

AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: December 20, 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. November 15, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

7. **LUI-TAYLOR FAMILY TRUST PROPERTY PURCHASE
GENERAL PLAN CONSISTENCY FINDING**
 - a. Resolution of the Planning Commission of the City of Rocklin Making Findings Under Government Code Section 65402 (Lui-Taylor Property Purchase /Portion of APN 010-230-003)
8. **GENERAL PLAN CONSISTENCY FINDINGS FOR EXCESS CITY PROPERTIES
WEST OAKS WEST OF SUNSET/FORMER FIRE STATION SITE (APN 365-020-030)**
 - a. Resolution of the Planning Commission of the City of Rocklin Making Findings Under Government Code Section 65402 (General Plan Consistency Finding (West Oaks West of Sunset/Former Fire Station Site/APN 365-020-030)

PUBLIC HEARINGS

9. **OAK VISTA TENTATIVE SUBDIVISION MAP
TENTATIVE SUBDIVISION MAP, SD2015-0002
REZONE, Z2015-0002
OAK TREE PRESERVATION PERMIT, TRE2015-0008**

This application is a request for approval of a Tentative Subdivision Map, Rezone, and Oak Tree Preservation Permit to subdivide a 14.3-acre parcel into 63 residential lots. The subject site is generally located on the southwest corner of Makabe Lane and Diaz Lane and is bordered on three sides by the existing Rocklin 60 Subdivision. APN's 045-043-009, -030, -031, -032, and -052. The zoning for this property is currently Unclassified. The General Plan designation is Medium Density Residential (MDR).

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 begins on November 17, 2016 and ends at 5:00 p.m. on December 16, 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>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us.

The applicant is Ryan Bradford. The property owner is Placer Partners, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts (Oak Vista Subdivision / SD-2015-0002, Z-2015-0002, and TRE-2015-0008)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Rezoning an Area From Unclassified (U) to a Combination of Residential Six Thousand Square Foot Net Minimum Lot Size (R1-6) and Residential Twelve Thousand Square Foot Net Minimum Lot Size (R1-12.5) (Oak Vista Subdivision / Z-2015-0002)
- c. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Subdivision Map and an Oak Tree Preservation Plan Permit (Oak Vista Subdivision / SD-2015-0002, TRE-2015-0008)

NON PUBLIC HEARINGS

10. Informational Items and Presentations

- a. None

11. Reports and Discussion Items from Planning Commissioners

12. Reports from City Staff

13. Adjournment

CITY OF ROCKLIN
 MINUTES OF THE PLANNING COMMISSION MEETING

November 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 Martinez.
3. Roll Call

Chairman Sloan
 Vice Chairman Martinez
 Commissioner McKenzie
 Commissioner Whitmore
 Commissioner Gayaldo

Others Present:

DeeAnne Gillick, Deputy City Attorney
 Laura Webster, Director of Long Range Planning
 Bret Finning, Planning Services Manager
 Dara Dungworth, Senior Planner
 Nathan Anderson, Associate Planner
 Marc Mondell, Director of Economic & Community Development
 Dave Palmer, City Engineer
 Terry Stemple, Planning Commission Secretary

About 25 others

4. **Minutes** – Minutes of October 18, 2016 were approved as submitted.
 Minutes of November 1, 2016 were approved as submitted.
5. **Correspondence** - None
6. **Citizens Addressing the Commission on Non Agenda Items** – None

CONSENT ITEMS – None

PUBLIC HEARINGS

**7. FIVE STAR GENERAL DEVELOPMENT PLAN AMENDMENT (Area 3) CONTINUED FROM OCTOBER 4, 2016
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2016-0003**

This application is a request for approval of a General Development Plan Amendment (zoning text amendment) to change liquor stores from a prohibited to a permitted land use. (Five Star General Development Plan Ordinance 704) The subject site is located on the southwest corner of Fairway Drive and Sunset Boulevard. APN 371-120-001. The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15061 (b) (3) – general rule of no potential for causing significant effect – has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Akmal Zadran and the property owners are Tim and Cyndi Peach.

Nathan Anderson, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

- How the 15% was determined
- Bel Air
- Thunder Liquors

Applicant, Akmal Zadran, addressed the Commission and read a prepared statement.

The Commission had no questions for the applicant

The hearing was opened to the public for comment.

- Kathy Palmerton, Rocklin, spoke in opposition.
- Tamera Jackson, Rocklin, spoke in support.
- Dave Hartner, Rocklin, spoke in support.
- Dan Gayaldo, Rocklin, spoke in support.
- Steve Ingram, Rocklin, spoke in support.
- Jeremy Burry, Rocklin, spoke in support.

There being no further comment, the hearing was closed.

Commission Deliberation/Discussion:

Questions for Staff:

1. Regulations being changed over time
2. Effect on other similar stores
3. Regulation and enforcement of 15% shelf space
4. Was there any discussion about use permit instead of zone change

Commissioner McKenzie stated he had exparte communications with the applicant. He supports the project.

Commissioner Martinez also supports the project. He feels it is a perfect compromise.

Commissioner Gayaldo stated she appreciates having a level playing field for small local businesses. She noted that a member of her family did speak during the public hearing, but that she has completed an independent evaluation of the proposal and she supports the project.

Commissioner Whitmore stated he had exparte communications with the applicant. He supports the project.

Chairman Sloan concurred with his fellow commissioners and supports the project. He stated he also had exparte communications with the applicant.

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Notice of Exemption (Five Star General Development Plan Amendment (Area 3) / PDG2016-0003) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Amending the Five Star General Development Plan For “Area 3” (Five Star General Development Plan Amendment (Area 3) / PDG2016-0003) was approved by the following vote:

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

**8. PACIFIC POINTE (FORMER K-MART LAND USE CHANGES)
 GENERAL PLAN AMENDMENT, GPA2016-0004
 REZONE, Z2016-0003
 ZONING ORDINANCE AMENDMENT, ZOA2016-0003**

This application is a request for approval of a General Plan Amendment, Rezone, and Zoning Ordinance Amendment to convert the General Plan and Zoning land use designations for portions of the existing Kmart shopping center’s commercial land use from Retail Commercial (RC) and Retail Business (C-2) to High Density Residential (HDR) (25 to 30 dwelling units per acre) and Medium Density Residential (3.5 to 8.4 dwelling units per acre) with R-3 and R1-3.5 zoning as amended and/or established in the Rocklin Municipal Code by the Zoning Ordinance Amendment.

The subject site is located generally on the northeast corner of Pacific Street and Sunset Boulevard. APNs 010-470-003, 008, 021, 022, 023 (portion), 024 (portion), and 026.

A preliminary review of this project has tentatively identified that the project is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15060 (c)(2) – Activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment and pursuant to CEQA Guidelines Section 15061 (b)(3), the activity (project) is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the

environment.

The applicant is Ardie Zahedani with St. Anton Communities. The property owners are St. Anton Rocklin, LLC and Kmart Corporation.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- Requirements for applicant to submit design review at time of zoning/general plan amendment
- Logic for parceling of the property between HDR and MDR.
- Zoning in Southern corner

Applicant, Ardie Zahedani with St. Anton Communities__, addressed the Commission giving a background of the company and projects they have done. He showed a presentation which displayed some of their projects. He thanked City staff for working with and guiding them through this process. He explained to the Commission the plans for the future project. Jill Williams, Chairperson of KTGy addressed the Commission speaking about the ideas for the small lot portion of the project.

The hearing was opened to the public for comment. There being none, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Whitmore stated it is quite an audacious project, however he doesn't know what it looks like. He finds it difficult to support the project without being able to see what the project will look like. He cited an example of a project that was rezoned before the design review and has become a very difficult project to get approved.

Commissioner Martinez stated he understands where the developer is coming from and has similar reservations, but feels it is different than the example given by Commissioner Whitmore. This site does not involve oak trees, has already been previously graded and developed with commercial uses and the proposed residential uses will generate less traffic than if the site remained as commercial. He feels this is a good opportunity for reuse of this site. He supports the proposal.

Commissioner McKenzie stated he had exparte communications with the applicant. He shares some of the same reservations. He stated he likes to see projects attached to rezones but does support the project. Surrounding uses are compatible with the zoning.

Commissioner Gayaldo stated that she also supports the project. She appreciates the other Commissioner's concerns related to the other apartment complex. She feels it would be a jump start to this area.

Commissioner Sloan asked the applicant a couple of questions regarding:

- 50' height limit and will the 3-story buildings meet the density requirements
- Explanation of timelines and deadlines

Commissioner Sloan stated that he appreciates the explanation of the timelines. He feels what he has seen from the presentation for the proposed project, is fantastic architectural themes and the City is not going to compromise the design perspective. He feels it is a really hard thing to pass on. He supports the project.

Commissioner McKenzie concurred with staff’s explanation that the project does not need a CEQA document.

Commissioner Whitmore stated that he supports the concept of the project but cannot vote for the project without seeing the design.

Commissioner Gayaldo added that this area is an entrance into our City and she wants to see something stunning when the actual project comes to Planning Commission.

On a motion by Commissioner Martinez and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Modifying Sections of Title 17 of the Rocklin Municipal Code Relating to Multi-Family and Small Lot Single-Family Zoning (Multi-Family and Small Lot Single-Family Zoning / ZOA2016-0003) was approved by the following vote:

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

On a motion by Commissioner Martinez and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Plan Amendment to Change the Land Use Designation of an Approximately 15.7 Acre Site From Retail Commercial (RC) to Medium Density Residential (MDR) and High Density Residential (HDR) (Pacific Pointe / GPA2016-0004) was approved by the following vote:

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

On a motion by Commissioner Martinez and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Rezone of Portions of an Approximately 15.7 Acre Site From Retail Commercial (C-2) to Multi-Family Residential (R-3) and Single-Family Residential 3,500 Square Feet Minimum Lot Size (R1-3.5) (Pacific Pointe / Z2016-0003) was approved by the following vote:

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

**9. DESIGN REVIEW CRITERIA AMENDMENT (ZOA2016-0002)
 CITY OF ROCKLIN**

This is an amendment to the Citywide Design Review Criteria including the creation of Architectural Guidelines for four specific Districts within the City (i.e., Granite, Quarry, University and College).

The Design Review Criteria Amendment is initiated by the City of Rocklin and would be effective City-wide.

This activity is not subject to CEQA because pursuant to CEQA Guidelines Section 15060 (c) (3), the activity is not a project as defined in CEQA Guidelines Section 15378. While the proposed amendments to the Design Review Criteria will affect the look and characteristics of future development activities within the proposed Districts and other locations throughout the City as applicable, the adoption of the amended criteria is considered to be general policy and procedure making and does not propose any specific development plan or activity; therefore the project will not result in a direct physical change or reasonably foreseeable indirect physical change in the environment.

Laura Webster/Marc Mondell, presented the staff report.

The Commission had questions for staff regarding:

1. Page 115 of packet – Purpose – what is committee’s role
2. Page 115 of packet – minimizing the Commission’s authority
3. Page 125 of packet – 3rd graphic and bottom graphic – difference between encouraged vs. discouraged
4. Page 126 of packet – Loading docks being screened and made “pretty” with pilasters and dressings
5. Page 163 of packet – Site planning, project entry for lots less than 6,000 sq. ft.
6. Page 173 of packet – definition of usable porches
7. Page 165 of packet – planter width
8. Page 179 of packet – typo
9. Page 195 of packet – Review Process – typos
10. Page 202 of packet – Paragraph didn’t make sense
11. Would like to see a map of the district closer to the beginning of the section

The hearing was opened to the public for comment.

Bill Halldin, Rocklin, Sierra College Trustee, expressed concerns with the College District and the use of brick.

Marc Mondell, responded to the concerns and explained that certain staff from the college were involved in the first stake holder meetings and that there were some concerns expressed regarding the requirement for brick to be one of the architectural treatments used on all buildings. He explained that the city responded to the concerns which are shown on page 102 of the packet and reads:

2. The following is in response to comments received from Sierra College regarding their concern about the requirement to use brick:

Buildings (both on and off-campus) visible from right-of-way should use brick as one of the primary materials. Buildings at the end of vistas or other prominent positions should at a minimum incorporate brick feature walls and surfaces. Buildings that are less visible could use brick as a trim or accent element alone. Brick should also be considered for other site elements including signage, walls, etc. In all cases, the Committee prefers the use of brick but will accept the use of a brick veneer if designed and installed properly (i.e. so that the use of a veneer is not self-evident).

There being no further comment, the hearing was closed.

Commission Deliberation/Discussion:

The Planning Commission and Staff engaged in a discussion about the College District concerns which included:

- The possibility of shelving the College District portion for the time being
- Possible development in the works that could be affected
- Cost of brick vs brick veneer
- Locations of buildings requiring brick

On a motion by Commissioner Whitmore and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Resolution Amending Design Review Objectives and Criteria Under Rocklin Municipal Code Chapter 17.72 and Repealing Resolution Nos. 2008-37 and 2011-22 (Design Review Criteria Update/ZOA2016-0002) was approved by the following vote – direction to city staff and committee to revisit some of the language in the College District portion to reflect some of the discussions related to material use, warmth , color as amended below:

Summary of Planning Commission Edits to Citywide Design Review Criteria

Modify Section E. 6. a. (1) to read:

- 1) *Use of multiple architectural elements that add visual interest, scale, and character such as recessed or projecting balconies, courtyards, trellises, recessed windows, bay windows, dormers or other special window treatments such as mullions, shutters and arches. Incorporation of useable porches is particularly encouraged. Additional architectural features such as brackets, out-lookers, corbels, accent trim, vents and other changes in material and texture should also be incorporated to enhance the elevations.*

Modify Section E. 11. (Introductory statement) to read:

When garages are well integrated into a project it will ensure that they do not dominate front facades.

Summary of Planning Commission Edits to Architectural Guidelines

PC Meeting packet page 195 “Review Process” is modified to read:

Projects located within a district are required to meet the City’s Design Review Criteria and Architectural Guidelines. Architecture as well as building related art and signage is ~~are~~ subject to review ~~and approval~~ by the Architectural ~~Guidelines Review~~ Committee (ARC). The Committee includes two City Council Members, two Planning Commissioners and staff. Applications are to be submitted to the Economic and Community Development Department using the Universal Application form below.

PC Meeting packet page 202 “Art and Signage” – Granite District, is modified to read:

The incorporation of art and signage compatible with the proposed architectural design is essential. Designers are encouraged to be creative and propose ideas even if inconsistent with City code. The following examples demonstrate art and signage with an emphasis on murals and neon or back lighting and are meant only for designer consideration and basis for research.

PC Meeting packet page 216 “Art and Signage” – University District, is modified to read:

The incorporation of art and signage compatible with the proposed architectural design is essential. Designers are encouraged to be creative and propose ideas even if inconsistent with City code. The following examples demonstrate contemporary art and signage as interactive with an emphasis on color and are meant only for designer consideration and basis for research.

PC Meeting packet page 244 “Architectural Features” – College District, is modified to read:

The following architectural features or elements commonly characterize the architecture sought after for the district. Buildings (both on and off-campus) visible from right-of-way should use brick as one of the primary materials. Other complimentary materials and rich colors as indicated in the District examples may also be considered in lieu of the use of brick depending upon the proximity of the building from public vantage points. Buildings at the end of vistas or other prominent positions should at a minimum incorporate brick feature walls and surfaces. Buildings that are less visible could use brick as a trim or accent element alone. Brick should also be considered for other site elements including signage, walls, gateways, entrances, planters, etc. In all cases, the Committee prefers the use of brick but will accept the use of a brick veneer if designed and installed properly (i.e. so that the use of a veneer is not self-evident).

Designers should pay special attention to these features and incorporate ~~brick into the building(s) plus~~ a minimum of three of the following:

- ARTICULATED CORNICES
- ARTICULATED COLUMNS (INCLUDING BASES AND CAPITALS)
- DECORATIVE TRIM
- CASED OPENINGS
- OPERABLE WINDOWS WITH DIVIDED LIGHTS
- PORCHES AND BALCONIES (INCLUDING ARTICULATED RAILINGS)
- OPERABLE SHUTTERS
- COMPLEX GABLES
- CHIMNEYS
- PRECAST ACCENTS
- BOXED BAY WINDOWS
- TRANSOM WINDOWS
- NOVELTY SIDING
- MANSARD ROOFS
- SHINGLES
- DECORATIVE ORNATE METAL WORK
- PATINA FINISHES

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

NON PUBLIC HEARINGS

10. Informational Items and Presentations – None

11. Reports and Discussion Items from Planning Commissioners – None

12. Reports from City Staff

- There will be no meeting on December 6th and unlikely there will be one on January 3rd, 2017
- City Attorney interviews by the City council will happen in early January, 2017

13. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 9:18 p.m.

Respectfully submitted,

Terry Stemple
Assistant City Clerk

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

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City of Rocklin Community Development Department

Planning Commission STAFF REPORT

LUI-TAYLOR FAMILY TRUST PROPERTY PURCHASE
GENERAL PLAN CONSISTENCY FINDING

December 20, 2016

PROPOSAL / RECOMMENDATION

This resolution is a request for finding that the purchase of a portion of the Lui-Taylor Family Trust Property (see Exhibits A&B) is consistent with the adopted General Plan for public property that is acquired, transferred, abandoned or vacated. Staff has no objections or concerns with the acquisition as proposed, and therefore recommends that the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN MAKING FINDINGS
UNDER GOVERNMENT CODE SECTION 65402
(Lui-Taylor Property Purchase /Portion of APN 010-230-003)

DISCUSSION

The proposed acquisition of land is for a portion of the property located at 5405 Pacific Street (APN 010-230-003) which will add an additional 0.40 acres ± of land to the existing northeast portion of Quinn Quarry site (City owned). This acquisition will allow the new Fire Station I footprint to be arranged in a manner that will result in easier access, thereby promoting public safety, and allow additional City owned property to be utilized for the Quarry Park Future

Phases.



