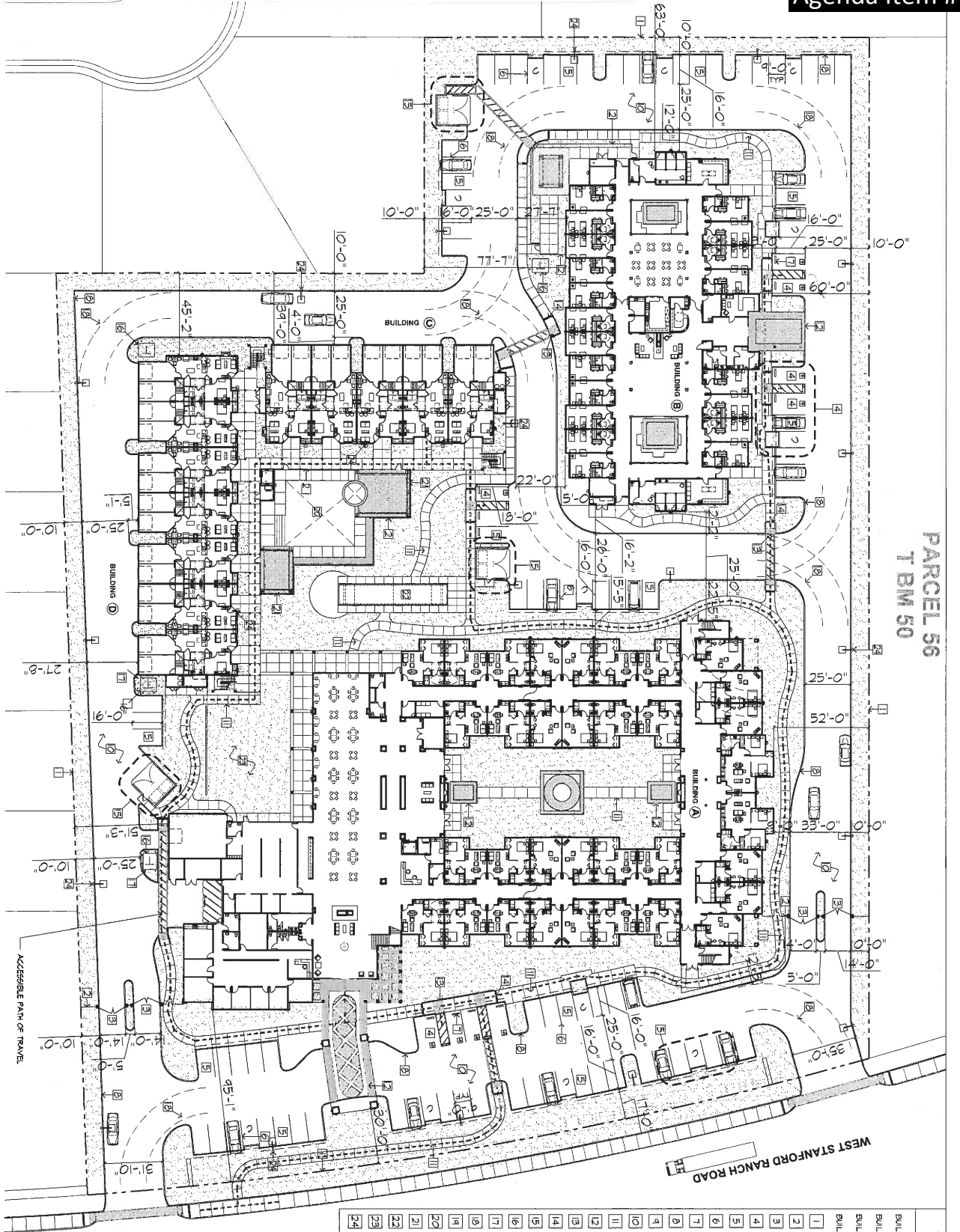
Section 5. References:

City of Rocklin General Plan, October 2012
City of Rocklin General Plan, Final Environmental Impact Report, August 2012
City of Rocklin General Plan, Draft Environmental Impact Report, August 2011
City of Rocklin Zoning Ordinance, Title 17 of the Rocklin Municipal Code
City of Rocklin Design Review Guidelines
JC Brennan & Associates, Environmental Noise Assessment and Addendum, West Oaks Residential, September 27, 2012 and December 20, 2012
JC Brennan & Associates, Environmental Noise Assessment, Traffic Noise at the Proposed Stanford Ranch Senior Housing, May 4, 2015
Raney Planning and Management, Air Quality and Greenhouse Gas Analysis, Stanford Ranch – Phases IV, Parcels 54, 55, 57 and 71 (West Oaks) Project, January 2013

Attachments

- Attachment A – Project Vicinity Map
 - Attachment B – Project Site Plan
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PARCEL 56
T BM 50

WEST STANFORD RANCH ROAD

ACCESSIBLE PATH OF TRAVEL

SHEET NOTES

- 1 PROPERTY LINE
- 2 FENCE
- 3 SECURITY GATE
- 4 ACCESSIBLE PARKING
- 5 4'-0" X 8'-0" PARKING STALL W/ 24' OVERHANG TYPICAL
- 6 4" WIDE PARKING STALL STRIPE
- 7 WHEELSTOP
- 8 6" CONCRETE CURB
- 9 PAVEMENT WALKWAYS
- 10 ASPHALT PAVING
- 11 CONCRETE PAVEMENT
- 12 CONCRETE APRON
- 13 INDICATED POINT TARGET MARK COLOR
- 14 3/4" WIDE X 1/4" DEEP DIRECTIONAL GROOVES 12' OVERALL DEPTH TYPICAL AT ALL SLOPED WALKS AND/OR RAMPS
- 15 TRASH ENCLOSURE
- 16 TRANSFORMER
- 17 4" PIPE BOLLARD
- 18 FIRE TRUCK TURNING RADIUS 36' INSIDE 1 50' OUTSIDE
- 19 SCREEN WALL
- 20 POOL
- 21 PATIO
- 22 BOCCI COURT
- 23 GARDEN & PAVED AREA DESIGN BY LANDSCAPE ARCHITECT
- 24 SITE LIGHTING

Borges
ARCHITECTURAL GROUP

STANFORD RANCH CONGREGATE CARE FACILITIES
ROCKLIN, CA

SITE PLAN

JOB NO. 1606 DATE: 7-2-15
1475 STONE POINT DRIVE SUITE 310 ROSEVILLE, CA 95661 T: 916 782 2288 F: 916 773 3037



SA-011

PLANNING COMMISSION RESOLUTION PC-2016-
RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW
(Stanford Ranch Congregate Care Facility / DR2015-0010)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. Design Review (DR2015-0010) allows the construction of a 110 unit, approximately 122,166 square foot independent living, assisted living, and memory care facility in the PD-20 zone on an approximately 5.5 acre site. Assessor's Parcel Number 017-081-067.

B. A mitigated negative declaration of environmental impacts for this project has been certified via Planning Commission Resolution [REDACTED].

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Exterior lighting has been oriented so as not to cause adverse glare and light to impact adjoining properties by the location and height of light standards in addition the project has been conditioned to use light fixtures that will direct the light downward.

G. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

H. The dimensions, placement, and design of the signs are compatible with the proposed buildings and structures and the surrounding development and environment.

I. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

J. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

K. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for the (Stanford Ranch Congregate Care Facility / DR2015-0010) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to issuance of the building permit. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. All utilities, including but not limited to water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the

project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)

- b. Solid Waste Disposal: The applicant shall install a split face CMU masonry trash enclosure with decorative masonry cap and solid metal gates, to the satisfaction of the Economic and Community Development Director. The location and design of the trash enclosure shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 16 feet (to accommodate two trash bins and a grease rendering container and gates designed to clear adjacent curbing to the satisfaction of Recology Auburn Placer). (PLANNING, RECOLOGY AUBURN PLACER)
- c. Prior to issuance of a Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager (FINANCE, BUILDING, PUBLIC SERVICES)

2. Schools

At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District (RUSD) all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District. (RUSD, BUILDING)

3. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:
(ENGINEERING, PLANNING)

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s). The grading and drainage plan shall include the following:
 - i) Stormwater Management
 - 1) Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls, if any, or acceptable alternative to the satisfaction of the City Engineer. All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)
 - 2) Prior to issuance of improvement plans, unless waived by the City Engineer, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)
 - i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
 - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.

- iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
 - 3) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
 - 4) Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
 - 5) Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
 - ii) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
 - iii) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. (ENGINEERING)
- b. All on-site standard improvements, including but not limited to:

- i) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.
 - ii) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
 - iii) To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
- c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, and exits. (ENGINEERING, PLANNING)
- d. The following on-site special improvements:
 - i) A six- to ten-foot tall split face CMU masonry sound wall, with decorative masonry cap and stone pilasters to match the existing Two Oaks Subdivision sound wall, shall be constructed along the southerly and westerly property line boundaries of the project site as indicated on Exhibit B. Wall height shall be measured relative to the Stanford Ranch Congregate Care Facility's finished grade elevations. {MM XII.-1} (ENGINEERING, PLANNING)
 - iii) Tubular steel fencing and gates shall be constructed as shown in Exhibit A and shall be of powder coated medium gauge, or better, steel or aluminum, or approved equivalent and dark (black, bronze, etc.) in color. (ENGINEERING, PLANNING)
- e. Improvement plans shall include landscape and irrigation plans for the installation of off-site landscaping in the public right-of-way along West Stanford Ranch Road adjacent to the subject parcel. The off-site landscape and irrigation plans shall comply with Condition 6 below.

All existing right-of-way landscaping including the irrigation system, if any, damaged during construction of the project's improvements shall be fully restored to its pre-project condition, to the satisfaction of the Directors of Economic and Community Development and Public Services. (PLANNING, PUBLIC SERVICES)

- f. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following that shall be included in the project notes on the improvement plans:
- i) Prior to the start of any grading or construction activities, the applicant shall submit a PCAPCD-approved dust control plan (consistent with PCAPCD Rule 228, Fugitive Dust) to the City Engineer. This plan shall ensure that adequate dust controls are implemented during all phases of project construction at the developer's expense, as enforced by the City of Rocklin. The plan shall include, but not be limited to the following:
 - Water exposed earth surfaces at least twice daily;
 - Reduce speeds on unpaved roads to 15 mph or lower (this speed must be posted);
 - Soil stabilizers shall be applied to inactive areas; and
 - Groundcover in disturbed areas shall be replaced as quickly as possible. {MM III-1.}
 - ii) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
 - iii) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.

- iv) During construction, the contractor shall minimize idling time to a maximum of five minutes for all diesel powered equipment.
 - v) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
 - vi) Processes that discharge two pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
 - vii) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
 - viii) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
 - ix) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- g. The following noise conditions shall be included in the notes on the face of the improvement plans: (ENGINEERING)
- i) All “self-powered” construction equipment and stationary noise sources (e.g. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g. mufflers). (ENGINEERING, BUILDING)
 - ii) Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (e.g. pumps, electrical generators, etc.) shall be located away from the existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)

- iii) All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

- h. The following cultural resource condition shall be included in the project notes on the improvement plans, to the satisfaction of the City Engineer:

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

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section

5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). {MM V.-1} (ENVIRONMENTAL SERVICES, ENGINEERING)

- i. The following biological resource condition shall be included in the project notes on the improvement plans, to the satisfaction of the City Engineer:

Prior to the start of grading or construction activities, the applicant/developer shall submit documentation of a survey for nesting raptors and migratory birds. If the survey results are negative, no further mitigation is required. If the survey results are positive, the developer shall consult with the City and the California Department of Fish and Wildlife as detailed below:

The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).

If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant/developer shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 30 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Documentation of the survey shall be provided to the City and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September - January), a survey is not required and no further studies are necessary. {MM IV-1.} (ENVIRONMENTAL SERVICES, ENGINEERING)

4. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

5. Landscaping

a. Final landscape plans shall be provided by the developer and approved by the Director of Economic and Community Development. The landscape plans shall comply with the following requirements: (PLANNING)

i) The landscaping plan shall be prepared by a landscape architect and shall include:

(1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials:

Shrubs shall be a minimum of five (5) gallon and trees a minimum of fifteen (15) gallon and meet the minimum height specified by the American Standards for Nursery Stock.

(2) A section diagram of proposed tree staking.

- (3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
 - (4) Along the public right-of-way, berming of landscape strips or the installation of shrubs to screen the undercarriages of vehicles as viewed from off-site.
 - (5) Provision for the shading of the parking lot spaces by shade trees of appropriate size(s) and characteristic(s) planted at a minimum of one for every five parking spaces, to the satisfaction of the Economic and Community Development Director.
 - (6) Granite or moss rock boulders along the planting strips.
- ii) The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the water Conservation and Landscaping Act. Government Code §65591, et seq.
- b. The parking lot lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted.
 - c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

6. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along West Stanford Ranch Road. The agreement shall stipulate that the City of Rocklin shall maintain the irrigation system and the property owner shall maintain all plant materials. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING, PUBLIC SERVICES)

7. Architecture

- a. All wall-mounted mechanical equipment shall be installed and color-matched to the adjacent building color to minimize its visibility, to the satisfaction of the Economic and Community Development Director. (PLANNING)
- b. The architecture of the facility, including finishes and details, shall be in substantial conformance with Exhibit A. (PLANNING)

8. Lighting

All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties and to incorporate “dark sky” provisions. Cut-off shoebox type lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground. The photometric shall be reviewed and revised if needed to avoid “hot spots” under the parking lot lights. Light poles shall be a maximum of 20’ in height as measured from grade to the top of the light. The lighting design plan shall be approved by the Economic and Community Development Director for compliance with this condition. (PLANNING)

9. Signs

All signs shall conform to the Design Review Guidelines and Sign Ordinance of the City of Rocklin and the sign designs and locations as shown on Exhibit A. All monument signs shall be located outside of any public utility easements. (PLANNING)

10. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground- or roof -mounted, shall be screened from view from all public rights-of-way and the design of the screening shall be in harmony with the architectural design of the building, to the satisfaction of the Economic and Community Development Director. (PLANNING)
- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

11. Outdoor Storage

All incidental and miscellaneous outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid and view obstructing, constructed of metal or other durable and sturdy materials acceptable to the Economic and Community Development Director. (PLANNING)

12. Air Quality

a. During project construction, contractors shall be required to use low VOC paints for exterior and interior finishes. Prior to the issuance of a Building Permit, the project contractor(s) shall submit for approval to the Building Division proof of usage of low VOC paint. (PLANNING, BUILDING) {MM III-2.}

b. Prior to issuance of building permits, the project applicant shall pay their air quality fair-share Off-site Mitigation Fee sufficient to reduce the project’s ROG and NOX emissions to 10 pounds per day, for the review and approval of the PCAPCD and the City of Rocklin Planning Division. Per calculations provided by the PCAPCD, the total cost for the multi-family housing component (the Stanford Ranch Congregate Care Facility site) of the project is \$16,654.00 (\$151.40/unit assuming 110 units). The applicant shall provide a receipt from the PCAPCD to demonstrate proof of payment.