Environmental Determination

The Environmental Coordinator has reviewed the proposed project and determined that it is not subject to CEQA because, pursuant to CEQA Guidelines Section 15060 (c)(2), the activity (project) will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to CEQA Guidelines Section 15061 (b)(3), the activity (project) is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The requested General Plan Consistency Finding does not propose any specific development plan or activity; therefore the project does not have the potential for causing a significant effect on the environment nor will it result in a direct or reasonably foreseeable indirect physical change in the environment. Development of the project site cannot occur until such time that additional CEQA analysis has been completed specific to any proposed development.

General Plan and Zoning Compliance

The project site is designated as Mixed Use (MU) (see Exhibit C) in the Rocklin General Plan and is zoned PD-C-2– Planned Development Retail Business.

The purchase of this property complies with the following General Plan policies:

- Circulation Policy C-41, “Create a Civic Center street/drive network south of Rocklin Road that provides access to Pacific Street and South Grove Street.”

*Planning Commission Staff Report
Lui-Taylor Family Trust Property Purchase
December 20, 2016 Page 3*

- Public Facilities Policy PF-21, “Provide progressive fire protection resources as necessary to meet community needs.”

Staff recommends that the Planning Commission find that the property purchase is consistent with the General Plan.

Exhibit "A"

All that portion of real property described in the "Trust Transfer Quitclaim Deed" to Richard Thomas Lui and Mary Tamsen Taylor as Trustees of the Lui-Taylor Family Trust recorded in Document No. 2007-0030024 in the office of the Placer County Recorder, City of Rocklin, State of California, described as follows:

The Northeasterly 80.00 feet as measured at right angles to the Northeasterly property line, said Northeasterly property line has a bearing of North 63° West.

Containing 0.40 acres, more or less.



Braden Barnum

10/7/16

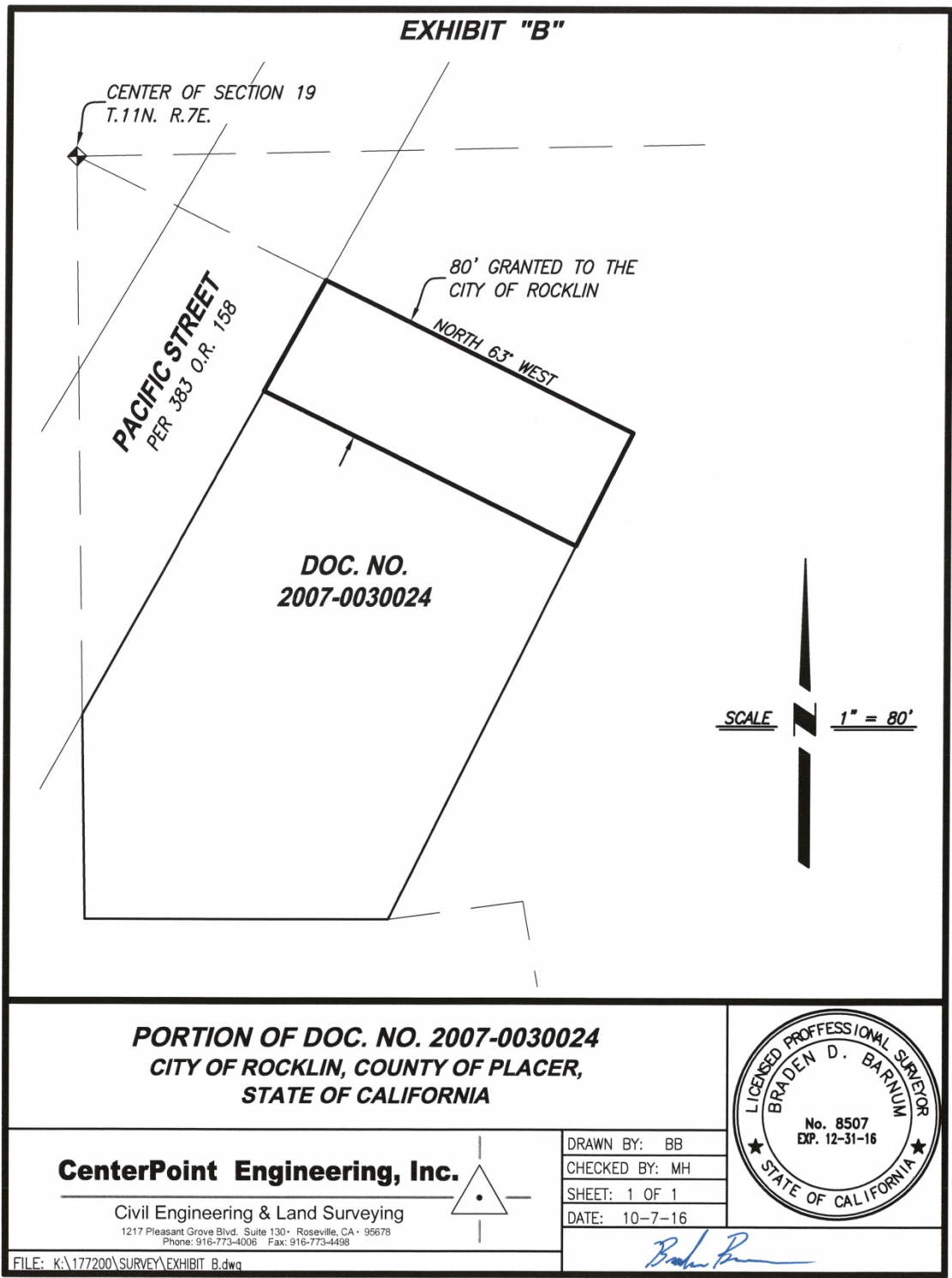


EXHIBIT C Area Context



RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN MAKING
FINDINGS UNDER GOVERNMENT CODE SECTION 65402
(Lui-Taylor Property Purchase / APN 010-230-003)

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

Section 1. The Environmental Coordinator for the City of Rocklin has reviewed the proposed General Plan Consistency Finding and determined that it is not subject to the California Environmental Quality Act (CEQA) because, pursuant to CEQA Guidelines Section 15060 (c)(2), the activity (project) will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to CEQA Guidelines Section 15061 (b)(3), the activity (project) is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The requested General Plan Consistency Finding does not approve any specific development plan or activity; therefore the project does not have the potential for causing a significant effect on the environment nor will it result in a direct or reasonably foreseeable indirect physical change in the environment. Development of the project site cannot occur until such time that additional CEQA analysis has been completed specific to any proposed development.

Section 2. The Planning Commission of the City of Rocklin finds and determines that:

A. Government Code Sections 65401 and 65402(c) require a finding of consistency with the adopted General Plan for public property which is acquired, transferred, abandoned or vacated.

B. The proposed acquisition of land is for the purpose of constructing Fire Station 1. The proposed acquisition and use is consistent with the Rocklin General Plan Circulation Policy C-41, "Create a Civic Center street/drive network south of Rocklin Road that provides access to Pacific Street and South Grove Street, and Public Facilities Policy PF-21, "Provide progressive fire protection resources as necessary to meet community needs."

PASSED AND ADOPTED this 20th day of December, 2016, by the following roll call vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Chairman

ATTEST:

Secretary

Exhibit "A"

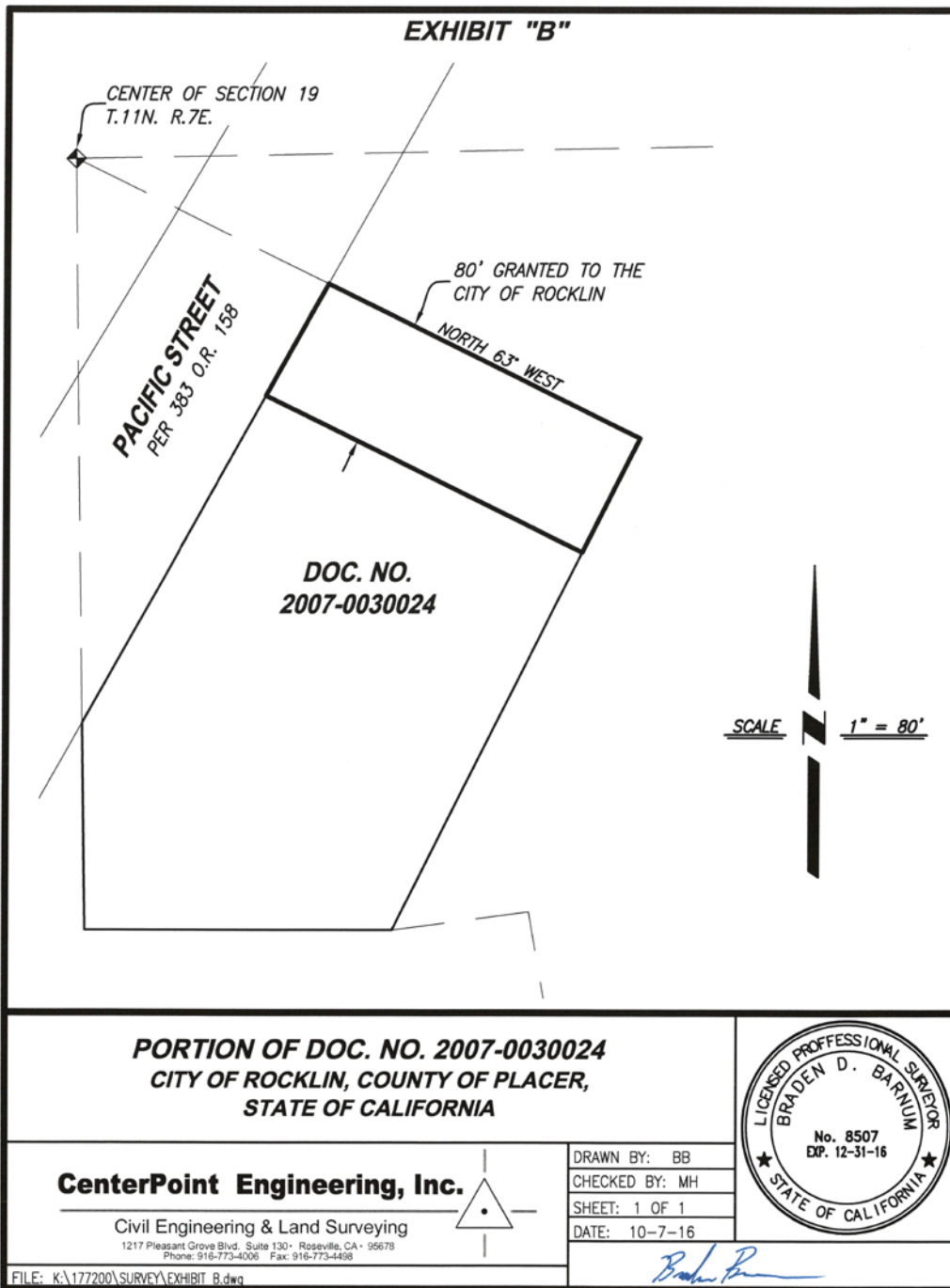
All that portion of real property described in the "Trust Transfer Quitclaim Deed" to Richard Thomas Lui and Mary Tamsen Taylor as Trustees of the Lui-Taylor Family Trust recorded in Document No. 2007-0030024 in the office of the Placer County Recorder, City of Rocklin, State of California, described as follows:

The Northeasterly 80.00 feet as measured at right angles to the Northeasterly property line, said Northeasterly property line has a bearing of North 63° West.

Containing 0.40 acres, more or less.



Braden Barnum
10/7/16





City of Rocklin Economic & Community Development Department

Planning Commission STAFF REPORT

General Plan Consistency Findings for Excess City Properties West Oaks west of Sunset former Fire Station Site (APN 365-020-030)

December 20, 2016

APPLICATION REQUEST

The City of Rocklin desires to sell certain excess city-owned property. Government Code 65402 requires the Planning Commission to examine the location, purpose and extent of property acquisition or disposition and to render a finding of consistency with the adopted General Plan before public property may be acquired, transferred, abandoned or vacated.

The City owned property that is ready for sale at this time is the former Fire Station Site (APN 365-020-030) on West Oaks Boulevard adjacent to Kathy Lund Park.

RECOMMENDATION

It is recommended by staff that the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN MAKING FINDINGS UNDER GOVERNMENT CODE SECTION 65402 (General Plan Consistency Finding (West Oaks west of Sunset former Fire Station Site/APN 365-020-030))

BACKGROUND

The City has evaluated the approximately one acre City owned parcel located adjacent to Kathy Lund Park and determined it to be excess property that is no longer planned for any public use. The site was formerly proposed to be developed with a fire station, however that facility was subsequently constructed on Wildcat Boulevard at a location deemed to be better located relative to the station's service area. Selling this property will allow it to be improved with an alternative quality development that will result in new businesses, jobs, residences and/or amenities and help fulfill the City's goal of economic sustainability.

Environmental Determination

The Environmental Coordinator has reviewed the proposed project and determined that it is not subject to CEQA because, pursuant to CEQA Guidelines Section 15060 (c)(2), the activity (project) will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to CEQA Guidelines Section 15061 (b)(3), the activity (project) is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The requested General Plan Consistency Finding does not propose any specific development plan or activity; therefore the project does not have the potential for causing a significant effect on the environment nor will it result in a direct or reasonably foreseeable indirect physical change in the environment. Development of the project site cannot occur until such time that additional CEQA analysis has been completed specific to any proposed development.

General Plan Consistency

This parcel is designated as Recreation-Conservation (R-C) and zoned "Firehouse" with the expectation that it would be developed with structures, parking lots, and access ways to accommodate the projected firehouse use. Now that the property is no longer needed for a firehouse the City has determined that it would be appropriate to allow it to be developed for other purposes consistent with the following General Plan Goals and Policies, noting that any development proposal would require a General Plan Amendment and Rezone:

General Land Use Goal: To promote orderly and well-planned development that enhances the City of Rocklin.

Policy LU-11: Encourage infill residential development that is in keeping with the character and scale of the surrounding neighborhood, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

Policy LU-20: Encourage Medium High and High Density Residential uses to locate near major arterial and/or collector streets.

Policy LU-25: Encourage mixed use developments to locate near major arterial and/or collector streets.

Policy LU-43: Attract job generating land uses that will provide a variety of employment opportunities for those who live, or are likely to live, in the community or South Placer subregion.

Policy LU-66: Consider the effects of land use proposals and decisions on the South Placer sub region jobs/housing balance.

Policy LU-69: Encourage high-density, mixed use, infill development and creative use of brownfield and under-utilized properties.

Policy LU-70: Increase densities in core areas to support public transit.

Planning Commission Staff Report
 Sale of Excess City Property GP Consistency Finding
 December 20, 2016
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Policy LU-72: Promote infill, mixed-use, higher density development and the creation of affordable housing in mixed use zones.

Policy LU-73: Identify sites suitable for mixed-use development within existing service areas and establish appropriate site-specific standards to accommodate the mixed uses.

Open Space, Conservation and Recreation element Policy: OCR-2: Recognize that balancing the need for economic, physical, and social development of the city may lead to some modification of existing open space and natural resource areas during the development process.

Housing Element Policy 3.1: Identify vacant parcels and provide to interested developers in conjunction with information on available development incentives.



West Oaks former Firehouse Site (APN: 365-020-030)

Next Steps:

- Working with a buyer to develop the site, possibly with a multi-family residential or commercial use.

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Sale of Excess City Property GP Consistency Finding
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- A development proposal will be brought to the Planning Commission and City Council for approval of appropriate entitlements at a future date.

Staff Recommendation

Staff recommends approval of the consistency finding for this site as proposed.

\\admins.local\city\CommDev\Planning\PUBLIC PLANNING FILES__ PROJECT FILES\Fire Station Site Kathy Lund Park\West Oaks west of Sunset former Fire Station Site SR (PC 12-20-16).docx

RESOLUTION NO. PC-2016-
 RESOLUTION OF THE PLANNING COMMISSION
 OF THE CITY OF ROCKLIN MAKING
 FINDINGS UNDER GOVERNMENT CODE SECTION 65402
 (West Oaks west of Sunset former Fire Station Site - APN 365-020-030)

WHEREAS, the City of Rocklin desires to sell the parcel located at West Oaks west of Sunset a former Fire Station Site - APN 365-020-030; and

WHEREAS, this finding of general plan consistency is based on evaluation of relevant General Plan goals and policies addressing development of underutilized properties for appropriate housing, employment and/or revenue generating land uses; and

WHEREAS, this site is underutilized and has become a maintenance burden on the City, while providing no particular public benefit, and the City desires to sell the parcels to a developer, on condition they utilize the site for the construction of a residential or non-residential project which will be of positive benefit to the City's tax base and jobs/housing balance; and

WHEREAS, Government Code Section 65402 requires the Planning Commission to examine the location, purpose and extent of property acquisition or disposition and to render a finding of consistency with the adopted General Plan before public property may be acquired, transferred, abandoned or vacated.

Therefore, 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. The sale of West Oaks west of Sunset former Fire Station Site - APN 365-020-030, depicted in Exhibit A, for future development of a residential or non-residential use will allow it to be improved with an alternative quality development that will result in new businesses, jobs, residences and/or amenities and help fulfill the City's goal of economic sustainability.
- B. The sale of the property is consistent with and conforms to the following specific General Plan Goals and Policies:

General Land Use Goal: To promote orderly and well-planned development that enhances the City of Rocklin.

Policy LU-11: Encourage infill residential development that is in keeping with the character and scale of the surrounding neighborhood, while providing a variety of

densities and housing types as reflected by the zoning and land use designation of the infill property.

Policy LU-20: Encourage Medium High and High Density Residential uses to locate near major arterial and/or collector streets (Sunset Blvd.).

Policy LU-25: Encourage mixed use developments to locate near major arterial and/or collector streets.

Policy LU-43: Attract job generating land uses that will provide a variety of employment opportunities for those who live, or are likely to live, in the community or South Placer subregion.

Policy LU-66: Consider the effects of land use proposals and decisions on the South Placer subregion jobs/housing balance.

Policy LU-69: Encourage high-density, mixed use, infill development and creative use of brownfield and under-utilized properties.

Policy LU-70: Increase densities in core areas to support public transit.

Policy LU-72: Promote infill, mixed-use, higher density development and the creation of affordable housing in mixed use zones.

Policy LU-73: Identify sites suitable for mixed-use development within existing service areas and establish appropriate site-specific standards to accommodate the mixed uses.