Or

Prior to issuance of building permits, the applicant shall develop and propose an off-site mitigation project (equivalent to the emission reductions required for the proposed project to meet PCAPCD thresholds of significance), subject to review and approval by the City of Rocklin Planning Division and the PCAPCD. The applicant shall provide proof that the off-site mitigation project would reduce emissions at an equivalent amount as would be required of the proposed project. (PLANNING, BUILDING) {MM III-3.}

13. Security

a. Prior to building permit issuance, the applicant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the names and telephone numbers of a

responsible party to contact the operator of the facility. (PLANNING, POLICE)

- b. Prior to building occupancy of each building, the property owner shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the facility , if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

14. Maintenance

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)
- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

15. Special Conditions

- a. The facility operator shall provide or contract with appropriate parties to provide regular daily shuttle services for residents to shopping, entertainment and social service facilities. Proof of satisfaction of this condition shall be provided prior to the issuance of a Certificate of Occupancy for the first building, to the satisfaction of the Economic and Community Development Director. (BUILDING, PLANNING)
- b. To avoid impacts to Fire Services that are in excess of other substantially similar uses in Rocklin, the City has established a reasonable amount of service calls that can be expected to occur within a 30-day period and within a calendar year for an assisted living use. Calls for service generated from this facility will be monitored on an ongoing basis and if the established number of calls for Fire Services is exceeded within either of the identified time periods, the facility will be charged fees for the disproportionate number of service calls that are made. Prior to building permit issuance, the applicant shall enter into an agreement with the City to establish a reasonable number calls for service and the amount to be charged for excess calls for service. (BUILDING, FIRE)

- c. The facility operator shall maintain a “parking enforcement plan” in substantial compliance with Exhibit C and City Code (17.66.020) that includes guarantees that garages shall be used for the parking of automobiles; including but not limited to a requirement that lease agreements for the Villa units include explicit provisions to limit garage storage and require the residents vehicle to be parked in the garage. Said “parking enforcement plan” shall be reviewed and approved by the Economic and Community Development Director prior to issuance of a Certificate of Occupancy for both of the independent living apartment buildings of the project. (BUILDING, PLANNING)
- d. Garages shall be equipped with roll-up doors with automatic garage door openers. (BUILDING, PLANNING)

16. Phasing

If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Economic and Community Development Director. The Economic and Community Development Director may condition the phasing to ensure each phase shall function independently. Landscaping along the entire street frontage may be required for design continuity and consistency of plant growth. (PLANNING, BUILDING)

17. Parks

- a. Park Development Fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the current fee per apartment unit is \$1,648.00. (BUILDING)
- b. Community Park Fees shall be paid as required by City Council Resolution 99-82. The amount of the current fee per multi-family dwelling unit is \$569.00. (BUILDING)

18. Monitoring

Prior to any grading on the property, developer shall deposit with the City of Rocklin the current fee to pay for the City’s time and material cost to administer the Mitigation Monitoring Program. The Economic and Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phases of construction. These amounts shall be paid prior construction of additional phases on this project. (PLANNING)

19. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City’s planning commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

20. Validity

This entitlement shall expire in two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 19th day of April, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

P:\PUBLIC PLANNING FILES__ PROJECT FILES\Stanford Ranch Congregate Care Facility\Meeting Packets\03 Stanford Ranch Congregate Care PC reso (DR2015-0013) - final.doc

EXHIBIT A

Stanford Ranch Congregate Care Facility / DR2015-0013

Design Review Documents are available at the Economic & Community Development
Department



BUILDING PROJECT DATA

Site Statistics			
Gross Site Area	Acres		Total Sq. Ft.
	5.5		239,558
Total Building Footprint (Including Garages)	% of Site Area		Total Sq. Ft.
	51%		122,166 sq. ft.
Parking Lot			16,191 sq. ft.
Landscaping			61,910 sq. ft.
Sidewalks Circulation			26,579 sq. ft.
Driveway Circulation			60,673 sq. ft.
Building 'A' - Congregate Care Assisted Living Facility			
Building Area	1st Floor	2nd Floor	Total
	41,288 sq. ft.	34,752 sq. ft.	76,040 sq. ft.
Units counts	Studio	Studio	Total
	14 units	14 units	66 units
Units Size	1 Bedroom	1 Bedroom	
	18 units	16 units	
Units Size	2 Bedroom	2 Bedroom	
	2 units	2 units	
Units Size	Studio	1 Bedroom	2 Bedroom
	433 sq. ft.	526 sq. ft.	771 sq. ft.
Maximum Building Height	Proposed		Allowable per Code
	39'-2"		40' & 3 stories
Parking	Code	Calculation	Spaces Required
	.5 space per each bed	70 beds x .5	35 spaces
Building 'B' - Congregate Memory Care Facility			
Building Area			Total
			16,917 sq. ft.
Units counts	1 Bed (Type A)	2 Beds (Type B)	Total
	10 units	10 units	20 units
Units Size	1 Bed (Type A)	2 Beds (Type B)	
	344 sq. ft.	348 sq. ft.	
Maximum Building Height	Proposed		Allowable per Code
	21'-0"		40' & 3 stories
Parking	Code	Calculation	Spaces Required
	.5 space per each bed	30 beds x .5	15 spaces

SITE PROJECT DATA

Buildings 'C' and 'D' - Congregate Care Villas						
Building C Area	1st Floor (excluding garages)	2nd Floor				Total
	4,454 sq. ft.	5,556 sq. ft.				10,010 sq. ft.
Building D Area	1st Floor (excluding garages)	2nd Floor				Total
	6,094 sq. ft.	7,767 sq. ft.				13,861 sq. ft.
Units Counts	1 Bedroom	2 Bedroom				Total
	12 units	12 units				24 Units
Units Size	1 Bedroom (excluding garages)	2 Bedroom				
	845 sq. ft.	1,105 sq. ft.				
Covered Walkways & Garage	1st Floor	2nd Floor	Garage			Total
	3,014 sq. ft.	3,347 sq. ft.	5,338 sq. ft.			11,699 sq. ft.
Maximum Building Height	Proposed					Allowable per Code
	29'-10"					40' & 3 stories
Parking	Code	Calculation				Spaces Required
	1 bedroom = garage +.75 spaces 2 bedroom = garage +1.45 spaces	1 Bedroom = (12 x .75) 2 Bedroom = (12 x 1.45) Plus garages				24 garges + 27 spaces
Total Building Area (Excluding Garages):						116,828 sq. ft.
Zoning and General Plan						
Accessor Parcel Number	017-081-067					
Zoning	PD-20					
General Plan Designation	HDR					
Density	Proposed					Allowable by Zoning
	110 units					110 units
Parking	Proposed					Required by Zoning
	24 garages + 94 spaces					24 garages + 77 spaces
Parking Summary						
Parking	Code	Calculation				Spaces Required
Bldg A - Assisted Living Facility	0.5 space per each bed	70 beds x 0.5				35 spaces
Bldg B - Memory Care Facility	0.5 space per each bed	30 beds x 0.5				15 spaces
Bldgs C & D - Independent Living Villas	1 bedroom = garage +.75 spaces 2 bedroom = garage +1.45 spaces	1 Bedroom = (12 x .75) 2 Bedroom = (12 x 1.45) Plus garages				24 garages + 27 spaces
Total parking required						101 spaces required
Total parking provided						118 spaces provided
			standard			74 spaces
			compact			11 spaces
			accessible			9 spaces
			garage			24 spaces
Overall parking ratio	0.95 space per unit	0.86 space per bed				

CONTACT INFORMATION

OWNER:
STANFORD RANCH I, LLC.
3140 PEACEKEEPER WAY
McCLELLAN, CA 95652
DENTON KELLY
email: dkelly@dkcapital.com
TELE: (916) 985-7200

ARCHITECT:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
KARENDA MACDONALD
email: karendae@borgesarch.com
TELE: (916) 782-7200
FAX: (916) 773-3037

SERVICE PROVIDERS

GAS & ELECTRICITY:
PG&E
151 N. SUNRISE AVE. #151
ROSEVILLE, CA 95681
TELE: (800) 743-5000

WATER:
PLACER COUNTY WATER AGENCY
144 FERGUSON ROAD
AUBURN, CA 95603
TELE: (530) 823-4850

SEWER:
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)
5807 SPRINGVIEW DRIVE
ROCKLIN, CA 95677
TELE: (916) 788-8555

WASTE COLLECTION:
RECOLOGY AUBURN PLACER
12305 SHALE RIDGE ROAD
AUBURN, CA 95602
TELE: (530) 885-3735

TELEPHONE:
AT&T
3707 KINGS WAY #815
SACRAMENTO, CA 95821
TELE: (800) 310-2355

CABLE & TELEPHONE:
WAVE BROADBAND
4120 CITRUS AVENUE
ROCKLIN, CA 95677
TELE: (916) 852-9479
TELE: (866) 928-3123

DSL & TELEPHONE:
CONSOLIDATED COMMUNICATIONS (CCI)
211 LINCOLN STREET
ROSEVILLE, CA 95678
TELE: (844) 988-7224

VICINITY MAP



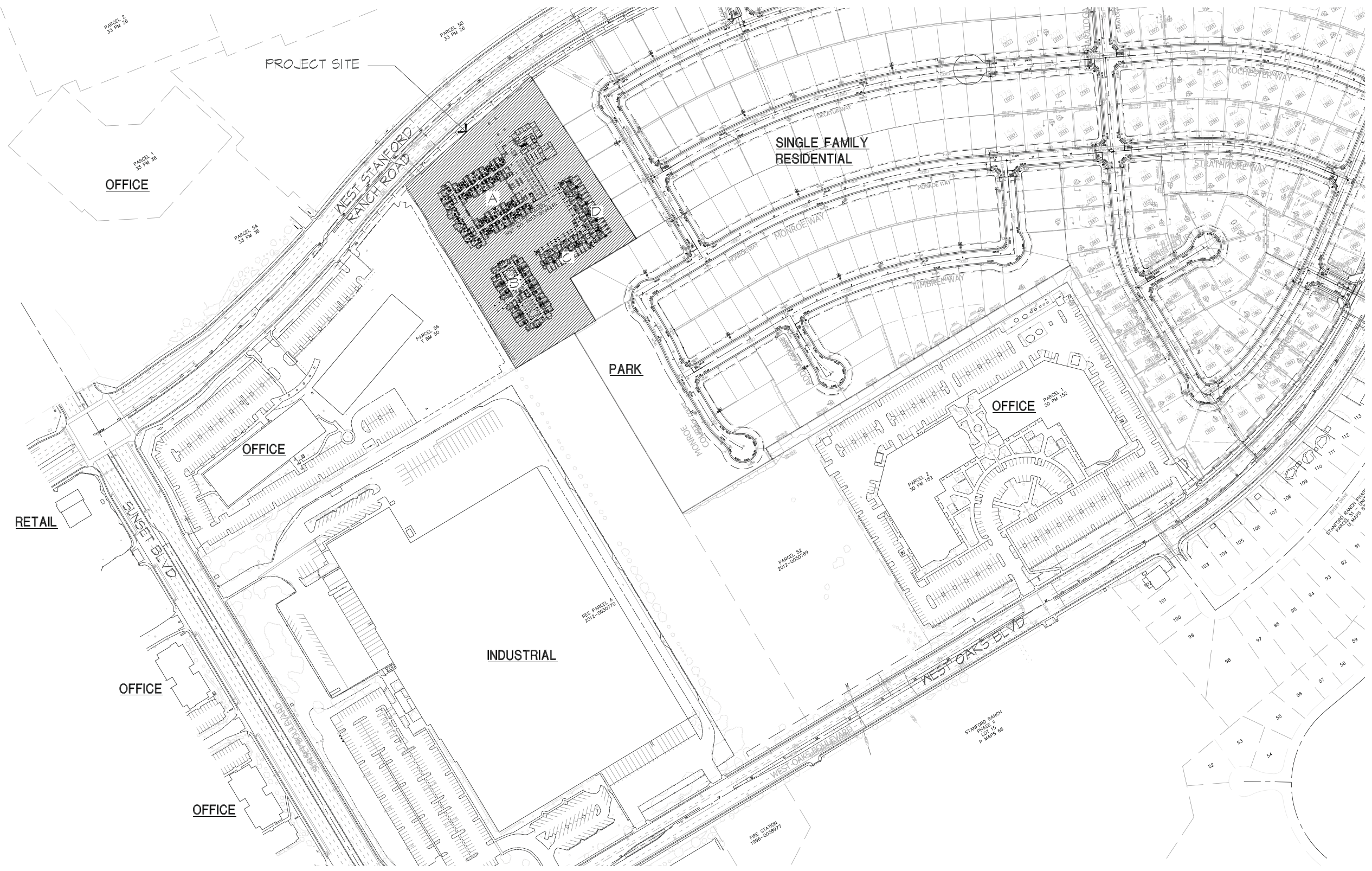
SHEET INDEX

- SA-001 COVER SHEET
- SA-010 OVERALL VICINITY SITE PLAN
- SA-011 SITE PLAN
- SA-012 SITE DETAILS
- SA-111 MAIN FLOOR PLAN - BLDG. A - CONGREGATE CARE ASSISTED LIVING
- SA-112 SECOND FLOOR PLAN - BLDG. A - CONGREGATE CARE ASSISTED LIVING
- SA-113 ROOF PLAN - BLDG. A - CONGREGATE CARE ASSISTED LIVING
- SA-114 EXTERIOR ELEVATIONS - BLDG. A - CONGREGATE CARE ASSISTED LIVING
- SA-115 BUILDING SECTIONS - BLDG. A - CONGREGATE CARE ASSISTED LIVING
- SA-211 FLOOR & ROOF PLAN - BLDG. B - CONGREGATE MEMORY CARE
- SA-212 EXTERIOR ELEVATIONS - BLDG. B - CONGREGATE MEMORY CARE
- SA-213 BUILDING SECTIONS - BLDG. B - CONGREGATE MEMORY CARE
- SA-311 MAIN FLOOR PLAN - BLDGS. C & D - CONGREGATE CARE VILLAGES
- SA-312 SECOND FLOOR PLAN - BLDGS. C & D - CONGREGATE CARE VILLAGES
- SA-313 ROOF PLAN - BLDGS. C & D - CONGREGATE CARE VILLAGES
- SA-314 EXTERIOR ELEVATIONS - BLDGS. C & D - CONGREGATE CARE VILLAGES
- SA-315 BUILDING SECTIONS - BLDGS. C & D - CONGREGATE CARE VILLAGES
- C-001 PRELIMINARY GRADING PLAN
- LA-1 PRELIMINARY LANDSCAPE PLAN
- LA-2 PRELIMINARY LANDSCAPE LAYOUT
- LA-3 TREE LIST & LEGEND
- E-001 SITE PHOTOMETRIC

EXHIBIT A
DR2015-0013

Packet Pg. 142

Agenda Item #7.b.