Open Space, Conservation and Recreation element Policy: OCR-2: Recognize that balancing the need for economic, physical, and social development of the city may lead to some modification of existing open space and natural resource areas during the development process.

Housing Element Policy 3.1: Identify vacant parcels and provide to interested developers in conjunction with information on available development incentives.

PASSED AND ADOPTED this 20th day of December, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary

Exhibit A



West Oaks former Firehouse Site (APN: 365-020-030)



City of Rocklin Economic and Community Development Department

**Planning Commission
STAFF REPORT**

Oak Vista

**Tentative Subdivision Map, SD-2015-0002
Rezoning, Z-2015-0002
Oak Tree Preservation Plan Permit, TRE-2015-0008**

December 20, 2016

Recommendation

Documents to facilitate Planning Commission action on the following items have been provided:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Oak Vista Subdivision / SD-2015-0002, Z-2015-0002, and TRE-2015-0008)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE REZONING AN AREA FROM UNCLASSIFIED (U) TO A COMBINATION OF RESIDENTIAL SIX THOUSAND SQUARE FOOT MINIMUM LOT SIZE (R1-6) AND RESIDENTIAL TWELVE THOUSAND SQUARE FOOT MINIMUM LOT SIZE (R1-12.5) (Oak Vista Subdivision / Z-2015-0002)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP AND AN OAK TREE PRESERVATION PLAN PERMIT (Oak Vista Subdivision / SD-2015-0002, TRE-2015-0008)

Proposal/Application Request

The Oak Vista Subdivision project proposes the construction of a residential subdivision consisting of 63 single-family residential units on an approximately 13.29-acre site in the City of Rocklin. In order to allow the development of the project, the following entitlements have been requested:

*Planning Commission Staff Report**Oak Vista**December 20, 2016**Page 2*

- A Rezone (Z-2015-0002) to change the zoning from Unclassified (U) to a combination of Residential six thousand square foot net minimum lot size (R1-6) and Residential twelve thousand five hundred square foot net minimum lot size (R1-12.5);
- A Tentative Subdivision Map (SD-2015-0002) to create 63 single family residential lots, as well as associated streets and related improvements. Single family residential lots would range in size from 6,120 square feet to 11,100 square feet for the fifty-nine (59) R1-6 lots and from 20,050 square feet to 21,129 square feet for the four (4) R1-12.5 lots; and
- An Oak Tree Preservation Plan (TRE-2015-0008) to address the preservation, removal and mitigation of oak trees on the project site.
- Authorization by the City Council to the City Manager to execute a Memorandum of Understanding (MOU) concerning treatment of cultural resources.

Location

The project site is generally located on the southwestern corner of Makabe Lane and Dias Lane, adjacent on one boundary to the eastern city limits of the City of Rocklin. The site consists of five (5) parcels, designated by Assessor's Parcel Numbers (APNs) 045-043-009, -030, -031, -032, and -052. See **Figure 1**.

Figure 1. Project Location



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Owner/Applicant

The applicant is Ryan Bradford of Equity Smart Investments, LP; the property owner is Placer Partners, LLC.

Background and Site Characteristics

The project site has been historically utilized for large lot rural residential development. The five parcels contained within the project boundaries contain four existing residential homes and associated structures. All structures are anticipated to be demolished prior to development of the proposed project. The existing homes were constructed in the 1950s and are not identified as historic resources.

The site includes a total of 420 native oak trees. 269 of the native oak trees are proposed for removal as part of the development of the project. Of this 269 trees proposed for removal, the project arborist has designated 57 as dead, dying, or hazardous.

Surrounding Land Uses

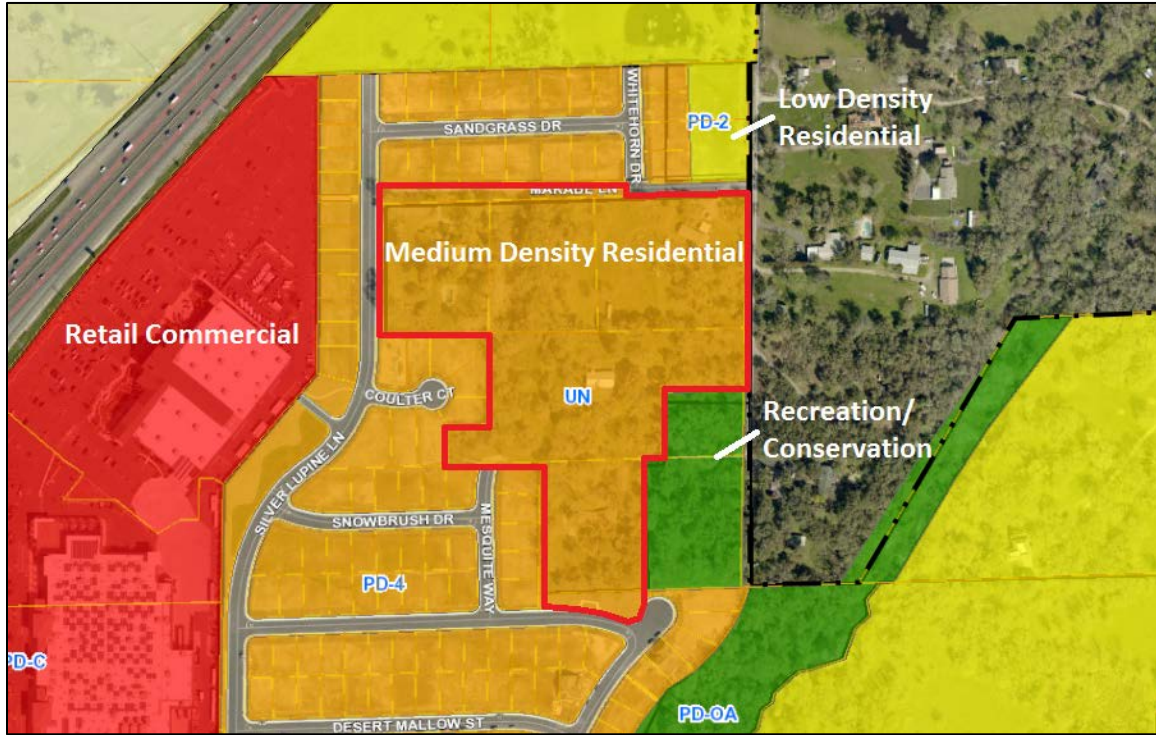
The project site is bounded by Dias Lane to the east and the Rocklin 60 subdivision wraps around the north, west, south, and a portion of the easterly boundary of the project. The approximately 57-acre Rocklin 60 project was approved in 2010 to allow development of 169 lots and two parcels designated as open space for oak tree preservation between the project site and Dias Lane.

The properties on the east side of Dias Lane are located in the Town of Loomis in an area designated as Residential Estate in the Town of Loomis General Plan. This area has been developed with several single family residences on large lots.

Table 1. Surrounding Uses

	Current Use	Current General Plan / Zoning
Project Site	Large lot single-family residential containing four residential units	Medium Density Residential (MDR) / Unclassified (U)
North	Rocklin 60 residential subdivision	MDR / Planned Development 4 dwellings per acre (PD-4) and Planned Development 2 dwellings per acre (PD-2)
South	Rocklin 60 residential subdivision	MDR / PD-4
East	Town of Loomis Scattered residences, & Rocklin 60 residential subdivision	Town of Loomis – Residential Estate, & Recreation Conservation (R-C) / Planned Development Open Area (PD-OA)
West	Rocklin 60 residential subdivision	MDR / PD-4

Figure 2. Current General Plan/Zoning

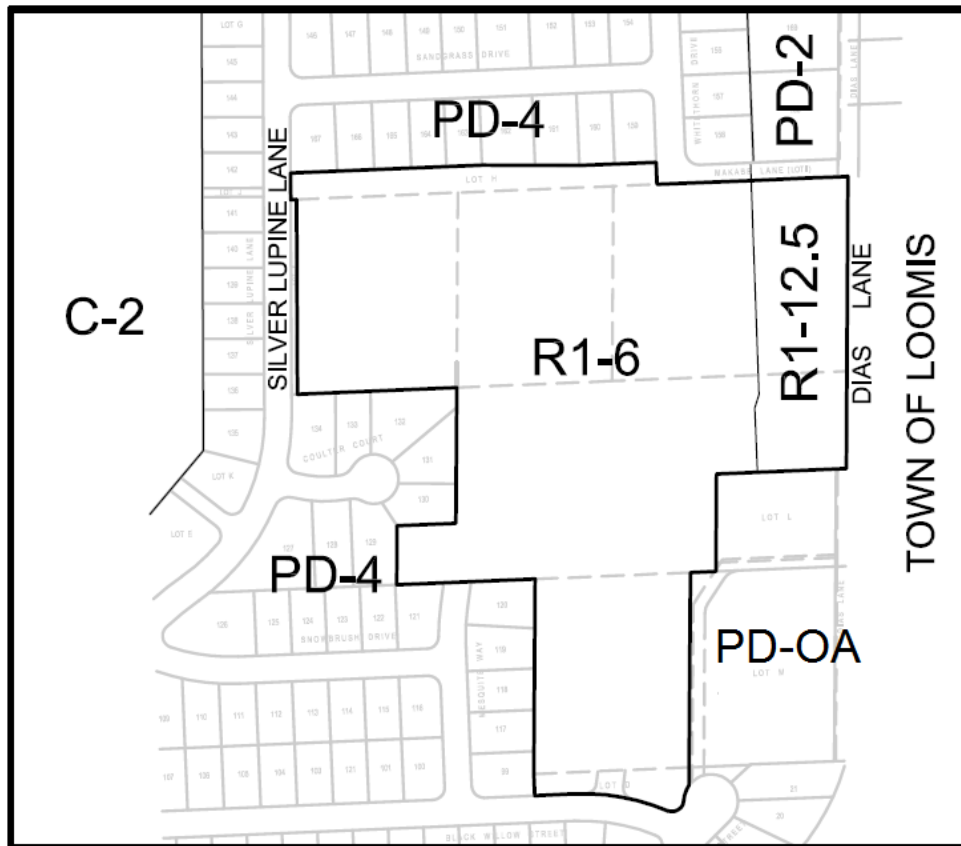


General Plan and Zoning Compliance

The project site is designated as Medium Density Residential (MDR) on the Rocklin General Plan and is Unclassified (U) on the zoning map. The site is proposed to be rezoned as a part of this application to conform to the MDR General Plan land use designation.

According to the Rocklin General Plan, the MDR designation provides areas for single family homes on urban lots. The minimum density within MDR is 3.5 dwellings per acre and the density range allows for a maximum of 8.4 dwellings per acre. The project proposes 63 single family parcels on approximately 13.29 acres for a density of 4.4 dwelling units per acre, which is consistent with the allowed range. The project proposes to rezone previously "Unclassified" property to a combination of R1-6 and R1-12.5 zoning districts, both of which are consistent with the MDR designation. Therefore, the proposed project is in compliance with the General Plan.

Figure 3. Proposed Zoning Districts



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R1-6 lots

The project proposes subdivision of the majority of the project site (approximately 11.5 acres) into 59 lots, consistent with the proposed R1-6 zoning. The lots within this portion of the project would range in size from 6,120 square feet to 11,100 square feet.

All future construction within the R1-6 zoning district would be required to comply with the height regulations, lot coverage, setbacks, and other applicable regulations of the RMC. As proposed, this portion of the project is consistent with the R1-6 zoning district.

R1-12.5 lots

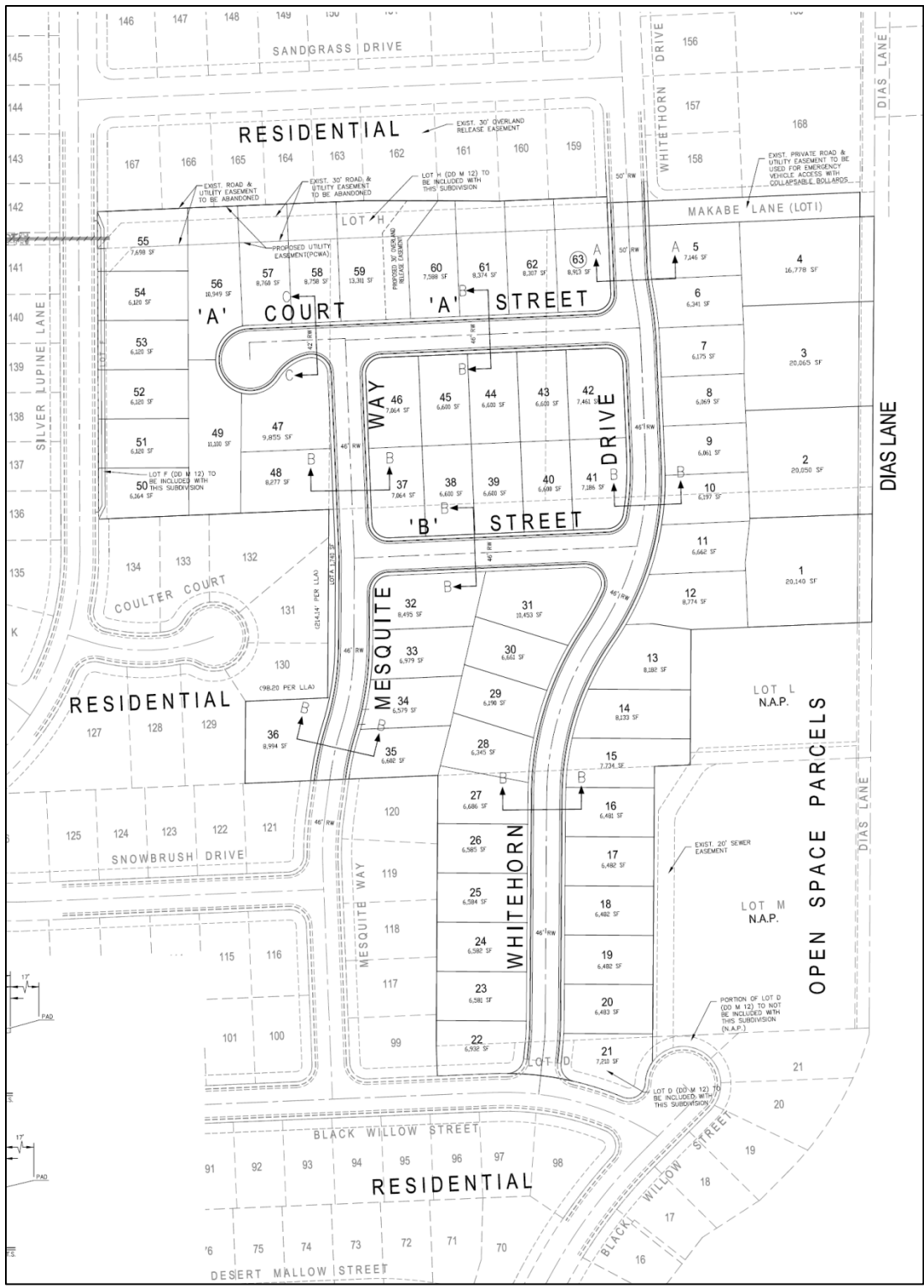
In order to buffer potential project impacts to properties located to the east of the site in the Town of Loomis t approximately 1.75 acres adjacent to Dias Lane would be developed as larger lots with R1-12.5 zoning. This area would be subdivided into four parcels, ranging from approximately 20,050 square feet to 20,140 square feet, similar in size to the adjacent parcels accessed via Dias Lane in the Rocklin 60 subdivision and in the Town of Loomis. All four lots conform to the Development standards set forth in the R1-12.5 zone district.

Tentative Subdivision Map and Oak Tree Preservation Plan Permit

The Tentative Subdivision Map application proposes to subdivide the approximately 13.29-acre site into 63 single-family residential lots and associated street improvements. As stated above, the subdivision as proposed would comply with the development standards set forth in the proposed R1-6 and R1-12.5 zoning districts.

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Figure 4. Proposed Tentative Subdivision Map



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Access and Circulation

Roadways providing access to the project site would be Dias Lane and local street connections to Sierra College Boulevard. Dias Lane is a two-lane street on the Rocklin/Loomis border providing access primarily to rural residential areas. Only the four lots proposed to front on Dias Lane would normally access via this street. An existing gated emergency only access, built with the Rocklin 60 project, would also link the Oak Vista development to Dias Lane. The remaining 59 lots would be accessed from Sierra college Boulevard via Schriber Way, a two-lane collector street providing access to commercial and residential areas, and several streets in the Rocklin 60 project, that were stubbed out with the intention of continuing the street network through the project site upon development.

Utilities

The project has been conditioned to install sewer, water, and other infrastructure required by the City and the applicable utilities to provide service to the project. All services are currently available to the project site.

Drainage

Storm water runoff from the project site would be collected in stormwater drainage pipes and then directed through water quality treatment devices/areas as Best Management Practices (BMP) and/or Low Impact Development (LID) features and then into the City's storm drain system. The purpose of the BMP/LID features is to ensure that potential pollutants are filtered out before 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. The proposed drainage has been reviewed by the City and is consistent with the current LID requirements.