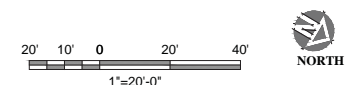
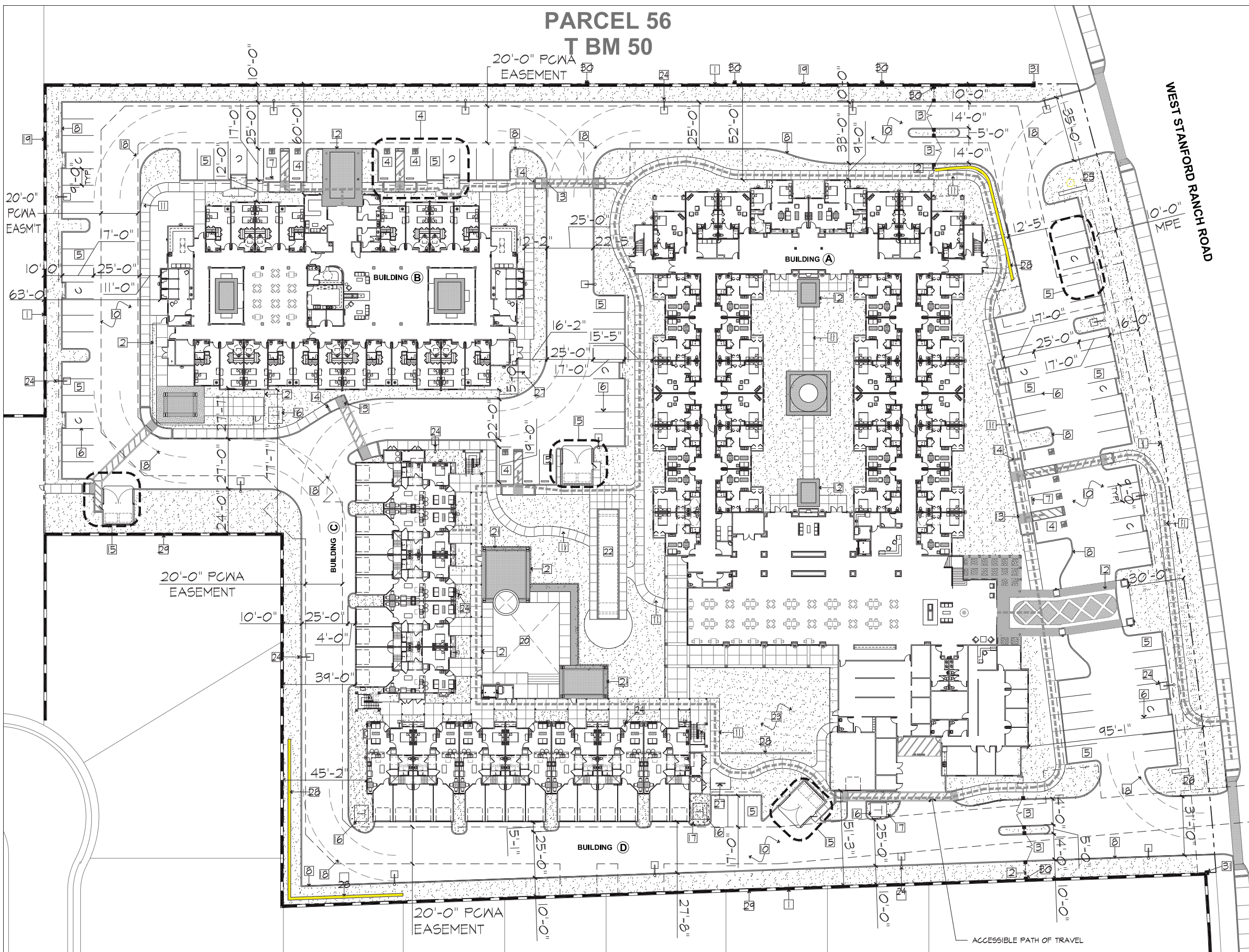


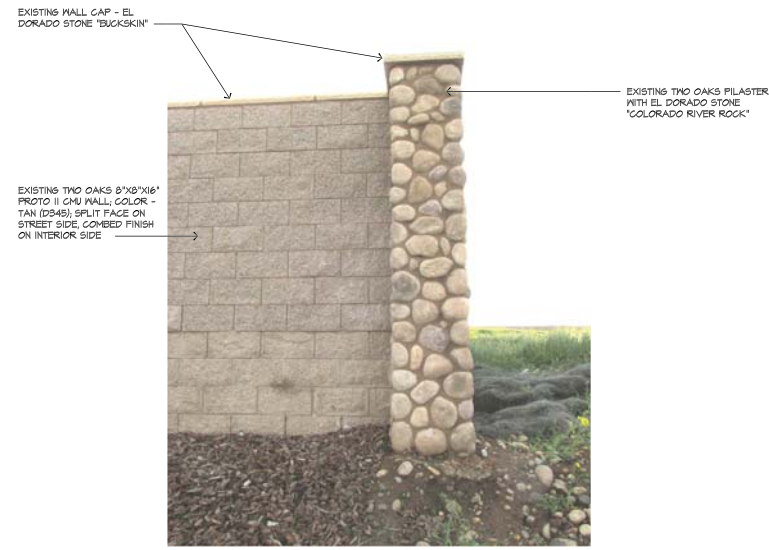
PARCEL 56
T BM 50

SHEET NOTES

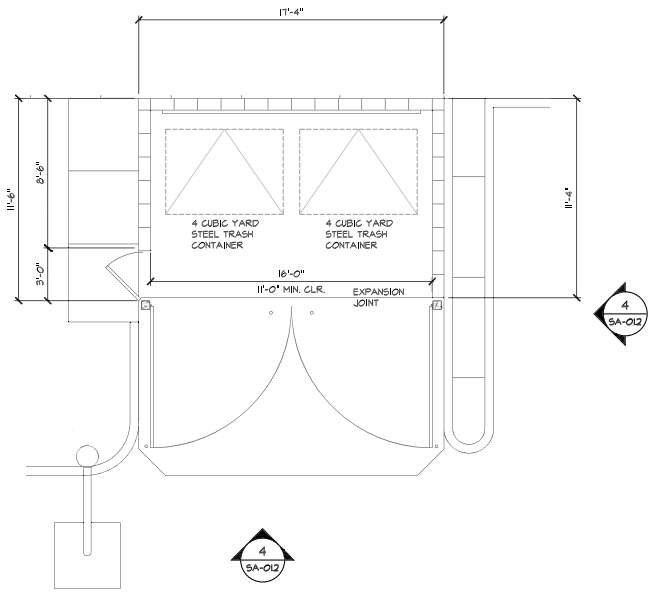
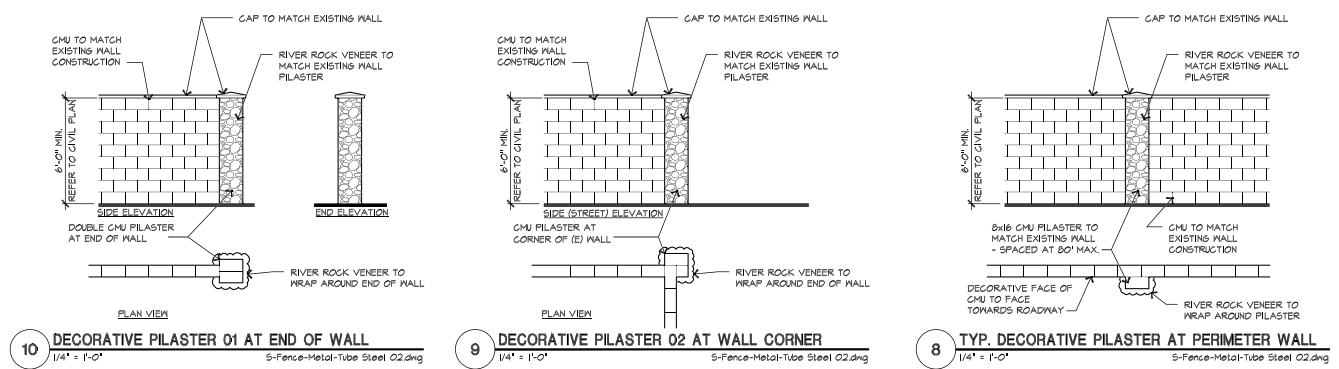
- BUILDING A CONGREGATE CARE ASSISTED LIVING - 66 UNITS
- BUILDING B CONGREGATE MEMORY CARE FACILITY - 20 UNITS
- BUILDING C CONGREGATE CARE VILLAS - 12 UNITS
- BUILDING D CONGREGATE CARE VILLAS - 12 UNITS

- 1 PROPERTY LINE
- 2 FENCE (2 SA-012)
- 3 SECURITY GATE
- 4 ACCESSIBLE PARKING
- 5 9'-0" X 19'-0" PARKING STALL W/ 24" OVERHANG AT LANDSCAPING, TYPICAL (3 SA-012)
- 6 4" WIDE PARKING STALL STRIPE
- 7 WHEELSTOP
- 8 6" CONCRETE CURB
- 9 PAVER WALKWAYS
- 10 ASPHALT PAVING
- 11 CONCRETE PAVEMENT
- 12 CONCRETE APRON
- 13 TRUNCATED DOME TACTILE MATS, COLOR: YELLOW, 36" DEEP, WIDTH OF WALK.
- 14 3/4" WIDE X 1/4" DEEP DIRECTIONAL GROOVES, 12" OVERALL DEPTH, TYPICAL AT ALL SLOPED WALKS AND/OR RAMPS
- 15 TRASH ENCLOSURE (6 SA-012)
- 16 TRANSFORMER
- 17 4" PIPE BOLLARD
- 18 FIRE TRUCK TURNING RADIUS: 36' INSIDE & 50' OUTSIDE
- 19 SCREEN WALL, DECORATIVE SURFACE TO FACE (8 SA-012)
- 20 POOL
- 21 PATIO
- 22 BOCCI COURT
- 23 GARDEN & PATIO AREA DESIGN BY LANDSCAPE ARCHITECT
- 24 SITE LIGHTING (5 SA-012)
- 25 LARGE MONUMENT SIGN (1 SA-012)
- 26 SMALL MONUMENT SIGN (7 SA-012)
- 27 BICYCLE RACK (7 SA-012)
- 28 LANDSCAPE SCREEN WALL OR RETAINING WALL.
- 29 SOUND WALL UNDER SEPARATE APPROVAL.
- 30 TYP. DECORATIVE PILASTER (8 SA-012)
- 31 SPECIAL DECORATIVE PILASTER (10 SA-012, 9 SA-012)

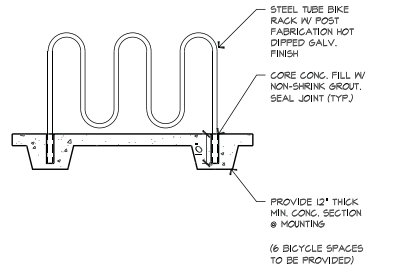




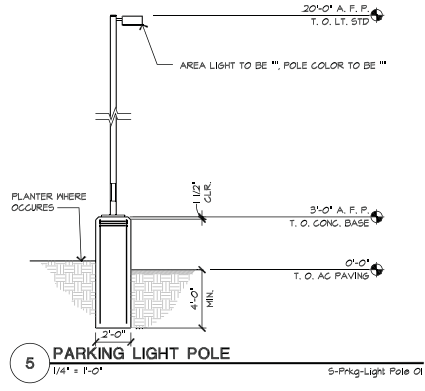
11 EXISTING TWO OAKS DECORATIVE PILASTER
NOT TO SCALE



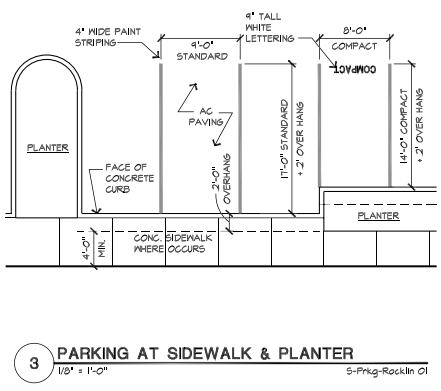
6 ROCKLIN TRASH ENCLOSURE PLAN
1/4" = 1'-0" S-TE-Sac County-Plan Elev 01



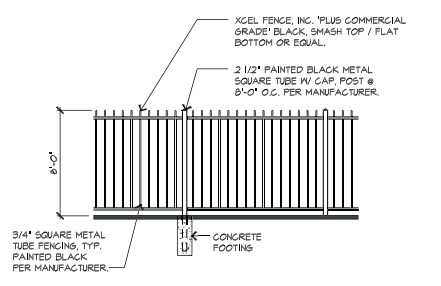
7 BIKE RACK
1/2" = 1'-0" S-Prag-Other-Bike Rack 01



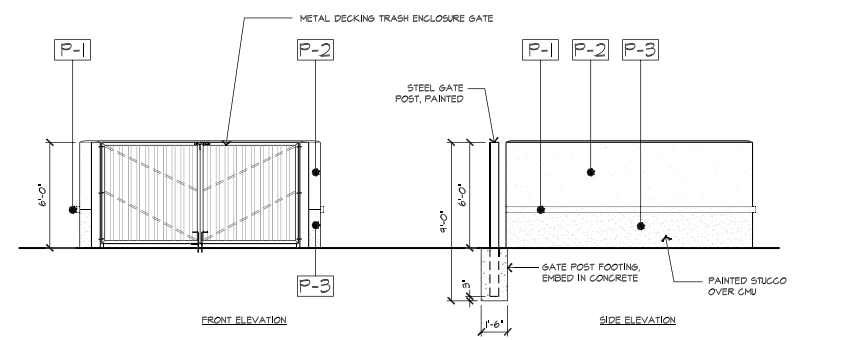
5 PARKING LIGHT POLE
1/4" = 1'-0" S-Prag-Light Pole 01



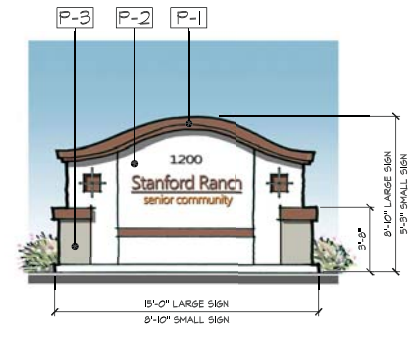
3 PARKING AT SIDEWALK & PLANTER
1/8" = 1'-0" S-Prag-RackIn 01



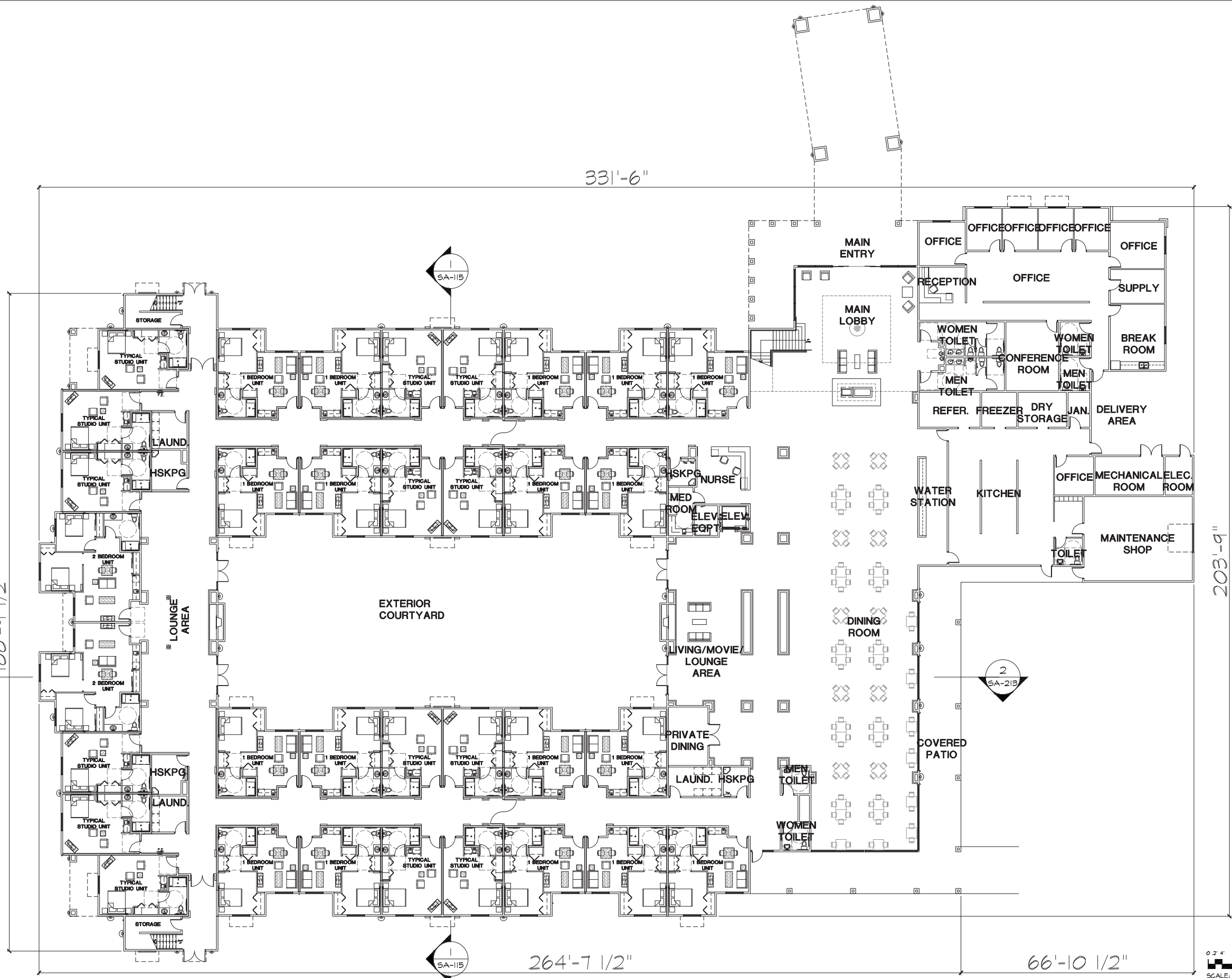
2 DECORATIVE WROUGHT IRON FENCE
1/4" = 1'-0" S-Fence-Metal-Tube Steel 02.dwg