Oak Trees

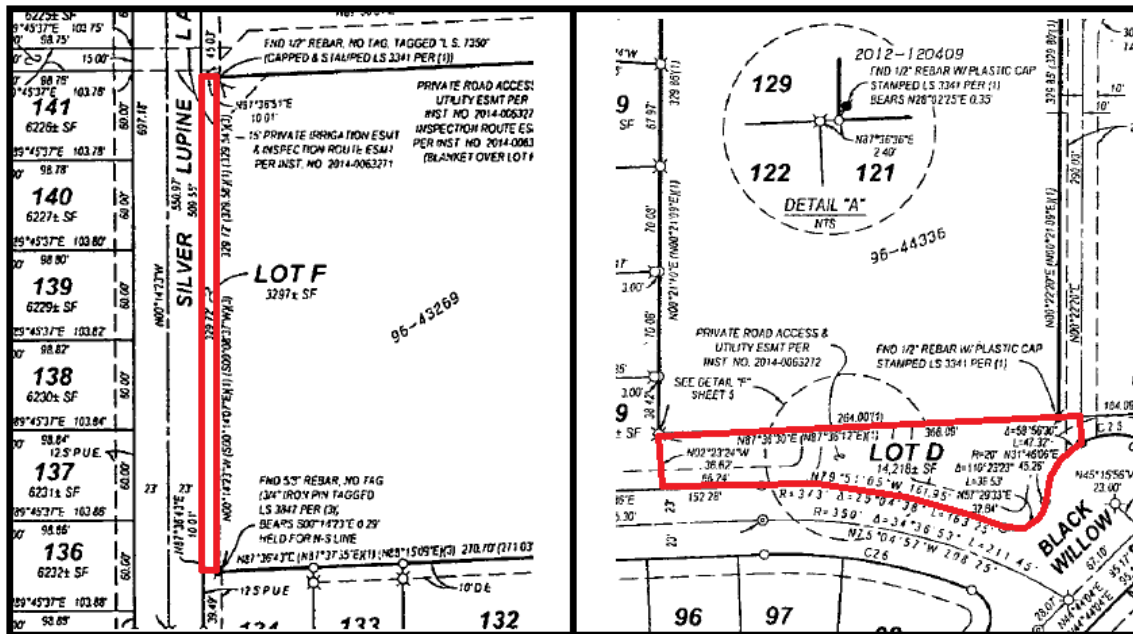
The project site includes a total of 420 native oak trees within the boundaries of the project site of which 269 trees are proposed for removal as a part of the development. Of these, 57 trees have been identified as being dead, dying, or a hazard, and are therefore recommended for removal by the project arborist. The project has been conditioned to comply with the City's Oak Tree Preservation Ordinance in order to mitigate for the removal of the trees.

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Lots D and F (Rocklin 60)

The surrounding Rocklin 60 subdivision included two lots adjacent to the Oak Vista project identified as Lot D (14,218 square feet) and Lot F (3,297 square feet). These lots were originally intended to provide landscaping buffers to separate the existing homes on the large lot residential parcels which make up the proposed Oak Vista site, from the smaller residential lots approved with the Rocklin 60 project. As part of the approval of Rocklin 60, Lots D and F were conditioned to be deeded to the City through Irrevocable Officers of Dedication (I.O.D.). These lots are shown on **Figure 5**.

Figure 5. Lots D & F (Rocklin 60)



Because the Oak Vista project proposes to rezone and develop the project site with a single-family subdivision which is generally consistent with the density and lot sizes of the Rocklin 60 development, it is no longer necessary to buffer the two projects from each other. In addition the incorporation of Lots D and F into the Oak Vista project allows for better integration of the two projects with better circulation and continuity between the two projects.

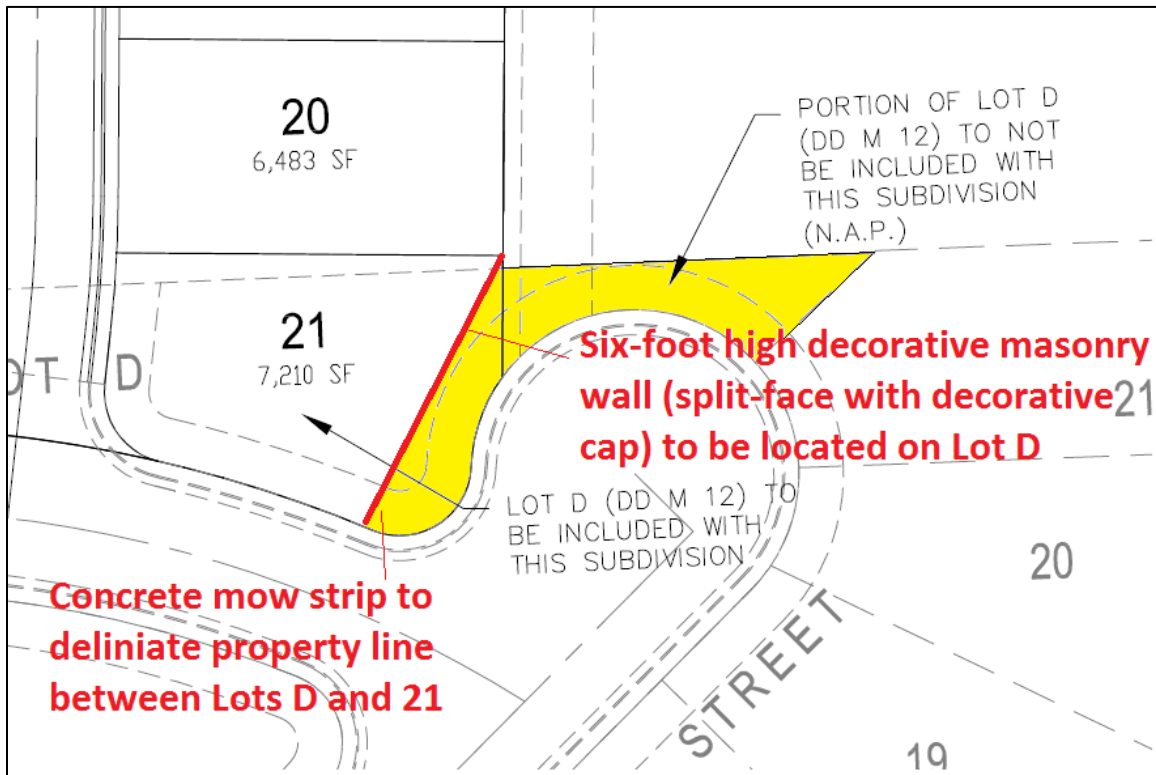
The Oak Vista project proposes to incorporate these two lots into the project design.

The major portion of Lot D would be incorporated into the design of Lots #21 and 22. The easterly most portion of Lot D, adjacent to the terminus of Black Willow Street, would be retained by the City to allow access to the adjacent City owned open space parcel. The project includes conditions of approval which require construction of a six-

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foot decorative masonry wall (split-face with a concrete cap) to be installed between Lot D and Lot 21 to screen the rear yard of Lot 21 from the street. A concrete mow strip would be installed to delineate where the boundary between the two properties crosses the public utility easement. The landscaping and irrigation system on the remaining portion of Lot D would be modified to reflect the new configuration.

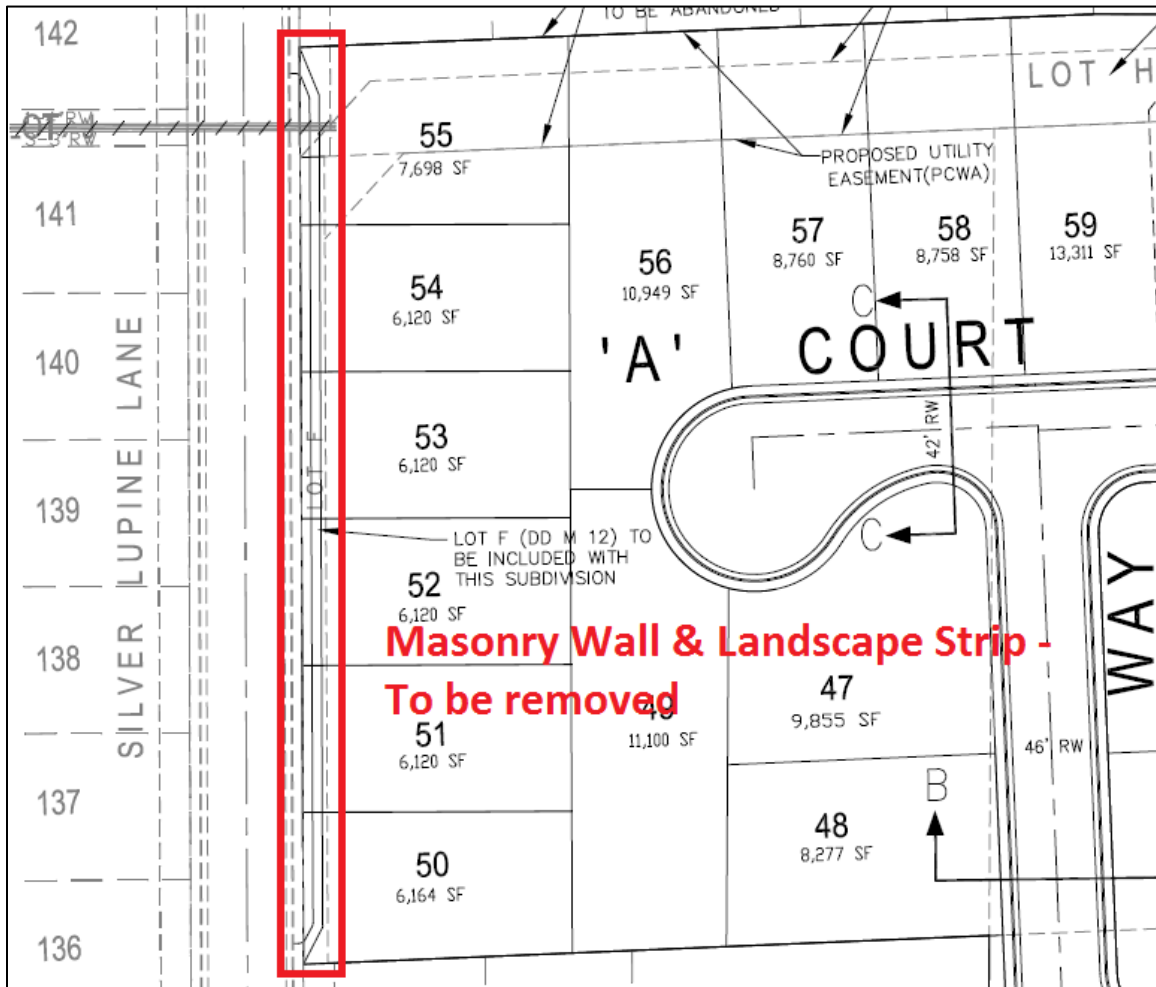
Figure 6. Lot 21/Lot D Configuration



Lot F would be incorporated into proposed Lots 50-55 to allow these parcels to access Silver Lupine Lane.

Because the City has already accepted the Irrevocable Offer of Dedication for Lots D and F, the Oak Vista project will be required to obtain the properties from the City prior to approval of Improvement Plans and / or a Final Map, whichever comes first. The City is working with the project applicant to reach agreement on the transfer of these lots. If for some reason the applicant and the City are unable to reach an agreement the applicant would have to apply for approval a modification of the subdivision design.

Figure 7. Lots 50-55/Lot F Configuration



Letters from Commenting Agencies

This project was circulated to various City, County, and utility agencies for review and no issues of concern were identified. Comments from agencies have either been addressed through the processing of the project or have been included as Conditions of Approval.

Environmental Determination

Consistent with the requirements of the California Environmental Quality Act (CEQA) an Initial Study was prepared to determine the project’s potential impacts on the environment. The study found that development of the proposed Oak Vista Subdivision project could have significant impacts with regard to Air Quality, Biological Resources, Cultural Resources and Hazardous Materials; however it was also able to identify

Planning Commission Staff Report

Oak Vista

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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.

As noted above, the Initial Study/Mitigated Negative Declaration identified mitigation measures to reduce Cultural Resources impacts to a less than significant level. One of those mitigation measures (V.-3) requires the City of Rocklin, the United Auburn Indian Community and the project applicant/developer to enter into a Memorandum of Understanding (MOU) regarding the treatment and disposition of Cultural Resources. City Council would need to authorize the City Manager to execute the MOU on behalf of the City; therefore such authorization has been incorporated into the draft resolution of the Planning Commission recommending that the City Council the Oak Vista Subdivision.

RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF ROCKLIN RECOMMENDING APPROVAL OF A MITIGATED NEGATIVE
DECLARATION OF ENVIRONMENTAL IMPACTS
Oak Vista Subdivision
(SD2015-0002, Z2015-0002 and TRE2015-0008)

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an Initial Study on the Oak Vista Subdivision project (SD2015-0002, Z2015-0002 and TRE2015-0008) (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 Attachment 1 and incorporated by this reference, are recommended for approval 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 City Council, 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

ATTACHMENT 1

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

Oak Vista Subdivision

SD2015-0002, Z2015-0002 and TRE2015-0008

**Southwest corner of Makabe Lane and Dias Lane in the City of Rocklin
APN's 045-043-009, -030, -031, -032, and -052**

November 17, 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 Ryan Bradford of Equity Smart Investments, LP and the property owner is Placer Partners, LLC.

Initial Study Page 2 Reso. No.	<i>Oak Vista Subdivision</i> SD2015-0002, Z2015-0002 and TRE2015-0008
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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 Oak Vista Subdivision 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.

Initial Study Page 3 Reso. No.	<i>Oak Vista Subdivision</i> SD2015-0002, Z2015-0002 and TRE2015-0008
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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. The reference materials are 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, Current Environmental Documents.

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.

During the project approval process, persons and/or agencies may address either the Environmental Services staff or the City Council regarding the project. Public notification of agenda items for the City Council is posted 72 hours prior to the public meeting. The Council agenda can be obtained by contacting the Office of the City Clerk at City Hall, 3970 Rocklin Road, Rocklin, CA 95667 or via the internet at <http://www.rocklin.ca.us>

Within five days of project approval, the City will file a Notice of Determination with the County Clerk. The Notice of Determination will be posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues that were presented to the lead agency by any person, either orally or in writing, during the public comment period.

<p>Initial Study Page 4 Reso. No.</p>	<p><i>Oak Vista Subdivision</i> SD2015-0002, Z2015-0002 and TRE2015-0008</p>
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SECTION 2. INITIAL STUDY SUMMARY AND DETERMINATION

A. Summary Information

Project Title:

Oak Vista Subdivision

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 southwest corner of Makabe Lane and Dias Lane, in the City of Rocklin. The Assessor’s Parcel Numbers are 045-043-009, -030, -031, -032, and -052.

Project Sponsor’s Name:

The applicant is Ryan Bradford of Equity Smart Investments, LP and the property owner is Placer Partners, LLC.

Current General Plan Designation: Medium Density Residential (MDR)

Proposed General Plan Designation: Medium Density Residential (MDR)

Current Zoning: Unclassified

Proposed Zoning: Residential Single Family, 6000 square foot minimum lots (R1-6) and Residential Single Family, 12,500 square foot minimum lots (R1-12,500)

Description of the Project:

The Oak Vista Subdivision project proposes the construction of a residential subdivision consisting of 63 single-family residential units on an approximately 14.3 +/- acre site in the City of Rocklin. This project will require Tentative Subdivision Map, Rezone and Oak Tree Preservation Permit entitlements. For more detail please refer to the Project Description set forth in Section 3 of this Initial Study.

Surrounding Land Uses and Setting:

The proposed project site contains four existing residential units and is bound by Makabe Lane to the north, Dias Lane to the east and the Rocklin 60 subdivision to the north, west and south. To the east of Dias Lane are the Town of Loomis and several single-family residences located in a land use area designated as Residential Estate in the Town of Loomis General Plan. To the

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west and southwest of the Rocklin 60 subdivision are an existing retail commercial center known as Rocklin Crossings and the I-80 freeway. To the south and southeast of the project are some medium and low density single-family residences, an open space area associated with Secret Ravine Creek, and vacant land designated for low density residential.

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
- U.S. Army Corps of Engineers, Section 404 wetlands permit
- Regional Water Quality Control Board, Section 401 water quality certification

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"/>	Tribal Cultural Resources	<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 southwest corner of Makabe Lane and Dias Lane in the City of Rocklin. The Assessor’s Parcel Numbers are 045-043-009, -030, -031, -032, and -052 (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 Oak Vista Subdivision project proposes the construction of a medium density residential development consisting of 63 single-family units on a 14.3 +/- acre site in the City of Rocklin. This project will require the following entitlements from the City of Rocklin: a Tentative Subdivision Map to subdivide the five existing parcels into 63 single-family lots and associated roadways; a Rezone to change the project site’s zoning designation from unclassified to Residential Single Family, 6,000 square foot minimum lots and Residential Single Family, 12,500 square foot minimum lots, and an Oak Tree Preservation Plan to address the preservation, removal and mitigation of oak trees on the project site.

Access to the project would be from Mesquite Way and Whitethorn Drive via roadway extensions, ultimately accessing Sierra College Boulevard. The project site contains four existing homes and associated structures that will be demolished. It is anticipated that site development will involve clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new roadways, 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”

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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 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 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

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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 and can also be found on the City’s website under Planning Department, Current Environmental Documents. 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 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

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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.

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.

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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.
- 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

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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		
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.				X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The development of a 63 unit single-family subdivision on a 14.3 +/- 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 General Plan in the Land Use and the Open Space, Conservation, and Recreation Elements, and

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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.

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 cumulative 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 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.

Significance Conclusions:

a. Scenic Vista - No Impact. While vacant or mostly vacant areas have a natural aesthetic quality, there are no designated scenic vistas within the City of Rocklin or Planning Area. Alteration of mostly vacant areas of the project site through the demolition of four homes and the construction of 63 single-family residential units would change the visual quality of the project site and surrounding area. However, since there are no designated scenic vistas, no impact would occur in this regard.

b. Visual Quality – Less than Significant. The construction of 63 single-family residential units is consistent with the type of development contemplated and analyzed for this area of Rocklin within the Rocklin General Plan EIR. The General Plan EIR analysis included the development of this area with medium density residential housing adjacent to a more rural setting in Loomis. The building structures that are anticipated are of consistent height and scale with surrounding development and anticipated future development and there are no unusual development characteristics of this project which would introduce incompatible elements or create aesthetic impacts not considered in the prior EIR. Existing buildings in the area include one- and two-story single-family residential buildings, both in the City of Rocklin and Town of Loomis. These buildings and the anticipated future development of buildings within the nearby and adjacent low density residential land use designations are collectively all of similar size and scale to the

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proposed project, including the project’s proposed four large lots which are adjacent to Dias Lane and which will serve as a buffer and transition to the more rural residential setting located in the Town of Loomis. All development in the Rocklin Planning Area is subject to existing City development standards set forth in the City’s Zoning Ordinance which helps to ensure that development form, character, height, and massing are consistent with the City’s vision for the character of the community.