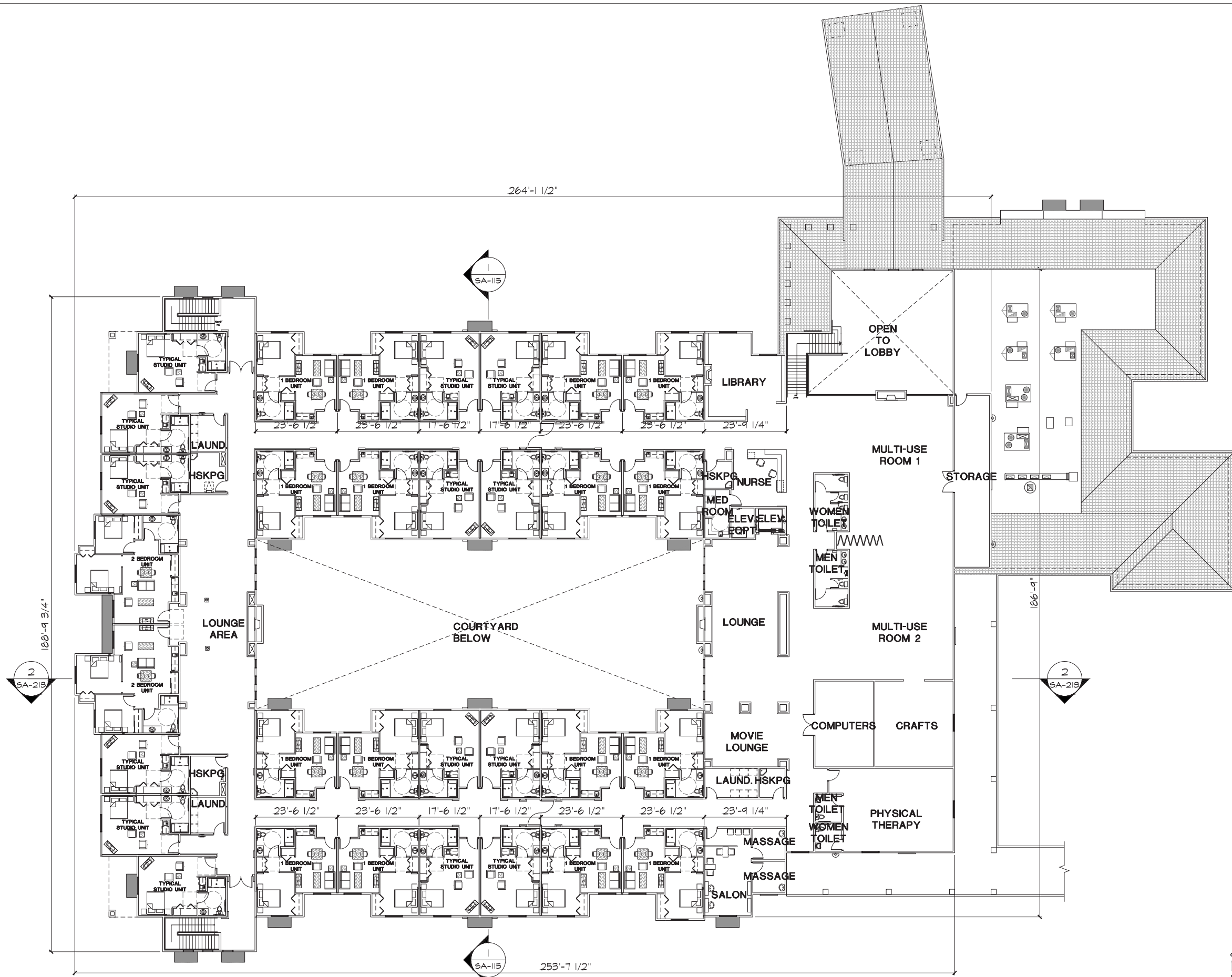


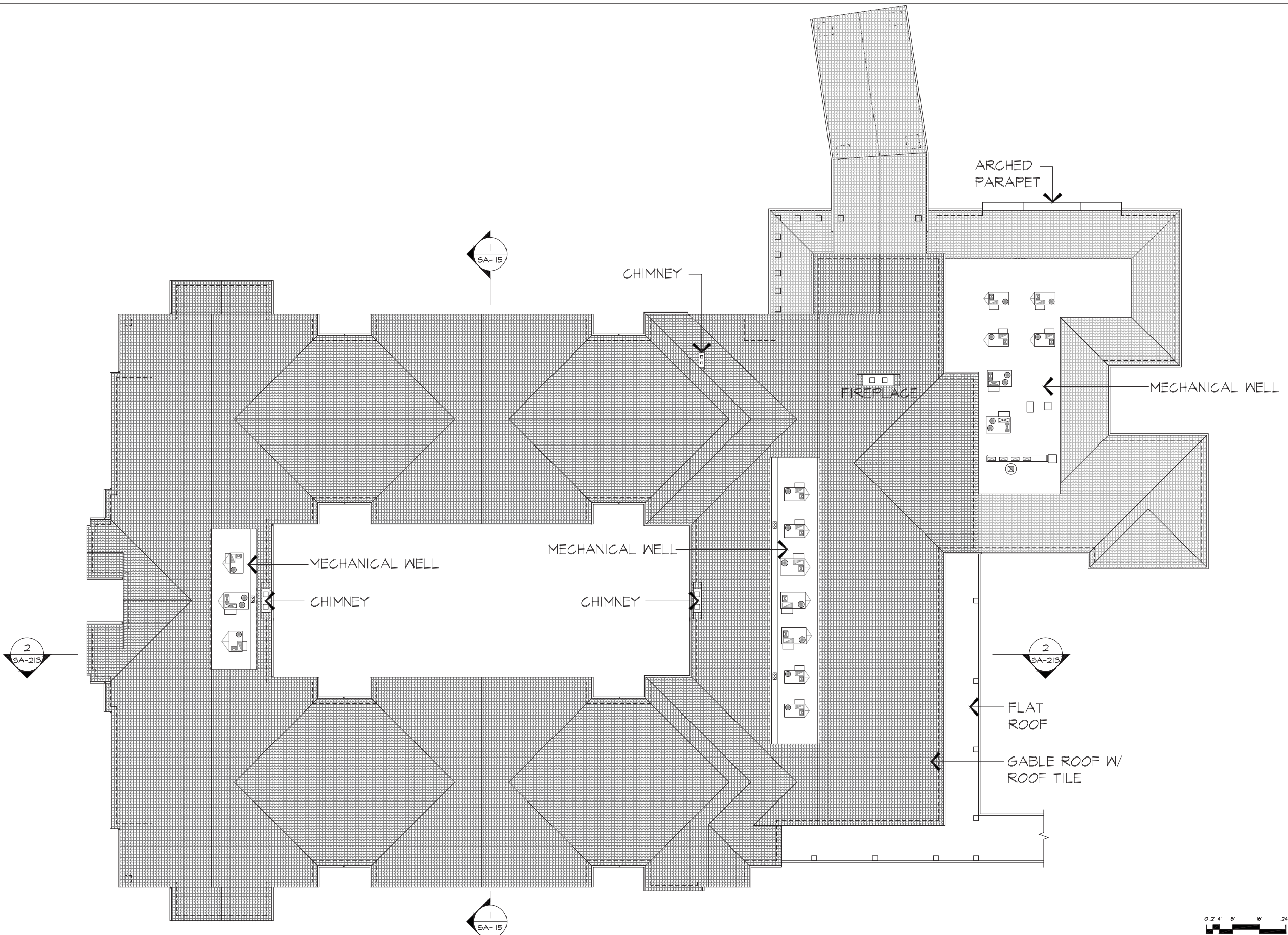
4 ROCKLIN TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0" S-TE-Sac County-Plan Elev 01



1 MONUMENT SIGN
1/4" = 1'-0" S-Monument Sign 01



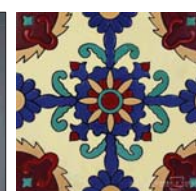






MATERIALS & COLOR LEGEND

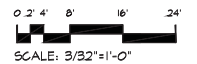
	R-1 EAGLE ROOF TILE VALLEJO RANGE 3606 MALIBU
	P-1 DUNN EDWARDS PAINT DEC702 ANTIQUE ROSE - LRV19
	P-2 DUNN EDWARDS PAINT DEC785 WHISPER GRAY - LRV73
	P-3 DUNN EDWARDS PAINT DEC620 BARNWOOD GRAY - LRV31
	FA1 FABRIC AWNING - SUNBRELLA 4667-0000 MAHOGANY
	G-1 GLAZING - 1/4" SUN-GUARD LE-63 CLEAR
	SF1 ALUMINUM STOREFRONT BLOMBERG WHITE

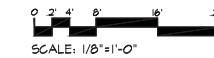
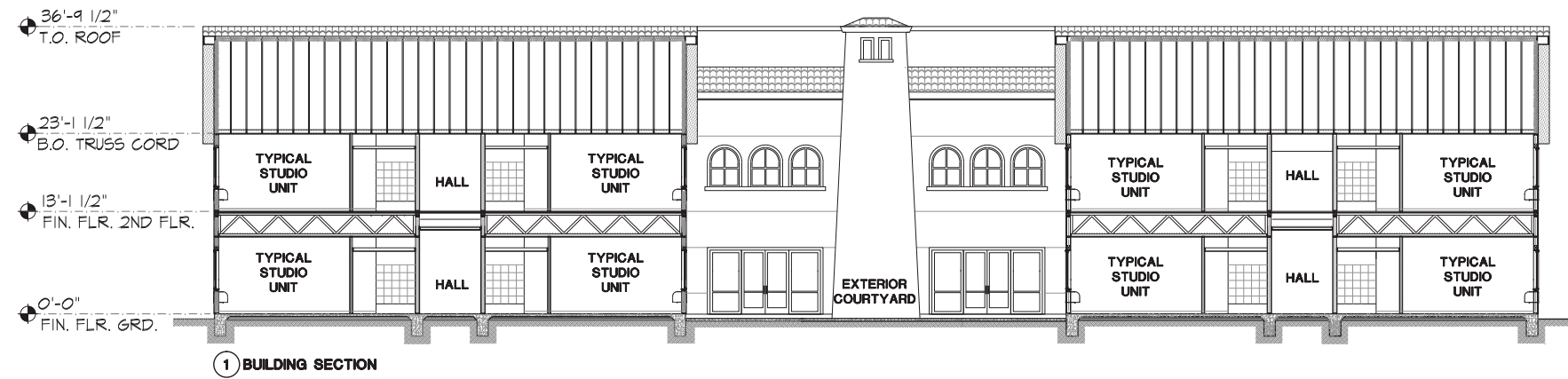


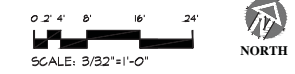
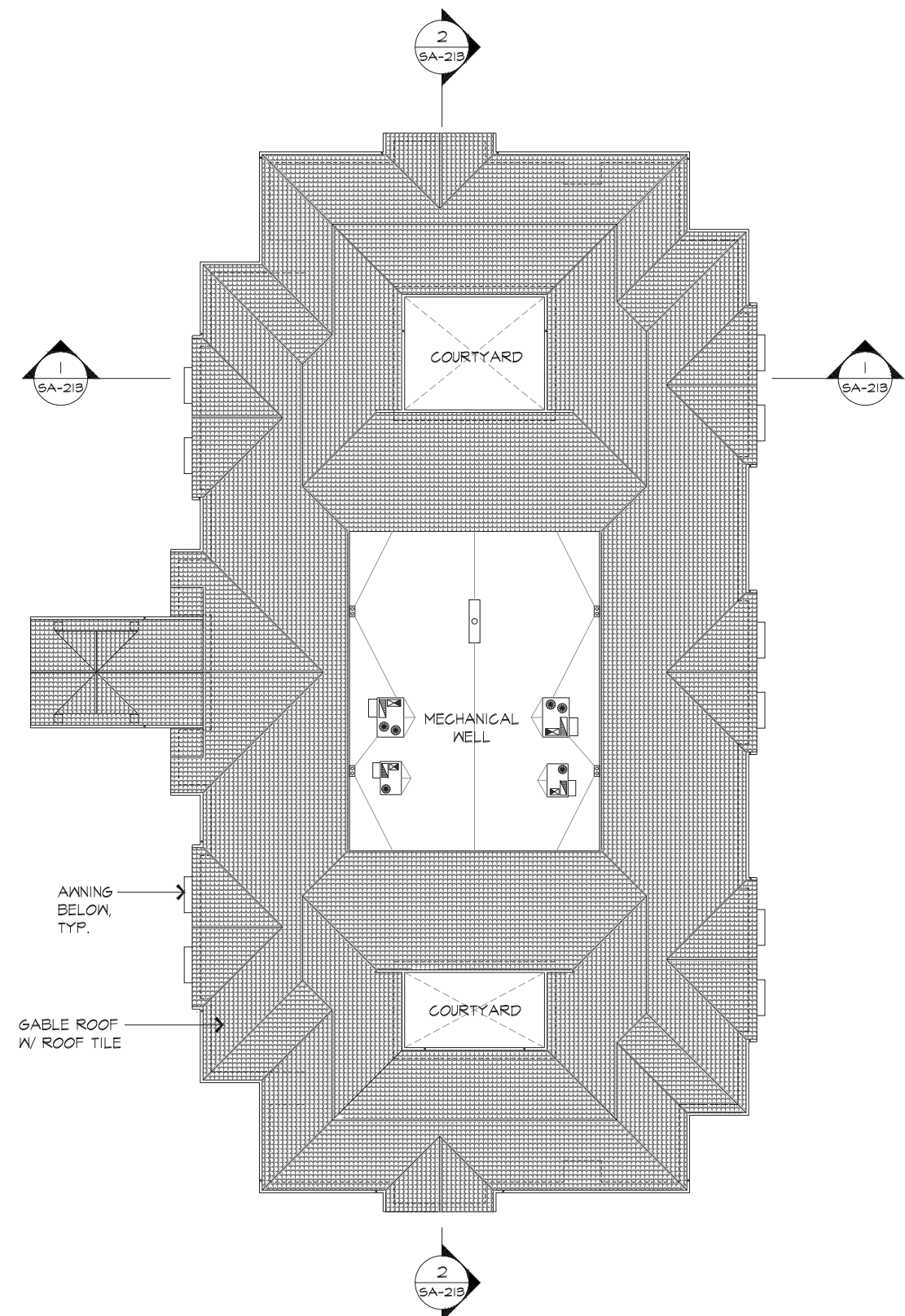
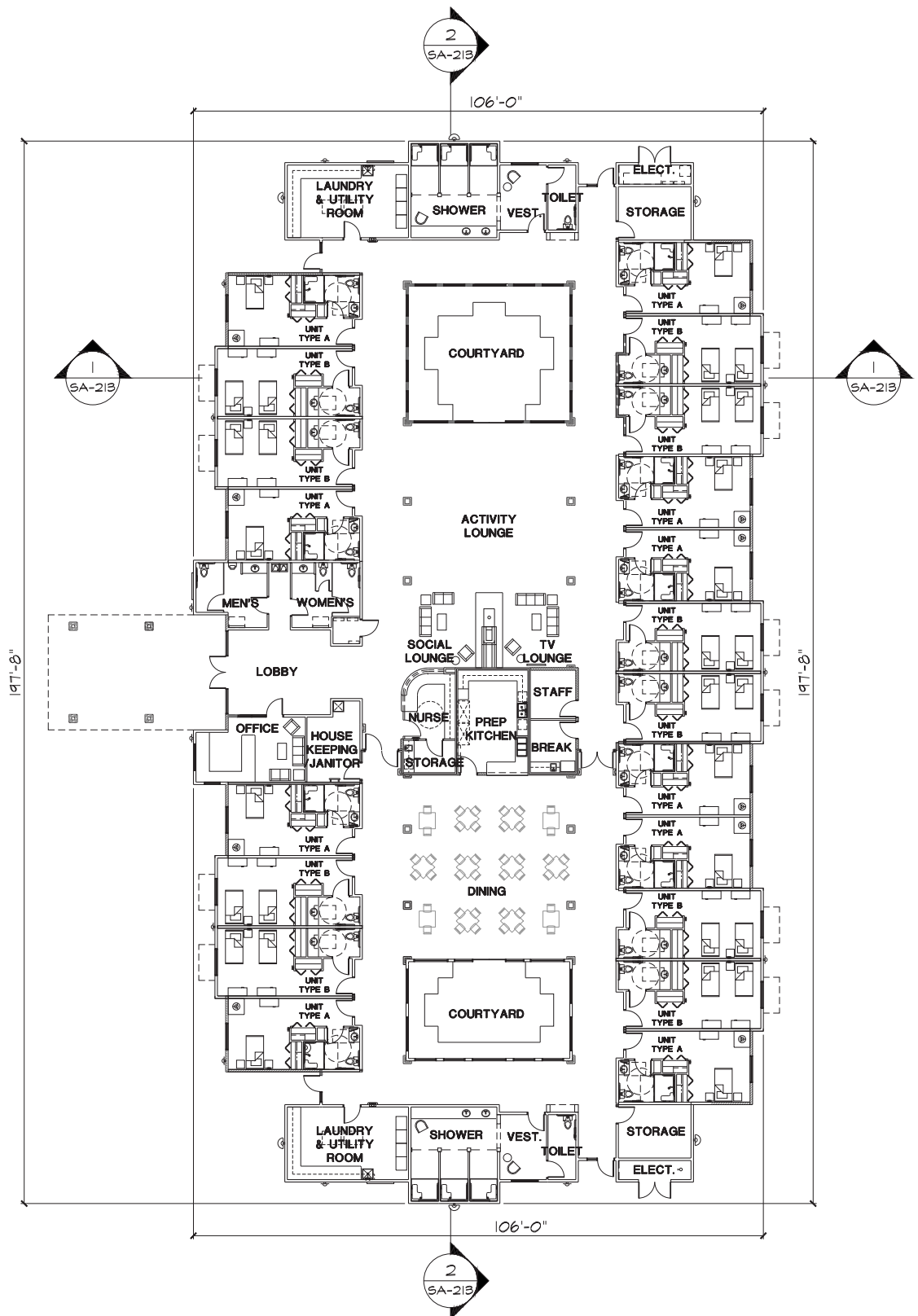
L-1
EXTERIOR WALL
SCONCE PRISMA
MIMIK 20 WITH
DECORATIVE
SPANISH TILE FACE



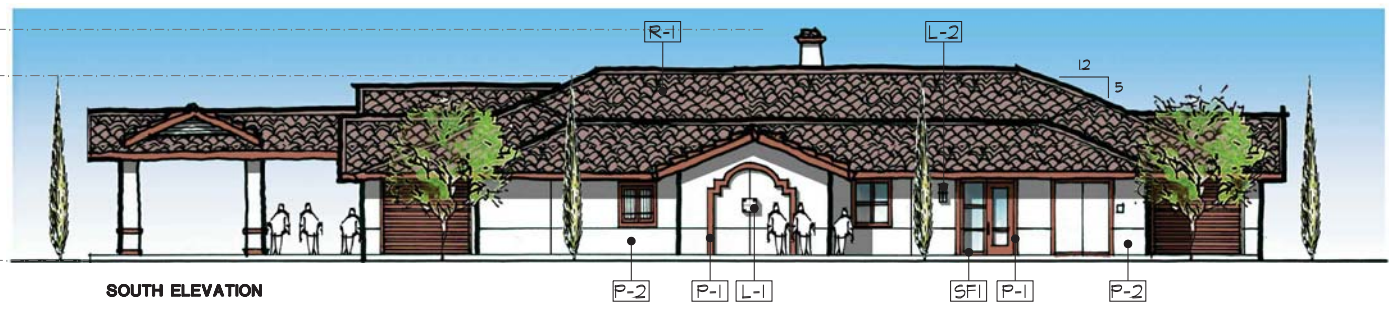
L-2
ENTRY LIGHTING
HI-LIGHT
SANTA BARBARA
OUTDOOR 2 LIGHT
SMALL WALL BRACKET
MODEL #9001MB







26'-3"
T.O. CHIMNEY
21'-0"
T.O. ROOF
0'-0"
FIN. FLR. GROUND



SOUTH ELEVATION

26'-3"
T.O. CHIMNEY
21'-0"
T.O. ROOF
+10'-0"
T.O. PLATE
0'-0"
FIN. FLR. GROUND



NORTH ELEVATION

26'-3"
T.O. CHIMNEY
21'-0"
T.O. ROOF
+10'-0"
T.O. PLATE
0'-0"
FIN. FLR. GROUND



WEST ELEVATION

26'-3"
T.O. CHIMNEY
21'-0"
T.O. ROOF
+10'-0"
T.O. PLATE
0'-0"
FIN. FLR. GROUND



EAST ELEVATION

MATERIALS & COLOR LEGEND

-  **R-1** EAGLE ROOF TILE
VALLEJO RANGE
3606 MALIBU
-  **P-1** DUNN EDWARDS PAINT
DEC702 ANTIQUE ROSE - LRV19
-  **P-2** DUNN EDWARDS PAINT
DEC785 WHISPER GRAY - LRV73
-  **P-3** DUNN EDWARDS PAINT
DEC620 BARNWOOD GRAY - LRV31
-  **FA1** FABRIC AWNING - SUNBRELLA
4667-0000 MAHOGANY
-  **G-1** GLAZING - 1/4" SUN-GUARD
LE-63 CLEAR
-  **SF1** ALUMINUM STOREFRONT
BLOMBERG WHITE



L-1

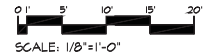


**EXTERIOR WALL
SCONCE PRISMA
MIMIK 20 WITH
DECORATIVE
SPANISH TILE FACE**

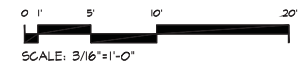
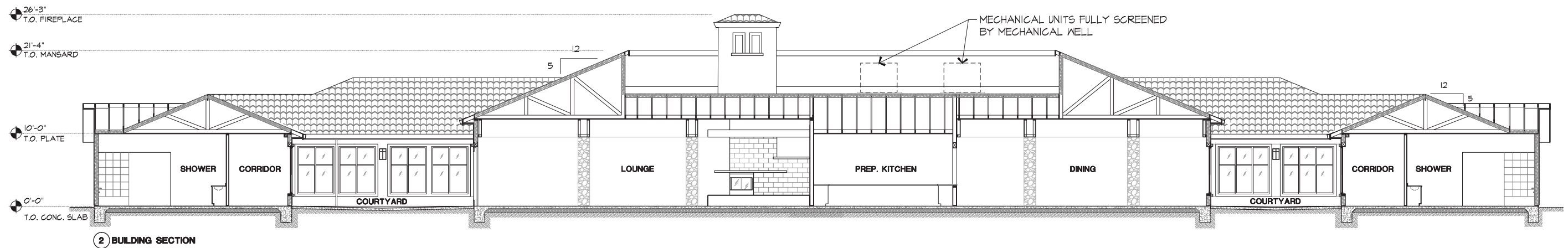
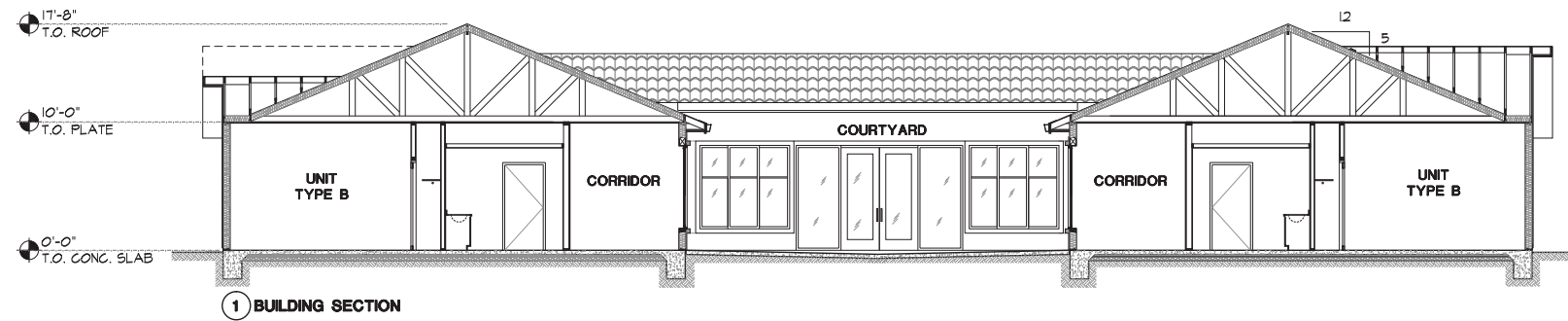


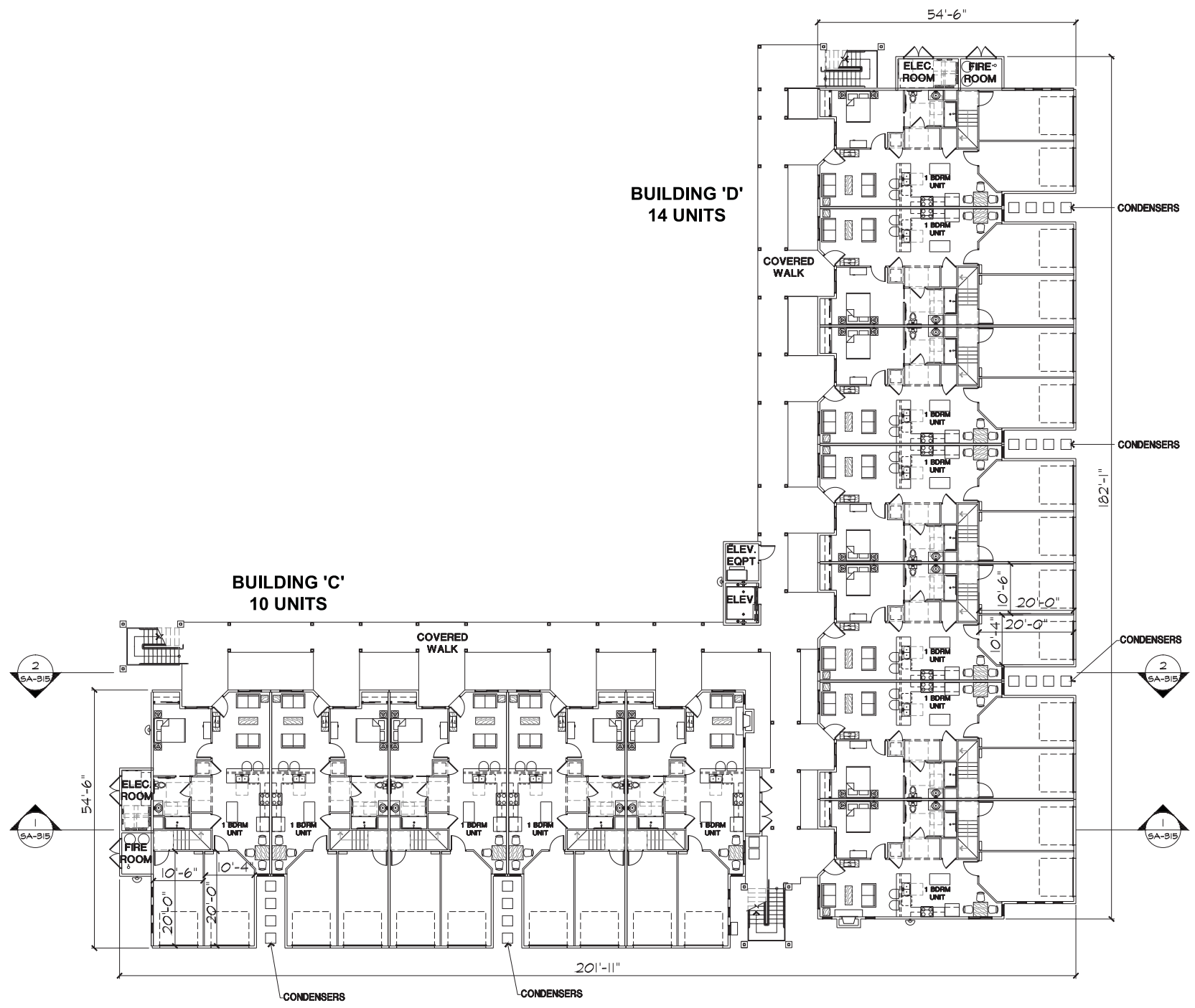
L-2

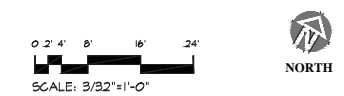
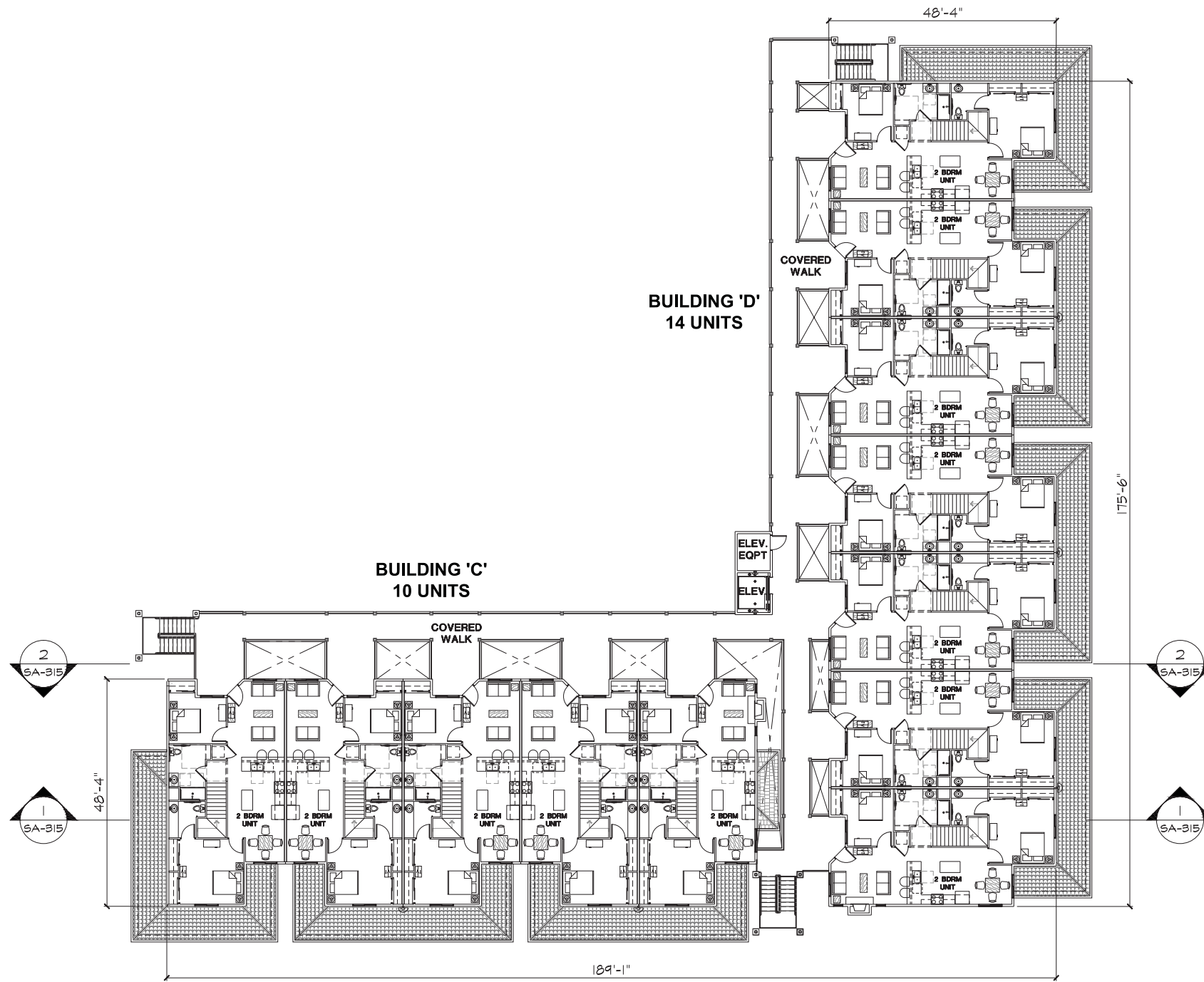
**ENTRY LIGHTING
HI-LIGHT
SANTA BARBARA
OUTDOOR 2 LIGHT
SMALL WALL BRACKET
MODEL #9001MB**