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 and the proposed project is consistent with the Medium Density Residential land use designation that was assumed in the General Plan EIR analysis.

c. Scenic Highway – No Impact. The proposed project is not located adjacent to or within the proximity of a state listed scenic highway (Interstate 80 is not a state listed scenic highway). Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.

d. Light and Glare – Less than Significant. There are no specific features within the proposed project that would create unusual light and glare. New and/or increased sources of light and glare would be introduced to the project area. However, implementation of the General Plan policies addressing light and glare would also ensure that no unusual daytime glare or nighttime lighting is produced. The General Plan EIR acknowledged that impacts associated with increased light and glare would not be eliminated entirely, and the overall level of light and glare in the Planning Area would increase in general as urban development occurs and that increase cannot be fully mitigated. As 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 and the proposed project is consistent with the Medium Density Residential land use designation that was assumed in the General Plan EIR analysis.

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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:

There are no agricultural or forestry impacts for the project or project site due to a lack of these resources on the project site, as further discussed below.

Significance Conclusions:

a., b., and c. Farmland, Williamson Act, Cumulative Loss of Farmland - *No Impact.* 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 2014 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]), nor is it considered prime farmland, unique farmland, or farmland of statewide importance; therefore the proposed project would not convert farmland to a non-agricultural use. 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, there would be no agricultural use impacts.

d. and e. Conversion of Forest Land – *No Impact.* The project site contains no parcels that are considered forestry lands or timberland. Therefore, because the project would not conflict with existing forestry use zoning or involve other changes that could result in the conversion of forest lands to non-forest uses, there would be no forestry use impacts.

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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, a single-family residential development of this type would not be expected to create objectionable odors.

Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, 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 (PCAPCD), 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 (SVAB) 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 future development in the Highway 65 Corridor portion of the Northwest Rocklin General Development Plan area under an increased trip cap scenario. 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 Westech Company, a California consulting firm with recognized expertise in air quality, prepared an Air Quality and Greenhouse Gas Analysis report for the proposed project. The report, dated October 2016, 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 the Westech Company 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 Westech Company report, which is summarized below.

The analysis was prepared to estimate the criteria pollutant emissions from project construction and operation. The proposed Oak Vista Residential Subdivision project’s short-term construction-related and long-term operational emissions were estimated using the CalEEMod modeling program. CalEEMod 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. Where project-specific data was available, that data was input into the CalEEMod model (i.e., construction phases and timing).

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 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 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 project is in a non-attainment area for ozone and PM.

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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	38.46	69.64	4.47	47.41
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 short-term construction-related emissions are not anticipated to exceed the PCAPCD’s significance thresholds for emissions of ROG, NOx, PM10 and CO, which means the proposed project would have less than significant construction-related impacts to air quality.

Operational Emissions

Operational emissions of ROG, NOx, PM₁₀ and CO would be generated by the proposed 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:

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- 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	NOx	PM₁₀	CO
Maximum Daily Emissions	2.43	4.66	3.98	25.37
Placer County Air Pollution Control District (PCAPCD) Significance Thresholds	55	55	82	550
Exceedance of PCAPCD Threshold	NO	NO	NO	NO

As shown, the project’s operational emissions of ROG, NOx, PM₁₀, and CO would be below the applicable PCAPCD thresholds of significance. 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 quality standard or contribute to an existing or projected air quality violation and operationally-related impacts would be considered less than significant.

Cumulative Air Quality

Due to the dispersive nature and regional sourcing of air pollutants, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants, including ozone and PM, is a result of past and present development, and, thus, cumulative impacts related to these pollutants could be considered cumulatively significant.

The project is part of a pattern of urbanization occurring in the greater Sacramento ozone nonattainment area. The growth and combined vehicle usage, and business activity within the nonattainment area from the project, in combination with other past, present, and reasonably foreseeable projects within Rocklin and surrounding areas, could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants.

The PCAPCD recommends using the region’s existing attainment plans as a basis for analysis of cumulative emissions. If a project would interfere with an adopted attainment plan, the project would inhibit the future attainment of AAQS, and thus result in a cumulative impact. As discussed above, the PCAPCD’s recommended thresholds of significance for ozone precursors and PM₁₀ are based on attainment plans for the region. Thus, the PCAPCD concluded that if a project’s ozone precursor and PM₁₀ emissions would be greater than the PCAPCD’s operational-

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level thresholds, the project could be expected to conflict with relevant attainment plans, and could result in a cumulatively considerable contribution to a significant cumulative impact.

As shown in the Operational Emissions table above, the proposed project would result in an increase of ROG, NOx and PM₁₀ emissions that would be below the applicable operational-level thresholds.

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 medium density residential land use that is equal to (from a trip generation and associated emissions standpoint) the Medium Density Residential land use that was anticipated by and analyzed within the General Plan EIR.

Significance Conclusions:

a., b. and c. Conflict with or obstruct implementation of the applicable air quality plan, Violate any air quality standard or contribute substantially to an existing or projected air quality violation, and Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) – *Less Than Significant Impact.* The proposed project area is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter (PM_{2.5}) and the State particulate matter 10 microns in diameter (PM₁₀) standards, as well as for both the federal and State ozone standards. The federal Clean Air Act requires areas designated as federal nonattainment to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the national ambient air quality standards (NAAQS). The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them. In compliance with regulations, the PCAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the NAAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies.

The current applicable air quality plan for the proposed project area is the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Ozone Attainment Plan), adopted September 26, 2013. The U.S. Environmental Protection Agency (USEPA) determined the Plan to be adequate and made such findings effective August 25, 2014. On January 9, 2015, the USEPA approved the 2013 Ozone Attainment Plan.

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The 2013 Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the CAA requirements, including the NAAQS. It should be noted that in addition to strengthening the 8-hour ozone NAAQS, the USEPA also strengthened the secondary 8-hour ozone NAAQS, making the secondary standard identical to the primary standard. The SVAB remains classified as a severe nonattainment area with an attainment deadline of 2027. On October 26, 2015 the USEPA released a final implementation rule for the revised NAAQS for ozone to address the requirements for reasonable further progress, modeling and attainment demonstrations, and reasonably available control measures (RACM) and reasonably available control technology (RACT). With the publication of the new NAAQS ozone rules, areas in nonattainment must update their ozone attainment plans and submit new plans by 2020/2021.

General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any NAAQS, increase the frequency or severity of an existing violation of any NAAQS, or delay timely attainment of any NAAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants that the area is designated nonattainment, the PCAPCD has recently proposed updates to the District’s recommended significance thresholds for emissions of PM₁₀, and ozone precursors – reactive organic gases (ROG) and oxides of nitrogen (NO_x).

The significance thresholds, expressed in pounds per day (lbs/day), listed in the table above are the PCAPCD’s updated recommended thresholds of significance for use in the evaluation of air quality impacts associated with proposed development projects. The City of Rocklin, as lead agency, is considering a phased in approach of the newly proposed thresholds but for this analysis is utilizing the PCAPCD’s recommended thresholds of significance for CEQA evaluation purposes. Thus, if a project’s emissions exceed the PCAPCD’s pollutant thresholds presented above, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan.

Through the combustion of fossil fuels, motor vehicle use produces significant amounts of pollution. In fact, the PCAPCD cites motor vehicles as a primary source of pollution for residential, commercial, and industrial development. Because motor vehicles emit air quality pollutants during their operations, changing the amount of motor vehicle operations in an area would change the amount of air pollutants being emitted in that area.

As shown in the Construction Emissions and Operational Emissions tables above, the project’s construction and operational emissions of ROG, NO_x, PM₁₀, and CO would be below the applicable PCAPCD thresholds of significance. Accordingly, the project’s construction and operational emissions would not contribute to the PCAPCD’s nonattainment status of ozone and PM, operations of the project would not violate an air quality standard or contribute to an

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existing or projected air quality violation and construction-related and operationally-related impacts would be considered less than significant.

d. Sensitive Receptors – *Less than Significant With Mitigation.* The proposed project involves the development of residential uses; thus, the project would introduce sensitive receptors to the area. The nearest existing sensitive receptors to the project site are the residences located on all sides of the project site. 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.

Per PCAPCD guidance, if a project will degrade an intersection in the project vicinity from an acceptable Level of Service (LOS) (e.g., LOS A, B, C, or D) to an unacceptable LOS (e.g., LOS E or F), or if the project will substantially worsen an already existing LOS F, then the project has the potential to cause a potential a CO intersection hotspot. The Traffic Impact Analysis Report for Oak Vista Subdivision (KD Anderson & Associates, November 1, 2016) examined Level of Service (LOS) for four study intersections affected by the project. The analysis showed that all four study intersections would not be degraded to an unacceptable LOS by the project nor would the project substantially worsen an already existing LOS F; therefore the project would not generate localized concentrations of CO that would exceed standards.

In addition to the CO emissions discussed above, Toxic Air Contaminants (TACs) are also a category of environmental concern. The California Air Resources Board (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommendations for siting new sensitive land uses near sources typically associated with significant levels of TAC emissions, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. CARB has identified diesel particulate matter (DPM) 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 from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

Due to the residential nature of the project, relatively few vehicle trips associated with the proposed project would be expected to be composed of heavy-duty diesel-fueled trucks and their associated emissions. The project does not involve long-term operation of any stationary

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diesel engine or other on-site stationary source of TACs. In addition, emissions of DPM resulting from construction equipment and vehicles are minimal and temporary, affecting a specific receptor for a period of weeks or perhaps months, and would be regulated through compliance with PCAPCD’s rules and regulations.

For freeways and roads with high traffic volumes, Table 4-1 of the CARB Handbook recommends “Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.” The shortest distance between the project and Interstate 80 (I-80) is approximately 470 feet. Portions of four lots (lot numbers 54, 55, 56 and 57) on the northwestern corner of the project will therefore be within 500 feet of I-80 and could be impacted by elevated concentrations of TAC emissions. Thus, the proposed project could result in the exposure of sensitive receptors to substantial pollutant concentrations.

Research conducted by the University of California Davis and the EPA has shown that air pollutants, especially particulate matter, (e.g., DPM from mobile sources) can be removed on the surfaces of vegetation, especially that of the needles on coniferous trees, and also on the leaves of deciduous trees. The amount of removal depends on wind speed, wind direction, the type of tree, and the physical arrangement and quantity of trees places between the emission source (e.g., roadway) and the project’s receptors. Precise quantitative information on the beneficial effect of each of these variables is not available in a framework that would allow a determinative calculation of the reduction in potential impacts. However, conservative design of the mitigation measure based upon consultation with the PCAPCD is proposed in a manner that can be expected to effectively reduce the level of significance of this potential impact.

The adjacent Rocklin 60 project has a number of residential lots that are located significantly closer to I-80 than those in the Oak Vista project. These lots are screened from elevated concentrations of TAC emissions by way of a grove of evergreen trees planted between the Rocklin 60 lots and the freeway. This grove of trees will also provide screening for the Oak Vista development. There is room within the existing grove of evergreens for additional trees to be planted and incrementally enhance the effectiveness of the existing planting.

To address the exposure of sensitive receptors to substantial pollutant concentrations, the following mitigation measure is being applied to the project:

III.-1 A variety of drought-tolerant, fine-needle evergreen trees, such as, but not limited to deodar cedar and redwood, shall be planted within the existing landscape parcel located at the northerly terminus of Silver Lupine Lane (APN: 453-070-041). Said trees shall be a minimum size of 15-gallon per tree and shall be interspersed around and among the existing tree plantings so as to maximize the number of trees that the parcel can support based upon adequate spacing for mature trees. In addition, the existing irrigation system shall be modified to provide for a

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sufficient water supply and necessary maintenance to ensure establishment and long-term viability of the additional trees.

The applicant is agreeable to the above mitigation measure; implementation of the above mitigation measure will reduce impacts of the exposure of sensitive receptors to substantial pollutant concentrations to a less than significant level.

e. Odors – Less Than Significant Impact. Odors are generally regarded as an annoyance rather than a health hazard. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact do not exist. Certain land uses such as wastewater treatment facilities, landfills, confined animal facilities, composting operations, food manufacturing plants, refineries, and chemical plants have the potential to generate considerable odors. The proposed project does not involve such land uses nor is it located near any such land uses. Although less common, emissions of DPM from heavy-duty diesel truck traffic could result in objectionable odors. While the proposed project would increase the total amount of vehicle trips in the area, the increase in area vehicle activity would not necessarily create an increase in heavy-duty diesel truck traffic, because the traffic increase would be a result of increased residential land uses. Residential land uses are not typically associated with heavy-duty diesel truck traffic, and thus the increase in daily trips attributable to residential land uses would mainly involve single passenger vehicles that are not typically considered to be sources of objectionable odors.

In addition, 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 future development under the proposed project, the PCAPCD would be required to ensure that such complaints are addressed and mitigated, as necessary.

Because the proposed project does not include the development of odor-generating land uses or development in proximity to odor-generating land uses, and because the increase in project area traffic would be largely through increased use of single passenger vehicles rather than heavy-duty diesel trucks, the proposed project would not be anticipated to create objectionable odors in the project area. Therefore, the proposed project would result in a less than significant impact related to objectionable odors.

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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; the project site does contain oak trees, some of which will be removed with implementation of the project. Impacts to wetlands/waters of the U.S. are anticipated to occur due to their presence on the project site, and impacts 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

As a “program EIR” under CEQA Guidelines section 15168, 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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Project-Level Environmental Analysis:

The firm of Westech Company, a California consulting firm with recognized expertise in biological resources, prepared a biological assessment for the Oak Vista Residential Subdivision project. Their report, dated March 17, 2016 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 Westech Company has a professional reputation that makes their 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 Westech Company report, which is summarized below.

The firm of Sierra Nevada Arborists, a Sacramento area consulting firm with recognized expertise in arboriculture, prepared an arborist report for the Oak Vista Residential Subdivision project. Their reports, dated August 14 and October 21, 2015 are available for review during normal business hours at the City of Rocklin Planning 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 Sierra Nevada Arborists has a professional reputation that makes their 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 Sierra Nevada Arborists reports, which are summarized below.

Project Site Description

The 14.3 +/- acre project site includes open fields dotted with oak trees, a wooded area containing an unnamed seasonal creek, a riparian area and a small wetland near the southwest property corner. The eastern portion of the site is an open field with scattered oak and other native trees.

Biological Assessment Overview

Available information pertaining to the natural resources of the region was reviewed, and a biologist from Westech Company conducted wetland delineation and biological field surveys of the site in June and August 2015.

A. Biological Communities

The vegetation communities found on the site are annual grassland habitat and oak savanna. The project site also contains riparian vegetation which is present along the unnamed stream channel in the western portion.

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B. Special-Status Plant and Animal Species

Special-status plant and animal species are those that have been afforded special recognition by federal, State, or local resources or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions.

The California Natural Diversity Database (CNDDDB) and California Native Plant Society (CNPS) database were consulted regarding special-status species that have been identified within the Folsom and Rocklin USGS quadrangles which include the project area.

Plants

There are two plant species which are federally and/or state listed which have been documented within the Folsom and Rocklin USGS quadrangles according to the CNDDDB. These species include Sacramento Orcutt grass and Bogg’s Lake hedge-hyssop which both occur in vernal pools. The small shallow seasonal wetlands which form vernal pools are not present on the site and these plants were not observed during the June or August site visits.

Wildlife

There are three wildlife species which are federally and/or state listed which have been documented within the Folsom and Rocklin USGS quadrangles according to the CNDDD. These species include vernal pool fairy shrimp, Valley Elderberry longhorn beetle and California black rail. No shrimp or habitat for the shrimp (i.e., vernal pools) was observed during the June or August site visits. The property and a surrounding area exceeding 100 feet was surveyed for the potential presence of the elderberry bush (the sole host of the Valley Elderberry Longhorn beetle) and no elderberry bushes were found during the June and August site visits. There does not appear to be any on-site or adjacent habitat which could potentially provide habitat for the California black rail. The site itself provides no adequate habitat and onsite wetland vegetation is within a wooded riparian zone, not a marsh which is the type of habitat preferred by the California black rail.

C. Hydrology and Jurisdictional Waters of the U.S.

The site includes a seasonal stream channel and one small adjacent wetland which are potentially under U.S. Army Corps of Engineers jurisdiction. Approximately 0.47 acre of wetlands subject to Corps jurisdiction is found on the property and it is anticipated that approximately 0.47 acre of wetlands will be impacted by the project.

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Significance Conclusions:

a. Effect on Protected Species – *Less Than Significant With Mitigation.* The site is located in a partly developed, suburban environment. As such, it provides habitat to rodents, small mammals, birds and bats, typical of a suburban area. No special- status plant or animal species were observed on the project site during biological surveys. Tree-nesting raptor species forage and nest in a variety of habitats throughout Placer County and the mature trees on the project site do provide suitable nesting habitat. In addition, the structures on the project site may also serve as nesting habitat for bird and bat species.

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

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

If demolition activities occur during the nesting season for raptors, migratory birds and bat species (February-August), the City and/or contractor shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of demolition 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 demolition activities, documentation of the survey shall be provided to the City of Rocklin Building Department and if the survey results are negative, no further mitigation is required and necessary structure removal may proceed. If there is a break in demolition activity 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.

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

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b. and c. Riparian Habitat and Wetlands – Less than Significant with Mitigation. The project site contains approximately 0.47 acre of wetlands that are subject to U.S. Army Corps of Engineers jurisdiction.

To address the impacts to waters of the U.S, the following mitigation measure, agreed to by the applicant, is being applied to the project:

IV.-2 Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and if determined necessary, a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.

Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and if determined necessary, a United States Fish and Wildlife Service Biological Opinion. The applicant shall also demonstrate to the Public Services Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Public Services Department how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion.

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to waters of the U.S. to a less than significant level.

d. Fish and Wildlife Movement – Less than Significant. The majority of the surrounding area is developed in an urban fashion, including residential uses on all sides of the project and the nearby Crossings Shopping Center. Due to the proximity of local roadways to the site (I-80 and Sierra College Boulevard as well as the adjacent residential streets), the amount of surrounding development and the lack of established wildlife corridors and perennial water courses on the project site, 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 or wildlife nursery sites.

e. Local Policies/Ordinances – Less than Significant with Mitigation. The City of Rocklin regulates the removal of and construction within the dripline of native oak trees with a trunk diameter of 6 inches or more at 4.5 feet above ground level under the Oak Tree Preservation

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Ordinance and the Oak Tree Preservation Guidelines. Seven oak species and five hybrids between these species are defined as “native oaks” by the City. Per the City’s oak tree ordinance, the diameter at breast height (DBH) of a multiple trunk tree is the measurement of the largest trunk only, and heritage trees are defined as native oak trees with a trunk diameter of 24 inches or more.