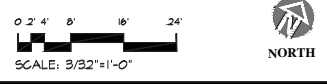
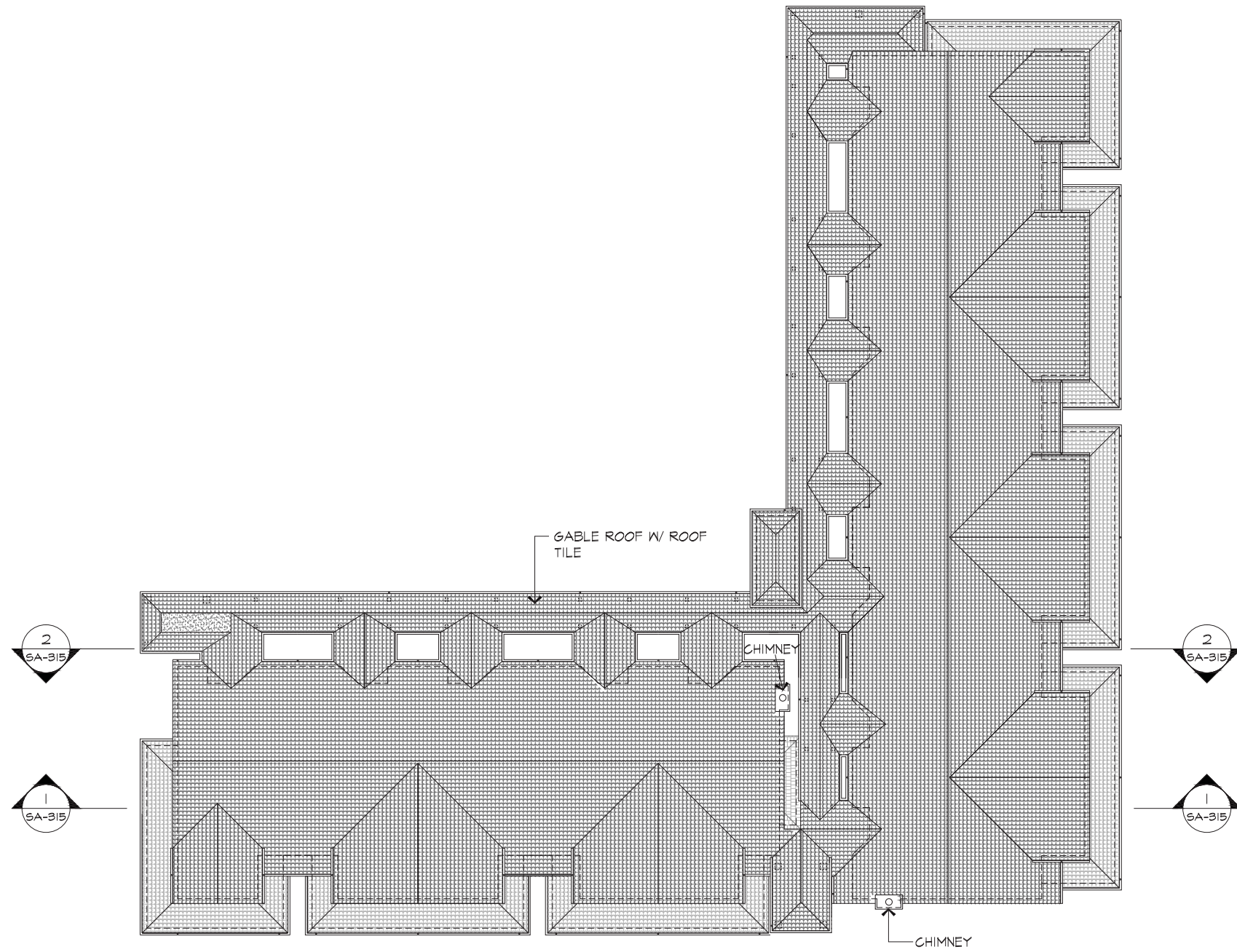


SCALE: 1/8"=1'-0"









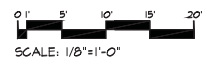


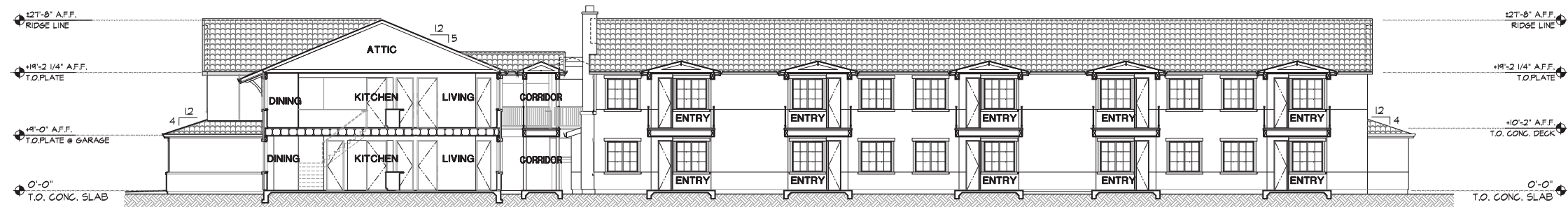
MATERIALS & COLOR LEGEND

	R-1 EAGLE ROOF TILE VALLEJO RANGE 3606 MALIBU
	P-1 DUNN EDWARDS PAINT DEC702 ANTIQUE ROSE - LRV19
	P-2 DUNN EDWARDS PAINT DEC785 WHISPER GRAY - LRV73
	P-3 DUNN EDWARDS PAINT DEC620 BARNWOOD GRAY - LRV31
	FA1 FABRIC AWNING - SUNBRELLA 4667-0000 MAHOGANY
	G-1 GLAZING - 1/4\"/>

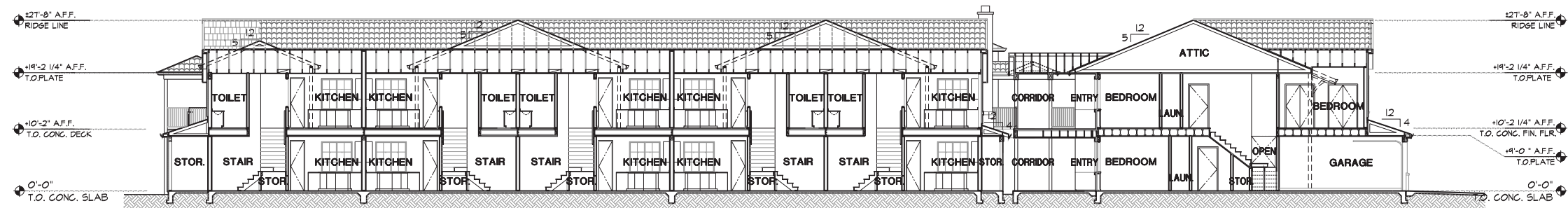


EXTERIOR WALL SCENCE PRISMA MIMIK 20 WITH DECORATIVE SPANISH TILE FACE

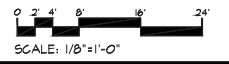




1 BUILDING SECTION



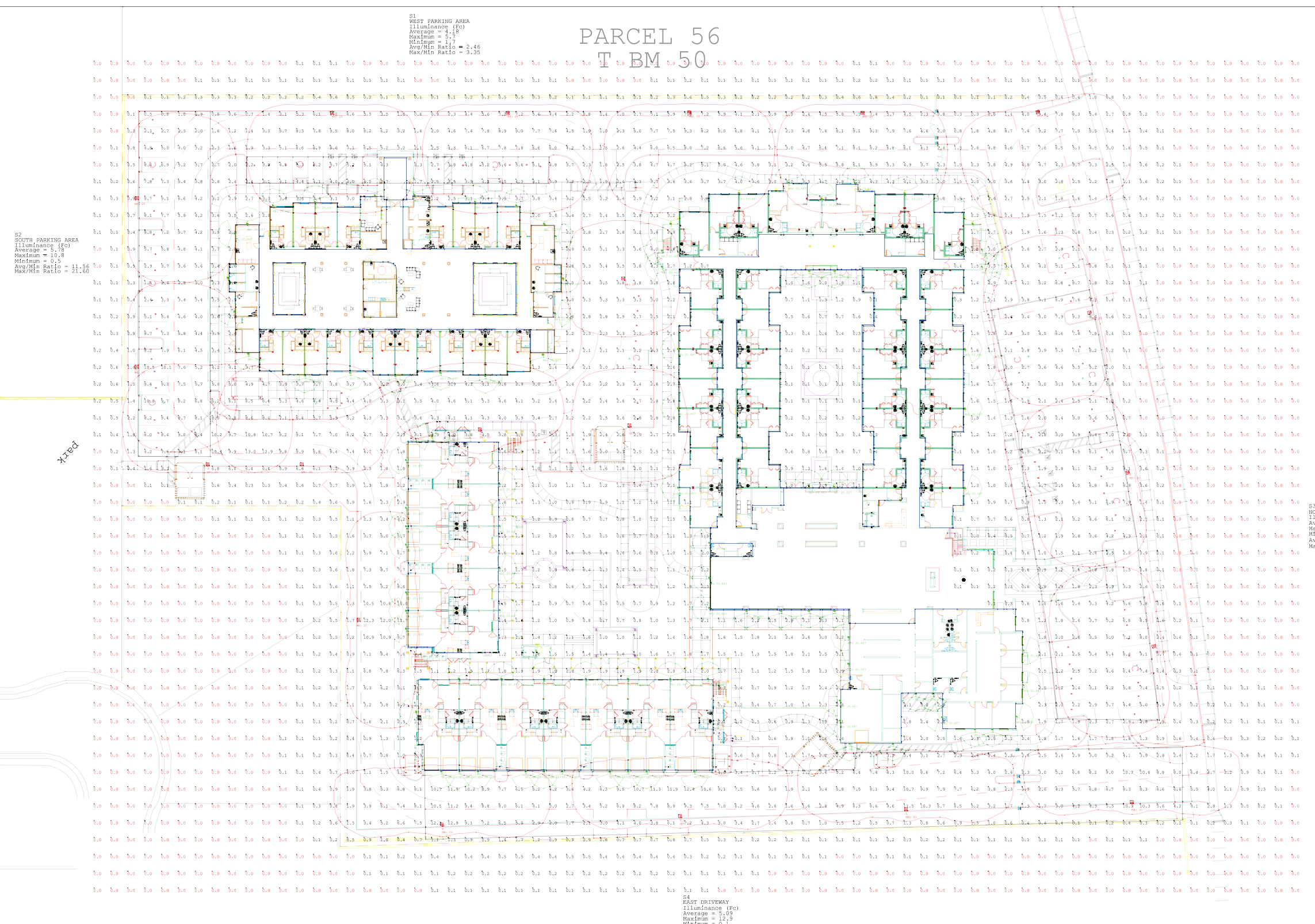
2 BUILDING SECTION







PARCEL 56 T BM 50



S1
WEST PARKING AREA
Illuminance (Fc)
Average = 4.18
Maximum = 5.7
Minimum = 1.7
Avg/Min Ratio = 3.35

S2
SOUTH PARKING AREA
Illuminance (Fc)
Average = 5.78
Maximum = 10.8
Minimum = 0.5
Avg/Min Ratio = 21.56
Max/Min Ratio = 21.60

S3
NORTH PARKING AREA
Illuminance (Fc)
Average = 3.92
Maximum = 9.4
Minimum = 0.8
Avg/Min Ratio = 4.90
Max/Min Ratio = 11.75

S4
EAST DRIVEWAY
Illuminance (Fc)
Average = 5.09
Maximum = 12.9
Minimum = 0.1
Avg/Min Ratio = 50.90
Max/Min Ratio = 129.00



EXTERIOR WALL
SCONCE PRISMA
MIMIK 20 WITH
DECORATIVE
SPANISH TILE FACE



SITE LIGHTING POLE
MC GRAW-EDISON
GLEASON LED
BLACK

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LLD	LDD	BF	Description	Filename
[Symbol]	12	A	SINGLE	29458	0.850	0.944	0.900	1.000	GLEON-AE-07-LED-E1-SL4-HSS	GLEON-AE-07-LED-E1-SL4-HSS.ies
[Symbol]	93	B	SINGLE	1946	0.850	0.944	0.900	1.000	071174	071174-MIMIK20 26W 4K Type IV.IE
[Symbol]	2	C	SINGLE	16501	0.850	0.944	0.900	1.000	GLEON-AE-03-LED-E1-5WQ	GLEON-AE-03-LED-E1-5WQ.ies
[Symbol]	1	D	SINGLE	15669	0.850	0.944	0.900	1.000	GLEON-AE-03-LED-E1-T3	GLEON-AE-03-LED-E1-T3.ies
[Symbol]	5	E	SINGLE	30063	0.850	0.944	0.900	1.000	GLEON-AE-07-LED-E1-SL2-HSS	GLEON-AE-07-LED-E1-SL2-HSS.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
S1	Illuminance	Fc	4.18	5.7	1.7	2.46	3.35	WEST PARKING AREA
S2	Illuminance	Fc	5.78	10.8	0.5	11.56	21.60	SOUTH PARKING AREA
S3	Illuminance	Fc	3.92	9.4	0.8	4.90	11.75	NORTH PARKING AREA
S4	Illuminance	Fc	5.09	12.9	0.1	50.90	129.00	EAST DRIVEWAY

Packet Pg. 161



STANFORD RANCH CONGREGATE CARE FACILITIES ROCKLIN, CA

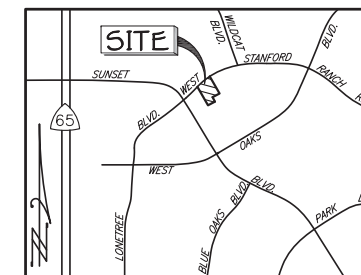
SITE PHOTOMETRIC

JOB NO: 15018 DATE: 11/4/2015
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 F | 916 773 3037

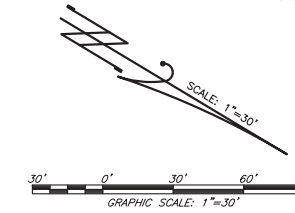


E-001

Agenda Item #7.b.



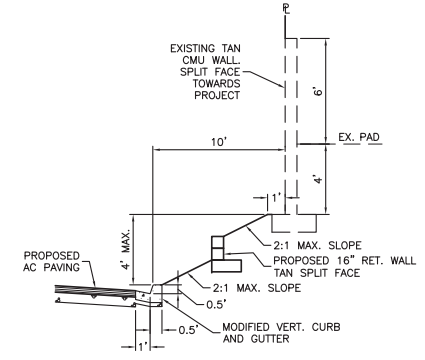
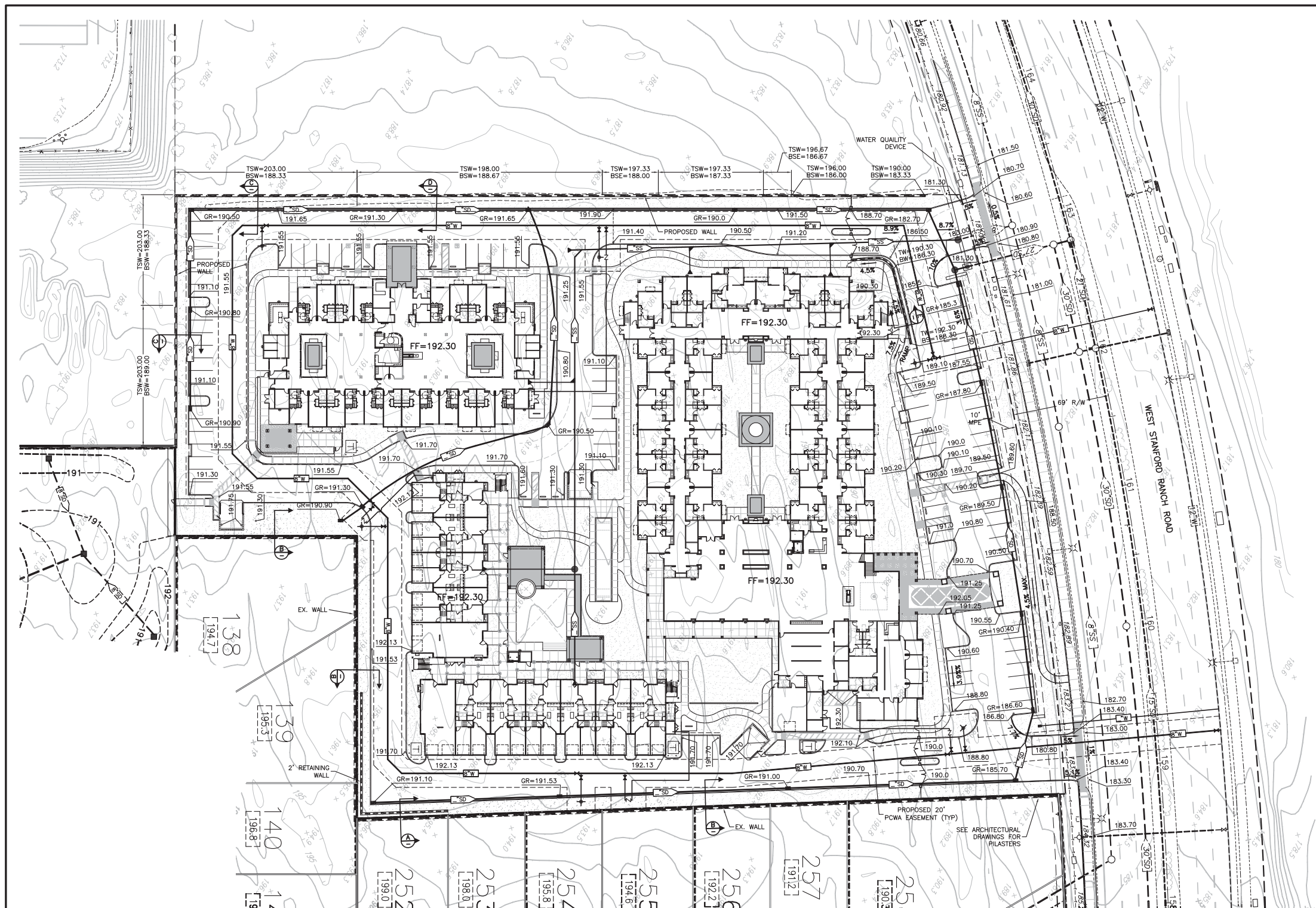
VICINITY MAP
NO SCALE



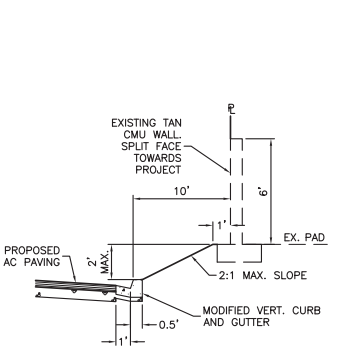
LEGEND:

- PROP. SANITARY SEWER MAIN
- EXIST. SANITARY SEWER MAIN
- PROP. SEWER SERVICE
- EXIST. SEWER SERVICE
- PROP. MANHOLE
- EXIST. MANHOLE
- PROP. STORM DRAIN
- EXIST. STORM DRAIN
- PROP. DROP INLET
- EXIST. DROP INLET
- PROP. WATER MAIN
- EXIST. WATER MAIN
- PROP. WATER SERVICE LATERAL & METER BOX
- PROP. FIRE HYDRANT ASSEMBLY
- PROP. TAN SPLIT FACE CMU WALL
- 190.0 PROP. FINISH GRADE ELEV.

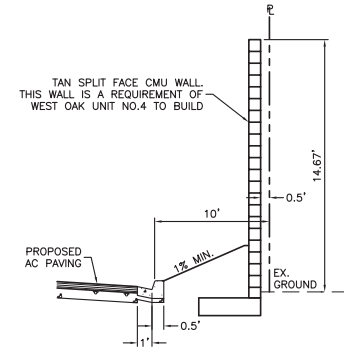
EARTHWORK QUANTITIES	
8700 CUT	8700 FILL



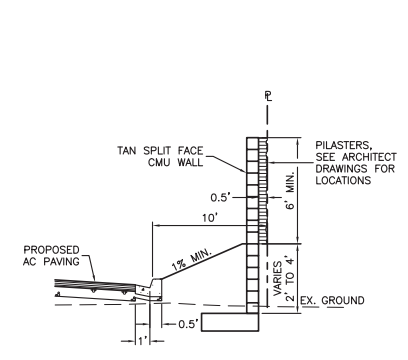
SECTION A-A
NO SCALE



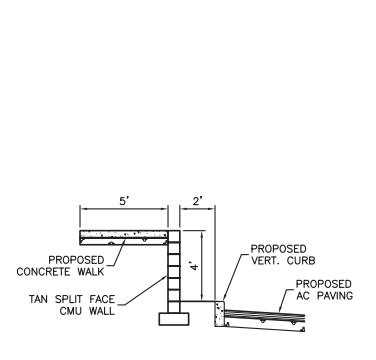
SECTION B-B
NO SCALE



SECTION C-C
NO SCALE



SECTION D-D
NO SCALE



SECTION E-E
NO SCALE

Packet Pg. 162

NO.	DESCRIPTION	ENGR. INIT	COUNTY APPROVAL

benchmark: RG-11 elev. 141.76
2-1/2" BRASS DISK IN MONUMENT WELL
LOCATED @ THE INTX OF CONIFER BLVD.
& BLUE OAKS BLVD.

PLOT DATE:
05-11-15
07-20-15

SCALE
horiz: 1"=30'
vert: N/A

drafted by: STAFF
designed by: KHB
checked by:
date:
field book:

BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
8020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95808
(916) 331-4338 ~ fax: (916) 331-4430 ~ office@bwengineers.com




















PRELIMINARY GRADING & UTILITY PLAN
ROCKLIN SENIOR APARTMENTS
CITY OF ROCKLIN PLACER COUNTY CALIFORNIA

SHEET 1 OF 1
15-04-016
JOB NUMBER

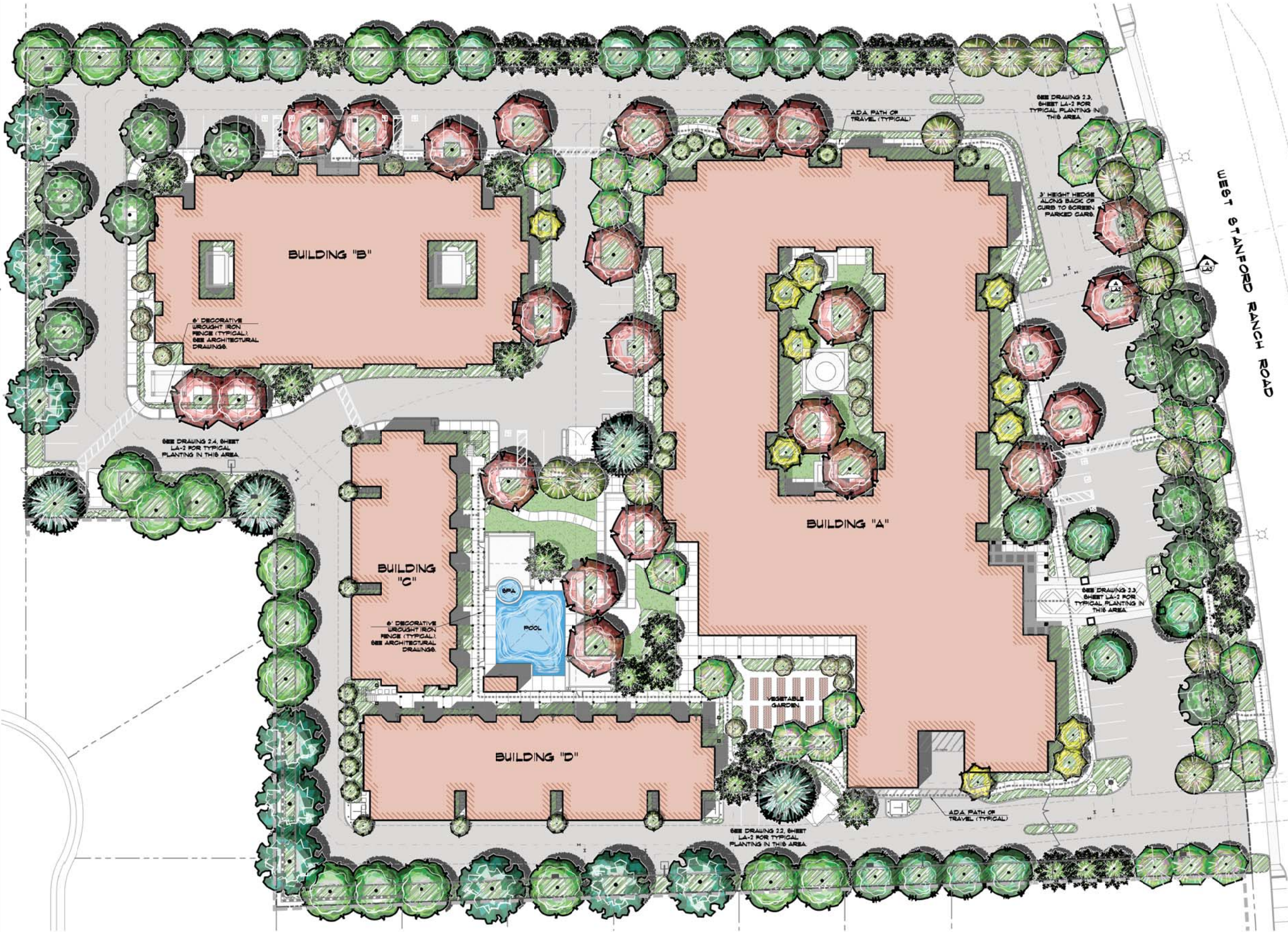
Agenda Item #7.b.

PLANTING AREA CALCULATION:
 TOTAL PARCEL AREA: 136,868 SF.
 REQUIRED LANDSCAPE AREA (20%): 41,932 SF.
 TOTAL LANDSCAPE AREA (21.6%): 51,783 SF.

LEGEND
 SYMBOL BOTANIC NAME/COMMON NAME

-  AZER PALMATUM 'DANGO KAKI/JAPANESE MAPLE
-  AZER RUBRUM 'OCTOBER GLORY/RED MAPLE
-  ARBUTUS X. 'MARINAMARINA ARBUTUS
-  CEDRUS DEODAR/DEODAR CEDAR
-  CHAMAZEROPS HIMALIS/MEDITERRANEAN FAN PALM
-  ERIOBOTRYA DELEXA/BRONZE IQUAT
-  GREVILLEA ROBUSTA/GUK OAK
-  LAGERSTROEMIA X. 'MUSKOGEE/CRAPPE MYRTLE
-  QUERCUS WISLIZEN/INTERIOR LIVE OAK
-  RHAPHIOLEPS X. 'MAJESTIC BEAUTY/TREE RHAPHIOLEPS
-  TRACHYCARPUS 'ORTUNZ/WEINMILL PALM
-  ULMUS PROPINQA/EMERALD 5/SHINSHI/HYBRID ELM
-  SHRUB & GROUND COVER AREA (SEE SHEET LA-2)
-  EVERGREEN HEDGE (COMPACT FRUITLESS OLIVE)
-  PERMEABLE ARTIFICIAL TURF AREA
-  12" WIDE CONCRETE MOW STRIP
-  TUBULAR STEEL FENCE (SEE ARCHITECTURAL DRAWINGS)
-  MASONRY RETAINING WALL (SEE CIVIL DRAWINGS)
-  EXISTING MASONRY SOUND WALL

SEE SHEET LA-3 FOR COMPLETE TREE LIST & LEGEND.



STANFORD RANCH CONGREGATE CARE FACILITIES
 ROCKLIN, CA

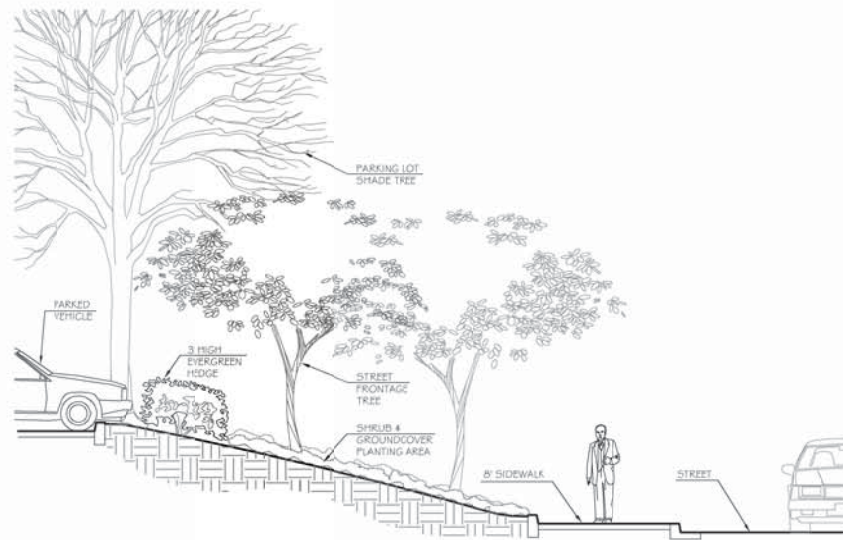
PRELIMINARY LANDSCAPE PLAN

LA-1

JOB NO.: 15018 (6R 35046) DATE: 10-26-5
 1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7100 F | 916 773 3037

Garth Ruffner Landscape Architect (916) 797-2576
 4120 Douglas Blvd., Suite 305, #301, Roseville, CA 95748-5936
 GarthRuffner.com California R.L.A. #9808