The City of Rocklin commissioned the firm of Phytosphere Research to evaluate, characterize, and make recommendations on the City’s urban forest, and from that effort, a 2006 report titled “Planning for the Future of Rocklin’s Urban Forest” was produced. One of the findings of this report was that the City’s overall tree canopy cover has increased from 11% in 1952 to 18% in 2003 (a 63% increase) due to the protection of existing oaks and growth of both new and existing trees. This finding supports the City’s on-going practice of requiring mitigation for oak tree removal through its Oak Tree Preservation Ordinance as being an effective way to maintain or even increase urban forest canopy.

The project site includes a total of 420 native oak trees within the boundaries of the project site. Composition of the 420 native oak trees includes 168 Interior Live Oak, 102 Blue Oak and 140 Valley Oaks. 57 trees are recommended for removal by the project arborist as being dead, dying, or a hazard; 269 of the native oak trees are proposed for removal as a part of the development of the Oak Vista Subdivision project.

To ensure compliance with the City’s Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees on the project site, the following mitigation measure, agreed to by the applicant, is being applied to the project:

IV.-3 Prior to the issuance of improvement plans or grading permits, the applicant shall:

a) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.

b) Mitigate for the removal of oak trees on the project site consistent with the requirements of the City’s Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:

- The total number of surveyed oak trees;*
- The total number of oak trees to be removed;*
- The total number of oak trees to be removed that are to be removed because they are sick or dying, and*

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- *The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.*

The applicant is agreeable to the above mitigation measure; implementation of the above measure will comply with the City’s Oak Tree Preservation Ordinance and reduce impacts related to oak tree removal to a less than significant level.

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

f. Habitat Conservation Plan/Natural Communities Conservation Plan – No Impact The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state Habitat Conservation Plan because the site is not subject to any such plan; therefore there is no impact related to a conflict with a habitat conservation plan or natural communities conservation plan.

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 dedicated cemeteries?		X			

DISCUSSION OF DETERMINATION:

Project Impacts:

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

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Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, 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.

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.

Project-Level Environmental Analysis:

The firm of Westech Company, a California consulting firm with recognized expertise in cultural resources, prepared a cultural resource report for the Oak Vista Residential Subdivision project. The report, dated July 2016, 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 Westech Company has a professional reputation that makes their

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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 Westech Company report, which is summarized below.

The Westech Company report included records searches of the North Central Information Center, archival research, field parcel surveys and limited excavation efforts performed by a qualified archaeologist, queries sent to the Native American Heritage Commission and Native American contacts. Further collaboration with representatives from the United Auburn Indian Community (UAIC) determined that the project site contained some identified cultural resources. In addition, the project site may contain unknown cultural resources that could potentially be discovered during construction activities.

Significance Conclusions:

a. Historic Resources – No Impact. CEQA Statutes Section 21084.1 identifies historic resources as those listed in or eligible for listing in the California Register of Historic Resources, based on a range of criteria, including association with events or patterns of events that have made significant contributions to broad patterns of historical development in the United States or California, including local, regional, or specific cultural patterns (California Register Criterion 1), structures which are directly associated with important persons in the history of the state or country (Criterion 2), which embody the distinctive characteristics of type, period, or other aesthetic importance (Criterion 3), or which have the potential to reveal important information about the prehistory or history of the state or the nation (such as archaeological sites) (Criterion 4).

In addition to meeting at least one of the above criteria, the structure must typically be over 50 years old (a state guideline rather than a statutory requirement) and have retained historic integrity sufficient to be clearly evident as a historic resource through a combination of location, design, setting, materials, workmanship, feeling and association with historic patterns. The definition of “integrity” in this context is based on criteria established by the National Register of Historic Places.

The project site does not contain any historic resources as defined in §15064.5 (the project archaeologist concluded that the identified cultural resources on the project site are not considered eligible for the National or State Register of Historic Places/Resources); therefore no impacts to historic resources are anticipated.

b. and c. Archaeological Resources and Paleontological Resources – Less Than Significant With Mitigation. As noted above, the project site does contain some identified cultural resource and may contain unknown/undiscovered cultural resources.

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To address the potential of impacts to known cultural resources and the potential discovery of unknown cultural resources, the following mitigation measures are being applied to the project:

V.-1 Prior to the issuance of Improvement Plans and prior to any grading or construction activities, a qualified archaeologist shall conduct cultural resources awareness training for construction crew members, and the City’s Environmental Services Manager shall be provided with evidence that a qualified archaeologist has been enlisted for such services. The training shall consist of a presentation of the potential prehistoric or historic cultural resources that may be found on the site and what likely evidence and examples of cultural resources could be discovered during grading and/or construction activities. The training shall also provide guidance on what to do in the event that cultural resources are discovered. All crew members shall sign a training sheet documenting that they attended the training. A letter report shall be submitted to the City’s Environmental Services Manager and the project proponent within 30 days following the worker awareness training to document the results and to transmit the training sign-in sheet.

V.-2 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

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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).

V.-3 Prior to the issuance of Improvement Plans and prior to any grading or construction activities, the United Auburn Indian Community, the project applicant/developer and the City of Rocklin shall enter into a Memorandum of Understanding (MOU) regarding the treatment and disposition of identified cultural resources.

V-4. Prior to the issuance of Improvement Plans and prior to any grading or construction activities, the project applicant shall coordinate with the United Auburn Indian Community to have a tribal monitor present during any re-location activities for identified cultural resources and during ground disturbance within a 100-foot radius of identified cultural resources as specified in the MOU noted in Mitigation Measure V.-3 above.

The applicant is agreeable to the above mitigation measures; implementation of the above measures will reduce impacts to known and unknown/ undiscovered cultural resources to a less than significant level.

d. Human Remains – Less Than Significant With Mitigation. No evidence of human remains is known to exist at the project site. However, in the event that during construction activities, human remains of Native American origin are discovered on the site during project demolition, it would be necessary to comply with state laws relating to the disposition of Native American burials, which fall under the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resources Code Section 5097). In addition, State law (CEQA Guidelines Section 15064.5 and the Health and Safety Code Section 7050.5) requires that the Mitigation Measure V.-2 be implemented should human remains be discovered; implementation of Mitigation Measure V.-2 will reduce impacts regarding the discovery of human remains 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		
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:

As a “program EIR” under CEQA Guidelines section 15168, 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 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

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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.

Significance Conclusions:

a., i. and ii. Fault Rupture, Ground Shaking – *Less than Significant Impact.* 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.

a., iii. and iv. Liquefaction, Landslides – *Less than Significant Impact.* 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). 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 would reduce the potential impact from liquefaction to a less than significant level.

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b. Soil Erosion – *Less Than Significant Impact.* 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 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.

c. and d. Unstable and Expansive Soil – *Less Than Significant Impact.* 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.

e. Inadequate Soils for Disposal - *No Impact.* Sewer service is available to the project site and the proposed project will be served by public sewer. Septic tanks or alternative wastewater disposal systems would not be necessary; therefore there are no impacts associated with the disposal of wastewater.

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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).

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:

As a “program EIR” under CEQA Guidelines section 15168, 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 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.

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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 Westech Company, a California consulting firm with recognized expertise in air quality, prepared an Air Quality and Greenhouse Gas Analysis report for the proposed project. This analysis was prepared to estimate the project’s greenhouse gas emissions from construction activities, motor vehicle trips, and utility use. Their report, dated October 2016, 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 Westech Company 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 Westech Company report, which is summarized below.

Greenhouse Gas Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gas (GHG) emissions because they capture heat radiated from the sun as it is reflected back into the atmosphere, similar to a greenhouse. The accumulation of GHG emissions has been implicated as a driving force for Global Climate change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the

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changing of the earth’s climate caused by natural fluctuations and the impact of human activities that alter the composition of the global atmosphere.

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 major concern is that increases in GHG emissions are causing Global Climate Change. Global Climate Change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation, and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, the vast majority of the scientific community now agrees that there is a direct link between increased GHG emissions and long term global temperature increases. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, more drought years, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity. In California, GHGs are defined to include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), nitrogen trifluoride (NF₃), and hydrofluorocarbons. To account for the warming potential of GHGs, GHG emissions are quantified and reported as CO₂ equivalents (CO₂e).

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.

Regulatory Framework

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

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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 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.

Significance Conclusions:

a. and b.) Generate Greenhouse Gas and Conflict with Greenhouse Gas Plan – Less Than Significant Impact. Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Because the proposed project involves increased vehicle use in the area, the GHG emissions related to increased vehicle use in the area must be analyzed.

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The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MT CO₂e), based on the global warming potential of the individual pollutants.

Previously, the City of Rocklin relied on methodology included in the California Air Resources Board’s original *Climate Change Scoping Plan* for the analysis of potential impacts related to GHG emissions. The original Scoping Plan recommended an analysis methodology based on project-specific reductions in GHG emissions compared to a Business-As-Usual (BAU) scenario. The BAU scenarios were based off of GHG emissions projections for anticipated growth without the inclusion of measures that would reduce GHG emissions, such as improvements in vehicle fuel efficiency, energy efficiency, and the increased use of renewable energy sources for energy supply. However, on November 30, 2015, the California Supreme Court issued a decision in the *Center for Biological Diversity v. California Department of Fish and Wildlife* (Newhall Ranch) case, in which the court ruled that analysis based on BAU scenarios was insufficient to support conclusions that proposed projects would have less-than-significant impacts. In response to the Newhall Ranch Ruling, the City of Rocklin is relying on the proposed new guidance from the PCAPCD to determine the significance of proposed projects in regards to GHG emissions.

The proposed thresholds begin with a screening emission level of 1,100 MT CO₂e/yr. Any project below the 1,100 MT CO₂e/yr threshold is judged by the PCAPCD as having a less than significant impact on GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Projects that would result in emissions above the 1,100 MT CO₂e/yr threshold would not necessarily result in substantial impacts, if certain efficiency thresholds are met. The efficiency thresholds, which are based on service populations and square footage, are presented in the PCAPCD GHG Operational Thresholds of Significance table below.

PCAPCD GHG OPERATIONAL THRESHOLDS OF SIGNIFICANCE			
Efficiency Thresholds			
Residential (MT CO ₂ e/capita)		Non-Residential (MT CO ₂ e/1,000 sf)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3
Source: Placer County Air Pollution Control District. CEQA Thresholds. Accessible at http://www.placer.ca.gov/departments/air/landuseceqa/ceqathresholds . Accessed October 2016.			

Projects that fall below the 1,100 MT CO₂e/yr threshold or meet the efficiency thresholds are considered to be in keeping with statewide GHG emissions reduction targets, which would ensure that the proposed project would not inhibit the State’s achievement of GHG emissions reductions. Thus, projects which involve emissions below the 1,100 MT CO₂e/yr threshold or below the efficiency thresholds presented in the PCAPCD GHG Operational Thresholds of Significance table above are considered to result in less-than-significant impacts in regards GHG emissions within the District and would not conflict with any state or regional GHG emissions reduction goals. Finally, the PCAPCD has also established a Bright Line Cap, which shall be the

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maximum limit for any proposed project. The Bright Line Cap is 10,000 MT CO₂e/yr for all types of projects.

Short-term emissions of GHG associated with construction of the proposed project are estimated to be 332.13 MTCO₂e, which is below the 1,100 MTCO₂e/year threshold. 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.

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. The annual GHG emissions associated with the proposed project by year 2020 would be 966.19 MTCO₂e/year and 943.99 MTCO₂e/year with mitigation. Because both of the levels of emissions are lower than the 1,100 MTCO₂e significance threshold, 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 and the impact of the proposed project on global climate change is considered less than significant and no mitigation measures are required.

This Initial Study evaluates a “subsequent activity” that was already evaluated by the General Plan EIR, and the proposed project is actually a similar intensity use than which was evaluated by that EIR. 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 (from a trip generation and associated emissions standpoint) the Medium Density Residential land use that was anticipated by and analyzed within the General Plan EIR. The project-specific GHG study confirms that a project of this type falls within the prior General Plan EIR analysis. While the proposed project would cumulatively contribute to the significant and unavoidable impact of 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 the level of the project’s emissions being lower than the PCACPD’s 1,100 MTCO₂e significance 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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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:

As discussed below, 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.

Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, 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.

Significance Conclusion:

a. and b. Transport, Use or Disposal of Hazardous Materials, Release of Hazardous Materials – Less than Significant Impact. 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.

The project site does contain existing septic and well systems that will be removed as part of development of the project. Currently known operational septic and well systems will be abandoned in accordance with all Placer County Department of Environmental Health regulations. However, the project site still has the potential to contain unknown septic and well systems.

To address potential impacts from unknown septic and well systems, the following mitigation measure, agreed to by the applicant, is being applied to the project.

VIII.-1 If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the

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applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce hazardous materials impacts related to unknown septic and well systems to a less than significant level

c. Hazardous Emissions Near Schools – No Impact. There are no schools within one-quarter mile (1,320 feet) of the project site. The closest school is Sierra College on Rocklin Road which is approximately 3,500 feet away. Although residential 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, there is no impact related to hazardous emissions or hazardous materials within one quarter mile of a school.

d. Hazardous Site List – Less Than Significant. The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Government Code 65962.5 is known as the Cortese List. The Cortese database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with Underground Storage Tanks (USTs) having a reportable release and all solid waste disposal facilities from which there is known migration. The Department of Toxic Substances Control (DTSC) EnviroStor database and State Water Resources Control Board GeoTracker database were searched on October 30, 2016 and no open hazardous sites were identified on the project site; therefore there is no impact related to a hazardous materials site on the project site.

e. and f. Public Airport Hazards and Private Airport Hazards – No Impact. The project is not located within an airport land use plan, or within two miles of a public airport or public use airport; therefore there is no public or private airport hazard impact.

g. Emergency Response Plan – Less than Significant Impact. 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.

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h. Wildland Fires – *Less Than Significant Impact*. The project site is located in a mostly developed residential area, surrounded by suburban development. Additionally, 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.

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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:

As a “program EIR” under CEQA Guidelines section 15168, 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

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and best management practices, the annexation of new development into existing drainage 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 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.

Significance Conclusions:

a., c., d., e. and f. Water Quality Standards and Drainage – *Less than Significant Impact.* 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)

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and/or Low Impact Development (LID) features and then into the City’s storm drain system. The purpose of the BMP/LID features is to ensure that potential pollutants are filtered out before 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.

Therefore, impacts related to water quality, water quality standards and drainage would be less than significant.

b. Groundwater Supplies – *Less than significant.* The project site contains several existing water wells which will be abandoned and the project will use domestic water from the Placer County Water Agency and not use wells or groundwater; therefore existing groundwater resources will not be depleted. The City’s policies of requiring new developments to retain on-site drainage such that the rate of runoff flow is maintained at pre-development levels and implementation of Low Impact Development features will ensure that groundwater recharge

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rates are also maintained at pre-development levels. Therefore, there is a less than significant groundwater supply impact.

g., h., i. and j. Flooding, Inundation by Tsunami, Seiche, or Mudflow – Less Than Significant Impact. According to FEMA flood maps (Map Panel 06061CO418F, effective date June 8, 1998) the developable portion of 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 nor will the project be subject to inundation by tsunami, seiche or mudflow and a less than significant impact would be anticipated

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 occupation of a 63-unit single-family subdivision on a 14.3 +/- acre site. The project site is designated Medium Density Residential (MDR) on the General Plan land use map and is zoned Unclassified (UN). The project requires Rezone, Tentative Subdivision Map and Oak Tree Preservation Permit entitlements to allow for

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a single-family residential subdivision as is being proposed. As discussed below, land use impacts are not anticipated.

Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, 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.

Significance Conclusions:

a. Division of Community – No Impact. The proposed project site is currently mostly vacant and the entire project is within the City of Rocklin. The proposed project would construct 63 single-family residences at this location, which would not physically divide an established community. The streets within the project will connect to the adjacent neighborhoods and provide greater connectivity in the community. Therefore there is no division of community impact.

b. Plan Conflict – Less than Significant Impact. The project site is designated Medium Density Residential (MDR) on the General Plan land use map and is zoned Unclassified (UN). The project requires Rezone, Tentative Subdivision Map and Oak Tree Preservation Permit entitlements to allow for a single-family residential subdivision as is being proposed. The proposed Residential Single Family, 6000 square foot minimum lots (R1-6) and Residential Single Family, 12,500 square foot minimum lots (R1-12,500) zoning designations are consistent with the existing Medium Density Residential (MDR) land use designation. Upon approval of the proposed

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Rezone, the proposed project will be consistent with the site’s land use and zoning designations and the development of the project would not conflict with land use designations and would have a less than significant impact related to conflicts with land use plans, policies or regulations.

c. Habitat Plan Conflict - No Impact. There are no habitat conservation plans or natural community conservation plans which apply to the project site, and there would be no impact on such plans.

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.

Significance Conclusions:

a. and b. Mineral Resources – No Impact. 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, 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.

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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:

As discussed below, development of the proposed project will result in an increase in short-term noise impacts from construction activities. Compliance with the mitigation measures incorporated into the General Plan goals and policies, and the City of Rocklin Construction Noise Guidelines would reduce noise related impacts to a less-than-significant level.

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Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, 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 Westech Company, a California consulting firm with recognized expertise in noise, prepared an environmental noise assessment of the Oak Vista Residential Subdivision project. Their report, dated February 2016 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 Westech Company has a professional reputation that

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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 Westech Company report, which is 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 within close proximity to Interstate 80 (I-80), this analysis focuses on whether roadway noise levels would exceed City of Rocklin exterior or interior noise levels standards at the residences of the project. For transportation noise sources, the maximum allowable exterior noise level standard for outdoor activity areas is 65 dB Ldn and the maximum allowable interior noise level standard is 45 dB Ldn.

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Noise Sources

As noted above, the noise source concerns for this project are associated with I-80. 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 traffic noise levels on the project site, Westech Company prepared an environmental noise assessment of the Oak Vista Subdivision project. Noise measurements were taken at six locations on and near the project site. Stations 1-4 measured sound levels on the project site, while stations 5 and 6 measured sound levels at off-site locations nearer to I-80. The City of Rocklin General Plan EIR estimates an increase of less than 2 dBA (1.45 db) from I-80 between Sierra College Boulevard and Rocklin Road at build out. The table below shows the predicted future traffic noise levels at the proposed project site using the current noise levels and a conservative estimate of a 2 dBA increase.

PREDICTED FUTURE TRAFFIC NOISE LEVELS		
Location	Current Noise Levels, L50 (dBA)	Predicted Future Noise Levels, L50 (dBA)
Interstate 80		
Station 1	49.2	51.2
Station 2	46.4	48.4
Station 3	45.1	47.1
Station 4	43.9	45.9
Station 5	56.4	58.4
Station 6	55.4	57.4
Sources: Westech Company (2016), City of Rocklin (2012)		

The data in the table above indicates that future traffic noise levels throughout the proposed project site are predicted to comply with the City of Rocklin 60 dB Ldn exterior noise level standard. 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 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.

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There are no residential facades predicted to be exposed to exterior traffic noise levels exceeding 70 dB Ldn or higher. Therefore, interior noise levels are predicted to be less than 45 dB Ldn at all proposed interior residential spaces and no noise reduction measures would be required.

Significance Conclusions:

a., b., c., and d. Exposure to Noise, Increase in Noise – *Less than Significant Impact.* 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 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 increases in the ambient noise environment during construction would be less than significant.

As noted above, based upon the measured and predicted noise levels at the residences in the Oak Vista Residential Subdivision, the proposed project is anticipated to comply with the City of Rocklin 60 dB Ldn and 45 dB Ldn exterior and interior noise level standards for residential uses.

Therefore, the proposed project will not result in a substantial permanent or temporary increase in ambient noise levels and the exposure to noise and increased noise level impacts are considered less than significant.

e. and f. Public and Private Airport Noise – *No Impact.* 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.

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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 construction of 63 residential units, which would not induce substantial population growth or displace substantial numbers of people.

Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, 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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Significance Conclusions:

a. Population Growth – *Less than Significant Impact.* The project site is currently designated on the City’s General Plan land use map as Medium Density Residential (MDR) and is proposed to be re-zoned to Residential Single Family, 6,000 square foot minimum lots (R1-6) and Residential Single Family, 12,500 square foot minimum lots (R1-12,500). The addition of 63 single-family residences is not considered to induce substantial population growth into a City that is projected to have approximately 29,283 dwelling units at the buildout of the General Plan; therefore the project will have a less than significant population growth impact.

b. and c. Displace Substantial Numbers of Existing Housing or People – *Less than Significant Impact.* The project site is currently mostly vacant with the exception of four existing homes that are planned to be demolished. However, the project also includes the construction of 63 residential units which represents a net increase in housing. The displacement of substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere will not occur and the impact would be less than significant.

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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 Impacts:

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

Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, 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.

Significance Conclusions:

a., 1. Fire Protection – *Less than Significant Impact.* 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 and reduce fire protection impacts to less than significant.

a., 2. Police Protection – *Less than Significant Impact.* 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 and reduce police protection impacts to less than significant.

a., 3. and 4. Schools and Other Public Facilities – *Less than Significant Impact.* The proposed project will be required to pay applicable school impact fees in effect at the time of building permit issuance to finance school facilities. Participation in these funding mechanisms, as applicable, will reduce school impacts to a less than significant level as a matter of state law.

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

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 and occupation of a 63-unit single-family residential subdivision would be anticipated to increase the use of, and demand for, recreational facilities but not in a way that results in a significant impact.

Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, 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 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.

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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 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.

Significance Conclusions:

a. and b. Increase Park Usage and Construction or Expansion of Recreational Facilities – *Less than Significant.* The proposed project, a residential subdivision, 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 residents of the proposed project would likely 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.

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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.

Prior Environmental Review:

As a “program EIR” under CEQA Guidelines section 15168, 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 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.

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Project-Level Environmental Analysis:

The firm of KD Anderson & Associates, Inc., a Sacramento area consulting firm with recognized expertise in transportation, prepared a traffic impact analysis of the proposed project. Their report, dated November 1, 2016, 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 KD Anderson & 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 KD Anderson & Associates, Inc. report, which is summarized below.

Daily Trip Generation

Development of the project site has been assumed in previous city-wide traffic analyses such as the General Plan Update (2011); the project site was designated as a Medium Density Residential land use when the General Plan Update traffic analysis was completed; therefore the vehicle trips generated by the proposed single family residential project are consistent with the number of trips that were assumed at the time of the General Plan EIR analysis.

An estimate of the proposed project’s daily and p.m. peak hour trip generation has been made based on trip generation rates derived from the Institute of Traffic Engineers (ITE) 9th Edition Trip Generation Manual. The table below identifies the resulting trip generation estimates for the proposed project. As shown, the proposed residential project would generate 600 daily trips, with 63 trips occurring during the p.m. peak hour.

PROJECT TRIP GENERATION					
Land Use Category	Quantity	Daily Trip Rate	PM Peak Hour Trip Rate/Unit		
			Inbound	Outbound	Total
Single Family Residences	63 du	600	40	23	63

Current Background Traffic Conditions

Roadways providing access to the project site will be Dias Lane and local street connections to Schriber Way including Whitehorn Drive, Mesquite Way and Black Willow Drive. Dias Lane is a two lane street on the Rocklin/Loomis border providing access primarily to residential areas and Schriber Way is a two lane street providing access to commercial and residential areas. Four lots will be accessed from Dias Lane and the remaining 57 lots will be accessed from the local streets that connect to Schriber Way.

New traffic counts were made for this study in October 2015, when Rocklin schools were in session. Intersection turning movement counts were made at study intersections (Sierra College/WB I-80/Commons, Sierra College/EB I-80/Crossings, Sierra College/Schriber, Sierra College/Dominguez/Bass Pro) during the two hour periods of 7:00 a.m. to 9:00 a.m. and 4:00

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p.m. to 6:00 p.m.; the highest hourly traffic volume period within the two hour window was identified as the peak hour.

The table below identifies current intersection Levels of Service (LOS) at the four study locations. As shown, the overall LOS at each intersection is LOS C or greater for both AM and PM peak hours, which meets the City’s minimum LOS C standard.

EXISTING PEAK HOUR INTERSECTION LEVELS OF SERVICE							
Intersection	Control	Time Period					
		AM Peak Hour (7:00-9:00 AM)			PM Peak Hour (4:00-6:00 PM)		
		LOS	Volume/ Capacity	Average Delay (sec/veh)	LOS	Volume/ Capacity	Average Delay (sec/veh)
Sierra College Blvd./WB I-80	Signal	B	-	14.2	C	-	20.2
Sierra College Blvd./EB I-80	Signal	B	-	16.4	B	-	17.5
Sierra College Blvd./Schriber Way (overall)	EB Stop	(A)	-	(0.2)	(A)	-	(0.2)
WB right turn		A	-	9.6	A	-	8.8
Sierra College Blvd./Dominguez Rd./Bass Pro Dr.	Signal	A	0.409	-	A	0.303	-

Existing Plus Project Traffic Conditions and Levels of Service

Project trips were superimposed onto the current background traffic volumes to create the “Existing Plus Project” condition, which is reflected in the table below.

EXISTING PLUS PROJECT PEAK HOUR INTERSECTION LEVELS OF SERVICE							
Intersection	Control	Existing			Existing Plus Project		
		LOS	Volume/ Capacity	Average Delay (sec/veh)	LOS	Volume/ Capacity	Average Delay (sec/veh)
		AM Peak Hour (7:00 – 9:00 AM)					
Sierra College Blvd./WB I-80	Signal	B	-	14.2	B	-	14.3
Sierra College Blvd./EB I-80	Signal	B	-	16.4	B	-	16.5
Sierra College Blvd./Schriber Way (overall)	EB Stop	(A)	-	(0.2)	(A)	-	(0.2)
WB right turn		A	-	9.6	A	-	9.8
Sierra College Blvd./Dominguez Rd./Bass Pro Dr.	Signal	A	0.409	-	A	0.412	-
PM Peak Hour (4:00-6:00 PM)							
Sierra College Blvd./WB I-80	Signal	C	-	20.2	C	-	20.2
Sierra College Blvd./EB I-80	Signal	B	-	17.5	B	-	17.6
Sierra College Blvd./Schriber Way (overall)	EB Stop	(A)	-	(0.2)	(A)	-	(0.3)
WB right turn		A	-	8.8	A	-	8.8
Sierra College Blvd./Dominguez Rd./Bass Pro Dr.	Signal	A	0.303	-	A	0.333	-

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As shown, the project does not result in any change to the AM or PM peak hours Level of Service at any location. Levels of Service at each intersection will remain LOS A, B or C, which is within the adopted minimum standard (i.e., LOS C or better).

Existing Plus Approved Projects Plus Project

The traffic impacts of the proposed project have also been considered within the context of future traffic conditions in this area of Rocklin assuming other approved but as yet unconstructed projects under an “Existing Plus Approved Projects (EPAP)” condition, which is reflected in the table below.

EXISTING PLUS APPROVED PROJECTS (EPAP) PLUS PROJECT PEAK HOUR INTERSECTION LEVELS OF SERVICE							
Intersection	Control	Existing Plus Approved Projects			EPAP Plus Project		
		LOS	Volume/ Capacity	Average Delay (sec/veh)	LOS	Volume/ Capacity	Average Delay (sec/veh)
AM Peak Hour (7:00 – 9:00 AM)							
Sierra College Blvd./WB I-80	Signal	B	-	15.2	B	-	15.3
Sierra College Blvd./EB I-80	Signal	B	-	17.4	B	-	17.6
Sierra College Blvd./Schriber Way (overall)	EB Stop	(A)	-	(0.6)	(A)	-	(0.6)
WB right turn		B	-	10.4	B	-	10.5
Sierra College Blvd./Dominguez Rd./Bass Pro Dr.	Signal	A	0.431	-	A	0.435	-
PM Peak Hour (4:00-6:00 PM)							
Sierra College Blvd./WB I-80	Signal	C	-	24.6	C	-	24.8
Sierra College Blvd./EB I-80	Signal	C	-	22.1	C	-	22.5
Sierra College Blvd./Schriber Way (overall)	EB Stop	(A)	-	(0.7)	(A)	-	(0.7)
WB right turn		A	-	9.8	A	-	9.8
Sierra College Blvd./Dominguez Rd./Bass Pro Dr.	Signal	A	0.477	-	A	0.494	-

As shown above, the project would not result in the Level of Service in the AM or PM peak hours at any intersection dropping below LOS C in the existing plus approved projects condition with and without the Oak Vista Subdivision project. Levels of Service at each intersection will remain LOS A, B or C, which are within the adopted minimum standard (i.e., LOS C or better).

Future (Cumulative Year 2030) Traffic Conditions

Information from the General Plan EIR has been employed to identify long term traffic conditions in the project vicinity. The table below compares cumulative AM and PM peak hour Levels of Service at study area intersections with and without the proposed project.

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CUMULATIVE PLUS PROJECT PEAK HOUR INTERSECTION LEVELS OF SERVICE							
Intersection	Control	Cumulative Base			Cumulative with Project		
		LOS	Volume/ Capacity	Average Delay (sec/veh)	LOS	Volume/ Capacity	Average Delay (sec/veh)
AM Peak Hour (7:00 – 9:00 AM)							
Sierra College Blvd./WB I-80	Signal	C	-	22.9	C	-	23.0
Sierra College Blvd./EB I-80	Signal	E	-	73.7	E	-	74.2
	Improved	C	-	30.2	C	-	30.1
Sierra College Blvd./Schriber Way (overall) WB right turn	EB Stop	(A)	-	(0.3)	(A)	-	(0.3)
		A	-	9.0	A	-	9.1
Sierra College Blvd./Dominguez Rd./Bass Pro Dr.	Signal	B	0.600	-	B	0.601	-
PM Peak Hour (4:00-6:00 PM)							
Sierra College Blvd./WB I-80	Signal	C	-	34.8	C	-	34.9
Sierra College Blvd./EB I-80	Signal	C	-	21.7	C	-	21.8
	Improved	-	-	-	-	-	-
Sierra College Blvd./Schriber Way (overall) WB right turn	EB Stop	(A)	-	(0.2)	(A)	-	(0.3)
		B	-	10.4	B	-	10.5
Sierra College Blvd./Dominguez Rd./Bass Pro Dr.	Signal	C	0.719	-	C	0.729	-
BOLD indicates conditions in excess of adopted minimum LOS standard							

As shown, the Sierra College Boulevard/EB I-80 intersection will not satisfy the minimum LOS C standard, for the AM peak hour in the cumulative base and cumulative with project conditions. However the other three intersections (Sierra College Boulevard/WB I-80, Sierra College Boulevard/Schriber Way and Sierra College Boulevard/Dominguez Road/Bass Pro Drive) will satisfy the minimum LOS C standard. A modification to the Sierra College Boulevard/WB I-80/intersection by restriping the approach and converting one of the eastbound through lanes to a through plus right turn lane would yield LOS C if projected volumes do occur in the future (as shown in the Improved row).

Because the LOS E condition at the Sierra College Boulevard/EB I-80 intersection exceeds the City’s LOS C standard with and without the project, the incremental change in average delay is the measure used to determine significance. In this case, the incremental change in average delay resulting from the Oak Vista subdivision is 0.5 seconds, which is less than the 5.0 second increment permitted under current City guidelines. Thus the project’s cumulative impact at this intersection is less than significant and no mitigation is required. Thus the project’s cumulative impact at this intersection is less than significant and no mitigation is required.

Significance Conclusions:

a. Conflict with Performance of Circulation System – Less than Significant Impact. As evidenced by the summary of the traffic impact analysis, capacity or level of service impacts

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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 Oak Vista Subdivision project is projected to generate approximately 4,487 Vehicle Miles of Travel on a daily basis.

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 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.

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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 63 single-family residences would not result in project-specific significant effects as demonstrated by the summary of the project’s traffic impact analysis presented above. Payment of traffic impact fees as described above will reduce traffic impacts from the proposed project to a less than significant level.

b. Conflict with Congestion Management Program – No Impact. The City of Rocklin does not have an applicable congestion management program that has been established by a county congestion management agency for designated roads or highways; therefore there is no conflict with an applicable congestion management program impact.

c. Air Traffic Levels – No Impact. 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. In addition, the proposed project will not result in a change in location of planned development that results in substantial safety risks. Therefore, there is no change in air traffic patterns impact.

d. and e. Hazards and Emergency Access – Less than Significant Impact. 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 that adequate

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emergency access is provided. Through these reviews and any required changes, there will be a less than significant hazard or emergency access impact.

f. Alternative Modes of Transportation – Less Than Significant Impact. 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 Sierra College Boulevard. The proposed project does not conflict with these bike lane locations or with other policies or programs promoting alternative transportation. The proposed project is evaluated by City staff to assess potential conflicts with adopted policies, plans or programs regarding public transit, bicycle and pedestrian facilities and whether proposed projects would decrease the performance or safety of such facilities. Through these reviews and any required changes, there will be a less than significant alternative modes of transportation impact.

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XVII. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set for in subdivision (c) of Public Resource Code section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.			X		

DISCUSSION OF DETERMINATION

Project Impacts:

The project site does not contain any resources that are listed with the California Register of Historical Resources or that have been determined by the lead agency to have significance to a California Native American Tribe. Therefore no impacts to tribal cultural resources are 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 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,

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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.

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.

Significance Conclusions:

a. and b. Tribal Cultural Resources –Less Than Significant Impact. 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

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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 United Auburn Indian Community (UAIC), the Lone Band of Miwok Indians (IBMI) and the Torres Martinez Desert Cahuilla Indians (TMDCI) are the only tribes that are traditionally and culturally affiliated with the project area that have requested notification. Consistent with Public Resources Code (PRC) Section 21080.3.1 (d) and per AB-52, the City of Rocklin provided formal notification of Oak Vista Subdivision project and the opportunity to consult on it to the designated contacts of the UAIC, IBMI and TMDCI in a letter received by those organizations on January 28, 2016, March 18, 2016 and June 6, 2016, respectively. The UAIC, IBMI and TMDCI had 30 days to request consultation on the project pursuant to AB-52 and they did not respond prior to February 22, 2016, April 18, 2016 and July 6, 2016, respectively, the end of the 30-day periods. 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). Given that the UAIC, IBMI and TMDCI did not submit a formal request for consultation on the proposed project within the required 30 day period, that no other tribes have submitted a formal request to receive notification from the City of Rocklin pursuant to PRC Section 21080.3.1, 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. Therefore, the project’s impact on tribal cultural resources is considered less than significant.

It should be noted that although the UAIC, IBMI and TMDCI did not submit formal requests for consultation within the required 30-day period as specified by AB-52, the UAIC has been coordinating with the City and applicant/developer regarding cultural resources on the project site and mitigation measures for impacts to cultural resources are identified in Section V. Cultural Resources above.

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XVIII. <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 occupation of a 63-unit single-family residential subdivision 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:

As a “program EIR” under CEQA Guidelines section 15168, 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.

Significance Conclusions:

a., b. and e. Exceed Wastewater Treatment Requirements, Exceed Wastewater Treatment Facility, Wastewater Capacity– *Less than Significant Impact.* 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, provided that their condition requirements and standard specifications are met. SPMUD has a Master Plan, which is periodically updated, to

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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 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. Therefore, a less than significant wastewater treatment impact is anticipated.

c. New Stormwater Facilities – Less than Significant Impact. The proposed project would be conditioned to require connection into the City’s storm drain system, with Best Management Practices and/or Low Impact Development 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. Therefore, a less than significant stormwater facility impact is anticipated.

d. Water Supplies – Less than Significant. 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.