W. STANFORD RANCH FRONTAGE SECTION AA
SCALE: 1/4" = 1'-0"
DRAWING A

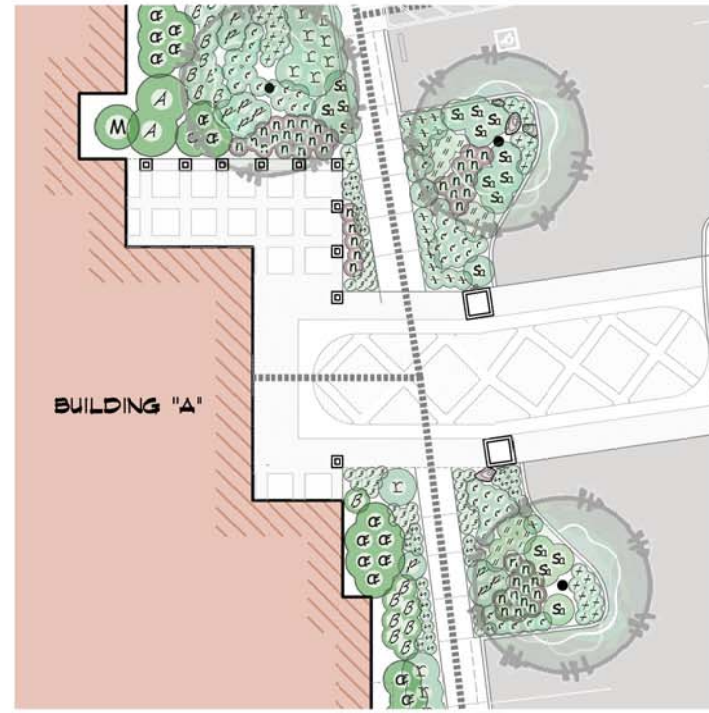
SHRUB & VINE LIST

SYMBOL	BOTANIC NAME/Common Name	SIZE
ACA	Acanthus mollis/Bears Breech	5 GALLON
ARH	Arctostaphylos D. Howard McMin/Manzanita	5 GALLON
AZE	Azalea X. Autumn Sunset/Red Encore Azalea	2 GALLON
CIP	Cistus purpureus/Purple Rockrose	5 GALLON
ESN	Escallonia X. Newport DW/JDW, Escallonia	5 GALLON
GRV	Gardenia J. Veitchii/Gardenia	5 GALLON
LGZ	Lagerstroemia X. Zuni/DWF, Purple Grape Myrtle	5 GALLON
LVG	Lavandula X. Goodwin Creek Gray/DWF, Lavender	5 GALLON
MCF	Macfadyena unguis-cati/Cats Claw Vine	5 GALLON
MHA	Mahonia X. Media Lionel Fortescue/Fortescue Mahonia	5 GALLON
NNG	Nandina D. Gulf Stream/DWF, Heavenly Bamboo	5 GALLON
OLE	Olea europea Little Ollie/Compact Fruitless Olive (3' O.C.)	5 GALLON
PHA	Phoridium tenax Atropurpureum/Purple Flax	5 GALLON
ROA	Rosa X. Flower Carpet Amber/Landscape Rose	2 GALLON
ROC	Rosa californica/Wild Rose	5 GALLON
ROK	Rosa X. Korbin/Iceberg Rose	5 GALLON

PERENNIAL & GROUNDCOVER LIST

SYMBOL	BOTANIC NAME/Common Name	SIZE
ARE	Arctostaphylos X. Emerald Carpet/DWF, Manzanita	1 GALLON
BER	Bergenia crassifolia/Winter Bergenia	4" POTS
BLS	Blechnum spicant/Deer Fern	1 GALLON
BUL	Bulbine frutescens/Hallmark Orange/Cape Balsam	1 GALLON
DIB	Dietya bicolor	1 GALLON
DNC	Dianella caerulea/Babies Bliss/Blue Flax Lily	1 GALLON
HCR	Heuchera X. Rosada/Rosada Coral Bells	1 GALLON
HMR	Heemerocallis (Mixed Evergreen Hybrids)/Daylily	1 GALLON
HSP	Hesperaloe parviflora/Red Yucca	1 GALLON
KNI	Kniphofia uvaria/Flamenco/Red Hot Poker	1 GALLON
LRM	Liriope muscari/Lily Turf	1 GALLON
MHR	Mahonia repens/Creeeping Oregon Grape	1 GALLON
NPH	Nephrolepis cordifolia/Southern Sword Fern	1 GALLON
PNH	Penstemon heterophyllus/Beard Tongue	1 GALLON
RUB	Rubus rolfii/Emerald Carpet/Bramble	1 GALLON
TCC	Teucrium chamaedrys/Dwarf Germander	4" POTS
TRJ	Trachelospermum jasminoides/Star Jasmine	1 GALLON
TUV	Tulbaghia violacea/Society Garlic	1 GALLON

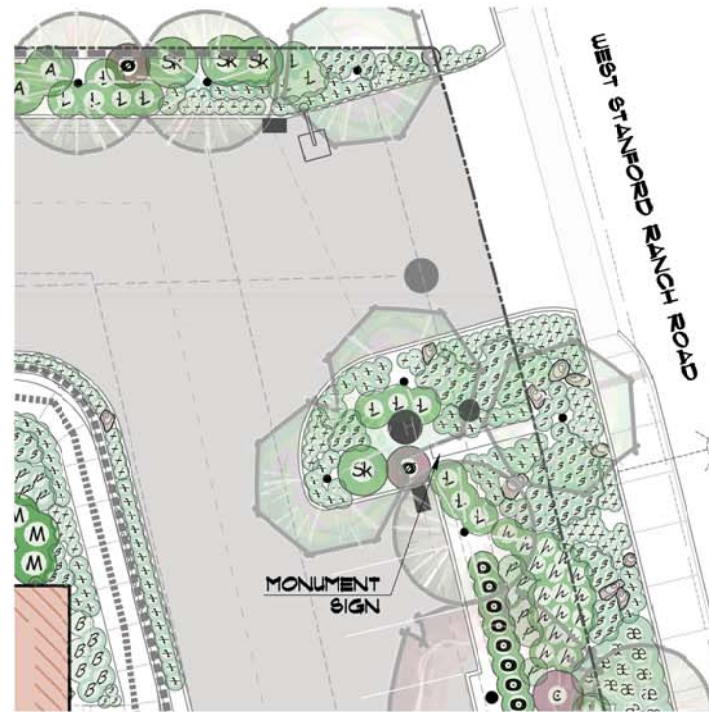
DECORATIVE GRANITE OR MOSS ROCK BOULDERS



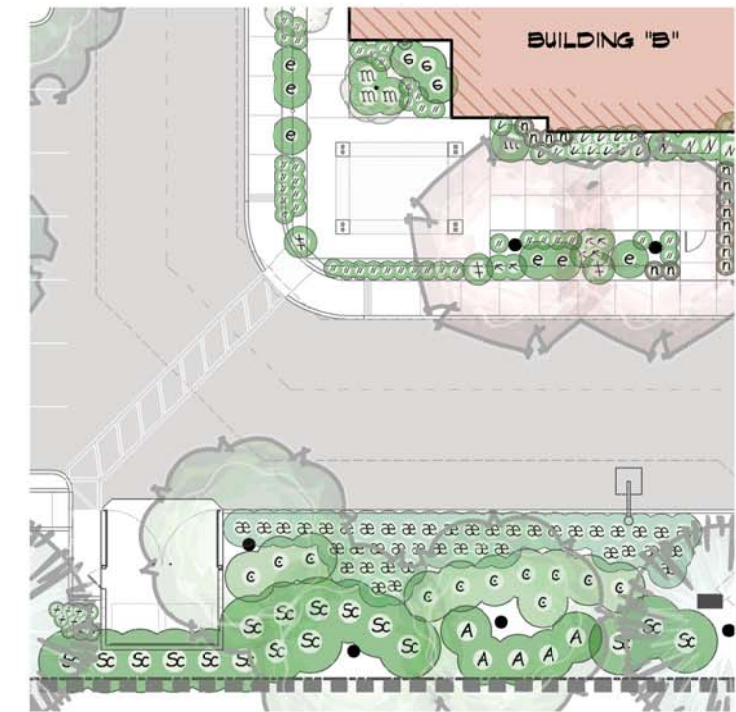
TYPICAL BUILDING ENTRY PLANTING
DRAWING 2.1



TYPICAL INDEPENDENT LIVING PLANTING
DRAWING 2.2



TYPICAL ENTRY DRIVE PLANTING
DRAWING 2.3



TYPICAL MEMORY CARE PLANTING
DRAWING 2.4



Garth Ruffner Landscape Architect (916) 797-2576
4120 Douglas Blvd., Suite 306, #301, Roseville, CA 95748-5836
GarthRuffner.com California R.L.A. #9808

STANFORD RANCH CONGREGATE CARE FACILITIES
ROCKLIN, CA

PRELIMINARY PLANTING LAYOUTS

LA-2

JOB NO.: 15018 (GR 35046) DATE: 10-26-5
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7100 F | 916 773 3037



TREE LIST & LEGEND

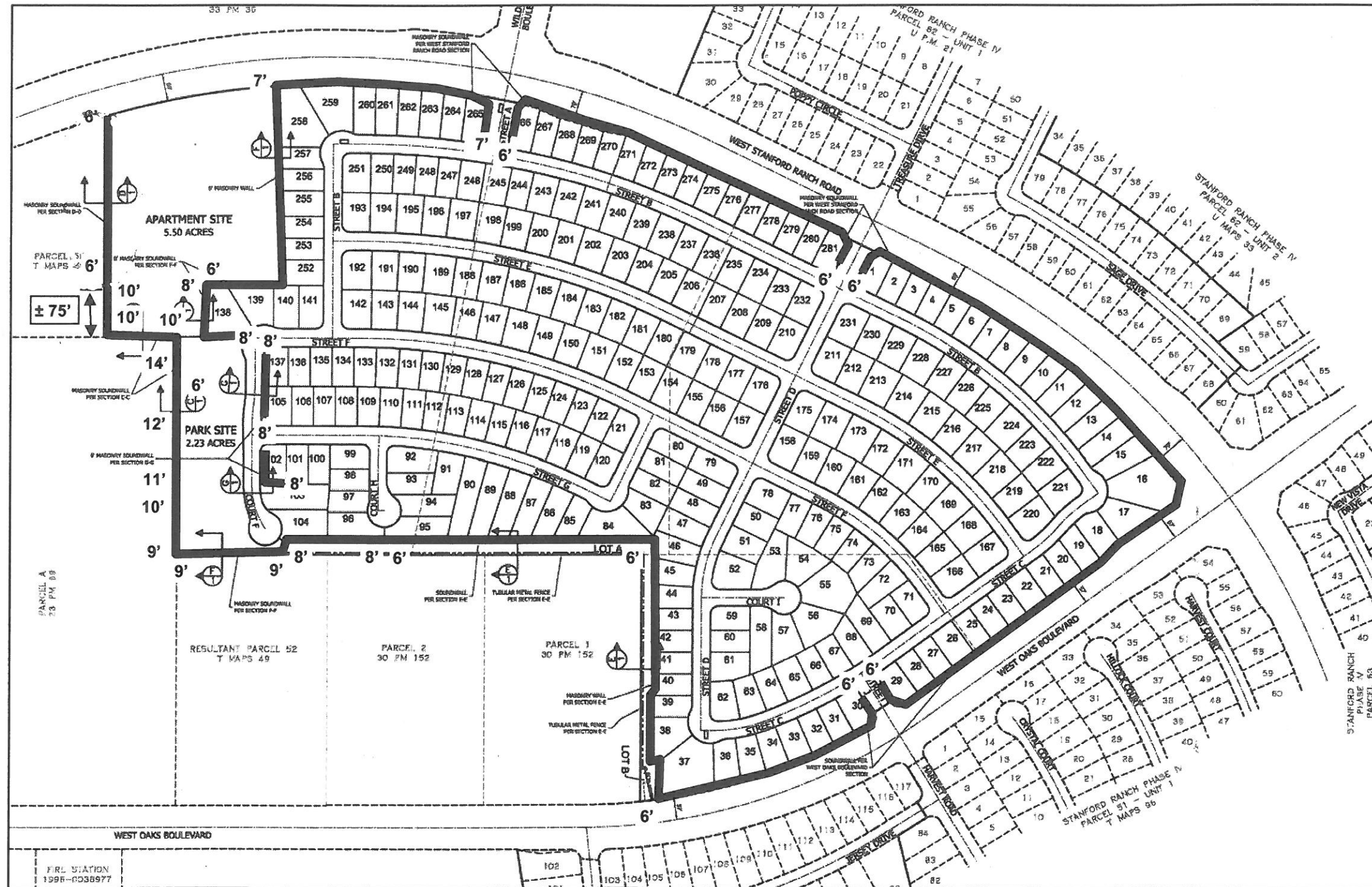
SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	ACER PALMATUM 'SANGO KAKU'/JAPANESE MAPLE	15 GALLON	11	
	ACER RUBRUM 'OCTOBER GLORY'/RED MAPLE	15 GALLON	24	
	ARBUTUS X. 'MARINA'/MARINA ARBUTUS	15 GALLON	17	STANDARD
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON	4	
	CHAMAEROPS HUMILIS/MEDITERRANEAN FAN PALM	15 GALLON	25	3-3' CLUMPS
	ERIOBOTRYA DEFLEXA/BRONZE LOQUAT	15 GALLON	13	STANDARD
	GREVILLEA ROBUSTA/SILK OAK	15 GALLON	17	
	LAGERSTROEMIA X. 'MUSKOGEE'/CRAPE MYRTLE	15 GALLON	22	STANDARD
	QUERCUS WISLIZENII/INTERIOR LIVE OAK	15 GALLON	9	LOW BRANCHED
	RHAMPHIOLEPIS X. 'MAJESTIC BEAUTY'/TREE RHAPHIOLEPIS	15 GALLON	14	STANDARD
	TRACHYCARPUS FORTUNEI/WINDMILL PALM	15 GALLON	23	
	ULMUS PROPINQUA/EMERALD SUNSHINE/HYBRID ELM	15 GALLON	11	
	SHRUB & GROUND COVER AREA (SEE SHEET LA2)			
	EVERGREEN HEDGE (COMPACT FRUITLESS OLIVE)			
	PERMEABLE ARTIFICIAL TURF AREA			
	12" WIDE CONCRETE MOW STRIP			
	TUBULAR STEEL FENCE (SEE ARCHITECTURAL DRAWINGS)			
	MASONRY RETAINING WALL (SEE CIVIL DRAWINGS)			
	EXISTING MASONRY SOUND WALL			

EXHIBIT B

Stanford Ranch Congregate Care Facility / DR2015-0013

Design Review Documents are available at the Economic & Community Development
Department

Figure 1
 West Oaks Residential – City of Rocklin, California
 Project Site Plan and Noise Barrier Locations



— : Recommended noise barrier and minimum height (relative to finish grade)

Figure Prepared 12/20/12

j.c. brennan & associates
 consultants in acoustics

EXHIBIT B
 DR2015-0013

EXHIBIT B
 SD-2012-02

EXHIBIT C

Stanford Ranch Congregate Care Facility / DR2015-0013

Design Review Documents are available at the Economic & Community Development
Department

STANFORD RANCH CONGREGATE CARE PARKING ENFORCEMENT PLAN

Background

Stanford Ranch I, LLC has applied for Design Review approval from the City of Rocklin to develop a total of 110 units, 24 of which have attached garages in a Project known as Stanford Ranch Congregate Care Facility.

Chapter 17.66.020 of the Rocklin Municipal Code requires submittal of a parking enforcement plan when a proposed project includes assigned parking spaces consisting of one- or two-car garages. The developer is also required to implement the parking enforcement plan and incorporate them into the leases or covenants, conditions and restrictions. The plan shall be approved by the commission and shall include, but not be limited to, the following.

1. Adequate guarantees that the garages shall be used for the parking of automobiles;
2. Roll-up garage doors, with automatic garage door openers;
3. Garages located no more than six-feet from the driveway aisle, or no less than twenty feet from the driveway aisle if tandem parking is provided.

This document will serve as the parking enforcement plan for the Stanford Ranch Congregate Care project.

PARKING ENFORCEMENT PLAN

1. Project Design

The project design incorporates several features to address parking issues

- Adequate parking has been provided pursuant to the City's parking requirements for Congregate Care Facilities.
- Each Independent Congregate Care Unit (Villas-Buildings C & D) has been provided with a minimum of one enclosed garage space.
- Each garage will have a roll-up garage door with automatic garage door opener.
- Driveways are generally within 6 feet from the drive aisle to ensure that tenants will not park in the drive aisles or driveways.

2. Enforcement

Leases and future CC&R's will include a requirement that all residents are required to park inside the garages. Violations will be subject to a warning, followed by a fine.