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

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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 upon execution of a facilities agreement and payment of all required fees and charges. The project site 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.

f. Landfill Capacity – *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.

g. Solid Waste Regulations – *Less than Significant Impact.* 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. Therefore, the project would comply with solid waste regulations and the impact would be less than significant.

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XIX. <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		

DISCUSSION OF DETERMINATION:

Project Impacts:

The preceding analysis demonstrates that these effects will not occur as a consequence of the project. The construction and operation of the Oak Vista Subdivision project would be consistent with the Rocklin General Plan and the Rocklin General Plan EIR.

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Significance Conclusions:

a. Degradation of Environment Quality – *Less than Significant with Mitigation.* 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.

b. Cumulatively Considerable Impacts – *Less than Significant.* 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 similar vehicle trip generation and associated air quality impacts than that which was analyzed in the EIR.

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.

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.

c. Adverse Effects to Humans – *Less than Significant.* 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

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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
- KD Anderson & Associates, Inc., Traffic Impact Analysis for Oak Vista Subdivision, Rocklin, California, November 1, 2016
- Sierra Nevada Arborists, Arborist Report and Tree Inventory Summary, Dias Lane 10.4 Acre/4Parcel Project Site, August 14, 2015
- Sierra Nevada Arborists, Supplemental Arborist Report and Tree Inventory Summary, Dias Lane and Makabe Lane Project Site [APN 045-043-031], October 21, 2015
- Westech Company, Quantitative Air Quality & Greenhouse Gas Emissions Report: Oak Vista Residential Subdivision Project, Dias Lane and Makabe Lane, October 2016
- Westech Company, Sound Level (Noise) Study: Oak Vista Subdivision Project, Dias Lane and Makabe, February 2016
- Westech Company, Delineation of Wetlands & Waters of the United States: Rocklin 60 Residential Subdivision Project, Dias Lane and Makabe Lane, October 2015
- Westech Company, Biological Assessment for Rocklin 60 Residential Subdivision, Rocklin, California, October 2015
- Westech Company, Cultural Resources Report for the Oak Vista Residential Subdivision Project, Rocklin, Placer County, California, July 2016

Attachments

- Attachment A – Project Vicinity Map
- Attachment B – Project Site Plan

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MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

**OAK VISTA SUBDIVISION
(SD2015-0002, Z2015-0002 and TRE2015-0008)**

Project Name and Description

The Oak Vista Subdivision project proposes the construction of a residential subdivision consisting of 63 single-family residential units on an approximately 14.3 +/- acre site in the City of Rocklin. This project will require Tentative Subdivision Map, Rezone and Oak Tree Preservation Permit entitlements. For more detail please refer to the Project Description set forth in Section 3 of this Initial Study.

Project Location

The project site is generally located on the southwest corner of Makabe Lane and Dias Lane, in the City of Rocklin. The Assessor’s Parcel Numbers are 045-043-009, -030, -031, -032, and -052.

Project Proponent’s Name

The applicant is Ryan Bradford of Equity Smart Investments, LP and the property owner is Placer Partners, 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: _____ November 17, 2016 _____

Date Adopted: _____

Signature: _____

Marc Mondell, Economic and Community Development Department Director

**MITIGATION MONITORING PROGRAM
Oak Vista Subdivision ()
(SD2015-0002, Z2015-0002 and TRE2015-0008)**

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 exposure of sensitive receptors to substantial pollutant concentrations, the following mitigation measure is being applied to the project:

III.-1 A variety of drought-tolerant, fine-needle evergreen trees, such as, but not limited to deodar cedar and redwood, shall be planted within the existing landscape parcel located at the northerly terminus of Silver Lupine Lane (APN: 453-070-041). Said trees shall be a minimum size of 15-gallon per tree and shall be interspersed around and among the existing tree plantings so as to maximize the number of trees that the parcel can support based upon adequate spacing for mature trees. In addition, the existing irrigation system shall be modified to provide for a sufficient water supply and necessary maintenance to ensure establishment and long-term viability of the additional trees.

IMPLEMENTATION:

Prior to the issuance of a certificate of occupancy for residences on Lots 54, 55, 56 and 57, it shall be demonstrated by the applicant/developer that the tree planting has occurred as prescribed in Mitigation Measure III.-1 above and that sufficient water supply and necessary maintenance will occur to ensure establishment and long-term viability of the trees.

RESPONSIBILITY

Applicant/Developer

City of Rocklin Economic and Community Development Department

MITIGATION MEASURES:**Biological Resources:**

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

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

If demolition activities occur during the nesting season for raptors, migratory birds and bat species (February-August), the City and/or contractor shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of demolition 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 demolition activities, documentation of the survey shall be provided to the City of Rocklin Building Department and if the survey results are negative, no further mitigation is required and necessary structure removal may proceed. If there is a break in demolition activity 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 and bat species to the City's Public Services and Economic and Community Development Departments. 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/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

California Department of Fish and Wildlife

Page 3 of

Mitigated Negative Declaration/Mitigation Monitoring Program

Reso No.

MITIGATION MEASURES:**Biological Resources:**

IV.-2 Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and if determined necessary, a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.

Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and if determined necessary, a United States Fish and Wildlife Service Biological Opinion. The applicant shall also demonstrate to the Public Services Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Public Services Department how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion.

IMPLEMENTATION:

Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification and a USFWS Biological. The applicant shall also demonstrate that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion.

RESPONSIBILITY

Applicant
 City of Rocklin Public Services Department
 U.S. Army Corps of Engineers
 U.S. Fish and Wildlife Service
 Regional Water Quality Control Board

MITIGATION MEASURES:**Biological Resources:**

To ensure compliance with the City's Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees on the project site, the following mitigation measure, agreed to by the applicant, is being applied to the project:

IV.-3 Prior to the issuance of improvement plans or grading permits, the applicant shall:

- a) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.*
- b) Mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:*
 - The total number of surveyed oak trees;*
 - The total number of oak trees to be removed;*
 - The total number of oak trees to be removed that are to be removed because they are sick or dying, and*
 - The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.*

IMPLEMENTATION:

Prior to any grading or construction activity, the applicant/developer shall prepare, subject to approval by the City's Community Development Director, an oak tree mitigation plan which incorporates the steps noted above, including payment of necessary fees into the City's Oak Tree Mitigation Fund.

RESPONSIBILITY

Applicant/Developer

City of Rocklin Economic and Community Development Department

MITIGATION MEASURES:**Cultural Resources:**

To address the potential of impacts to known cultural resources and the potential discovery of unknown cultural resources, the following mitigation measures are being applied to the project:

V.-1 Prior to the issuance of Improvement Plans and prior to any grading or construction activities, a qualified archaeologist shall conduct cultural resources awareness training for construction crew members, and the City's Environmental Services Manager shall be provided with evidence that a qualified archaeologist has been enlisted for such services. The training shall consist of a presentation of the potential prehistoric or historic cultural resources that may be found on the site and what likely evidence and examples of cultural resources could be discovered during grading and/or construction activities. The training shall also provide guidance on what to do in the event that cultural resources are discovered. All crew members shall sign a training sheet documenting that they attended the training. A letter report shall be submitted to the City's Environmental Services Manager and the project proponent within 30 days following the worker awareness training to document the results and to transmit the training sign-in sheet.

V.-2 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).

V.-3 Prior to the issuance of Improvement Plans and prior to any grading or construction activities, the United Auburn Indian Community, the project applicant/developer and the City of Rocklin shall enter into a Memorandum of Understanding (MOU) regarding the treatment and disposition of identified cultural resources.

V-4. Prior to the issuance of Improvement Plans and prior to any grading or construction activities, the project applicant shall coordinate with the United Auburn Indian Community to have a tribal monitor present during any re-location activities for identified cultural resources and during ground disturbance within a 100-foot radius of identified cultural resources as specified in the MOU noted in Mitigation Measure V.-3 above.

IMPLEMENTATION:

V.-1 Prior to the issuance of Improvement Plans and prior to any grading or construction activities, a qualified archaeologist shall conduct cultural resources awareness training for construction crew members and the City's Environmental Services Manager shall be provided with evidence that a qualified archaeologist has been enlisted for such services. The training shall be as described above in Mitigation Measure V.-1 and shall also provide guidance on what to do in the event that cultural resources are discovered. Within 30-days following the worker's awareness training, a letter report shall be submitted to the City's Environmental Services Manager and the project proponent documenting the training efforts, including the training sign-in sheet documenting that the crew members attended the training.

V.-2 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 Mitigation Measure V.-2 shall also be followed and complied with.

V.-3 Prior to the issuance of Improvement Plans and prior to any grading or construction activities, the United Auburn Indian Community, the project applicant/developer and the City of Rocklin shall enter into a Memorandum of Understanding (MOU) regarding the treatment and disposition of identified cultural resources. A copy of the completed MOU shall be provided to all parties.

V.-4 Prior to the issuance of Improvement Plans and prior to any grading or construction activities, the project applicant shall coordinate with the United Auburn Indian Community to

have a tribal monitor present during any re-location activities for identified cultural resources and during ground disturbance within a 100-foot radius of identified cultural resources as specified in the MOU noted in Mitigation Measure V.-3 above.

RESPONSIBILITY

City Manager/City Council (MOU signature party)

City of Rocklin Public Services Department (Environmental Services Manager)

City of Rocklin Economic and Community Development Department

United Auburn Indian Community (UAIC)

Applicants/Developers

MITIGATION MEASURES:**Hazardous Materials:**

To address potential impacts from unknown septic and well systems, the following mitigation measure, agreed to by the applicant, is being applied to the project.

VIII.-1 If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

IMPLEMENTATION:

If evidence of existing old wells, septic systems or other similar features is encountered, work shall be halted within a 100-foot radius of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall assess the nature of the feature(s) and determine if a no-work buffer area needs to be established and whether outside agencies shall be notified and become involved in addressing and/or remediation of the feature. The City Engineer shall also determine if it is necessary for the applicant to hire a qualified consultant to assess and characterize the feature and determine appropriate remediation, if necessary. Remediation of the feature shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies such as the Placer County Department of Environmental Health prior to the any grading/construction activities resuming in the affected area.

RESPONSIBILITY

City of Rocklin Economic and Community Development Department (City Engineer)

Placer County Department of Environmental Health

Applicants/Developers

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:

ATTACHMENT A – PROJECT VICINITY MAP



ATTACHMENT B – PROJECT SITE PLAN



RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
 RECOMMENDING APPROVAL OF AN ORDINANCE REZONING AN AREA FROM
 UNCLASSIFIED (U) TO A COMBINATION OF RESIDENTIAL SIX THOUSAND SQUARE FOOT
 MINIMUM LOT SIZE (R1-6) AND RESIDENTIAL TWELVE THOUSAND SQUARE FOOT
 MINIMUM LOT SIZE (R1-12.5)

(Oak Vista Subdivision / Z-2015-0002)

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. Rezone (Z-2015-0002) would change the zoning of an approximately 13.29-acre site consisting of five parcels generally located on the southwestern corner of Makabe Lane and Dias Lane (APNs 045-043-009, -030, -031, -032, and -052) previously listed as “Unclassified” on the City of Rocklin zoning map to a combination of R1-6 and R1-12.5 zoning. The areas designated R1-12.5 would all front on Dias Lane.

B. A Mitigated Negative Declaration for this project has been recommended for approval via Planning Commission Resolution No. PC-2016-_____.

C. The proposed rezoning is consistent with the General Plan designation of Medium Density Residential (MDR).

D. The area is physically suited to the uses authorized in the proposed rezoning.

E. The proposed rezoning is compatible with the land uses existing and permitted on the properties in the vicinity.

F. The land uses, and their density and intensity, allowed in the proposed rezoning are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. The Planning Commission has considered the effect of the proposed rezoning on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

H. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and provide a means for creativity and flexibility in design while

providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. The Planning Commission of the City of Rocklin hereby recommends City Council approval of the Rezone (Z-2015-0002) in the form as shown on Attachment 1, attached hereto and incorporated by reference herein.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary

ATTACHMENT 1

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
 APPROVING A REZONE FROM UNCLASSIFIED (U) TO A COMBINATION OF RESIDENTIAL
 SIX THOUSAND SQUARE FOOT MINIMUM LOT SIZE (R1-6) AND RESIDENTIAL TWELVE
 THOUSAND SQUARE FOOT MINIMUM LOT SIZE (R1-12.5)

(Oak Vista Subdivision / Z-2015-0002)

The City Council of the City of Rocklin does ordain as follows:

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

A. A. Rezone (Z-2015-0002) would change the zoning of an approximately 13.29-acre site consisting of five parcels generally located on the southwestern corner of Makabe Lane and Dias Lane (APNs 045-043-009, -030, -031, -032, and -052) previously listed as "Unclassified" on the City of Rocklin zoning map to a combination of R1-6 and R1-12.5 zoning. The areas designated R1-12.5 would all front on Dias Lane.

B. A Mitigated Negative Declaration for this project has been approved via City Council Resolution No. PC-2016- .

C. The proposed rezoning is consistent with the General Plan designation of Medium Density Residential (MDR).

D. The area is physically suited to the uses authorized in the proposed rezoning.

E. The proposed rezoning is compatible with the land uses existing and permitted on the properties in the vicinity.

F. The land uses, and their density and intensity, allowed in the proposed rezoning are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. The City Council has considered the effect of the proposed rezoning on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

H. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing

available in Rocklin; and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. The City Council of the City of Rocklin hereby approves the Rezone (Z-2015-0002), as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on _____, 20__, by the following vote:

- AYES: Councilmembers:
- NOES: Councilmembers:
- ABSENT: Councilmembers
- ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 20__, by the following roll call vote:

- AYES: Councilmembers:
- NOES: Councilmembers:
- ABSENT: Councilmembers:
- ABSTAIN: Councilmembers:

Mayor

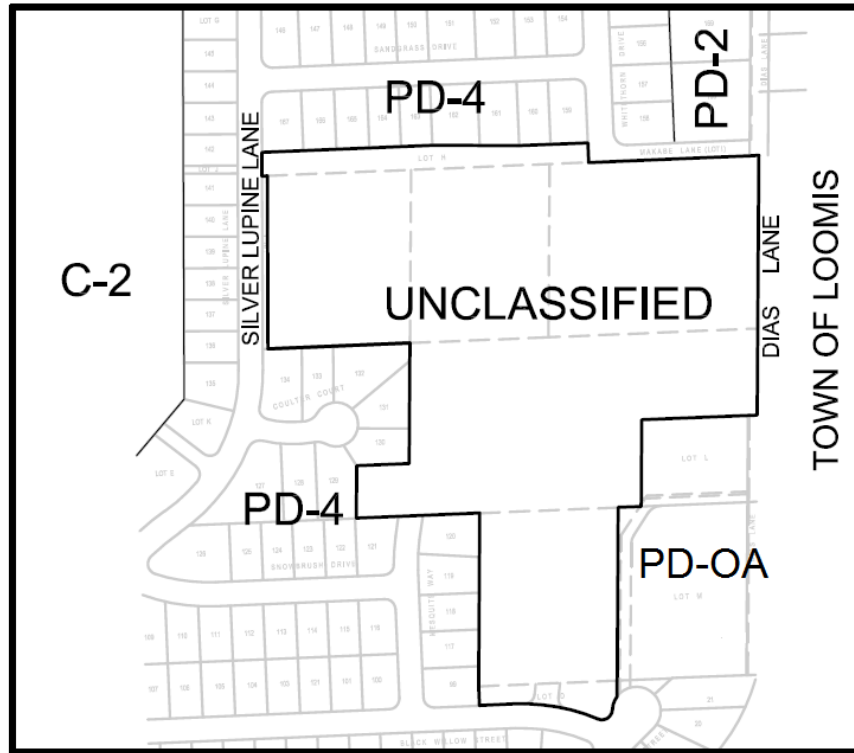
ATTEST:

City Clerk

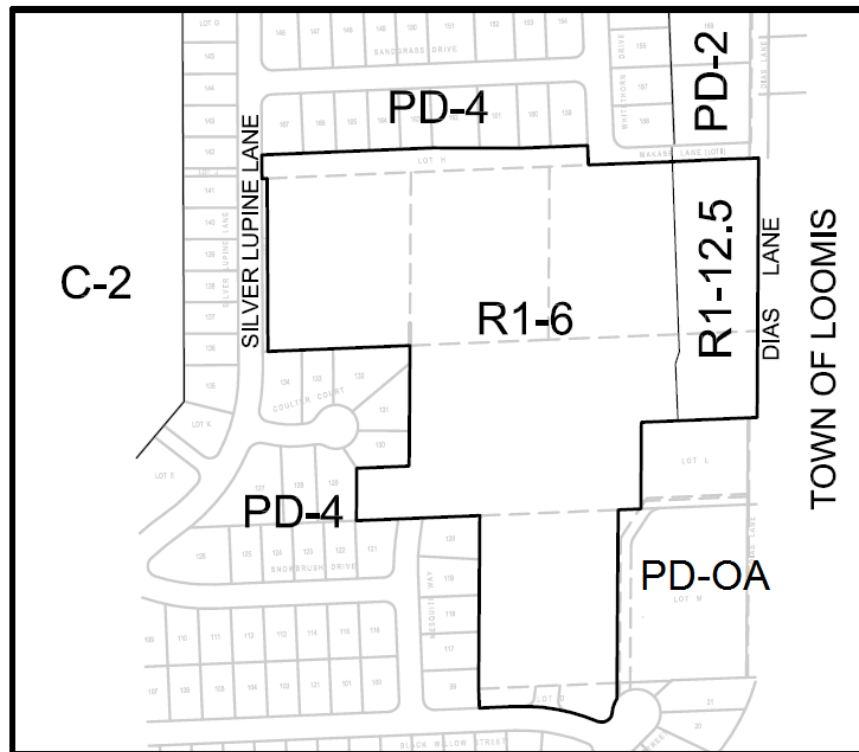
First Reading:
Second Reading:
Effective Date:

EXHIBIT A

Map of Existing and Proposed Zoning



EXISTING ZONING



PROPOSED ZONING

PLANNING COMMISSION RESOLUTION PC-2016-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF
A TENTATIVE SUBDIVISION MAP AND AN OAK TREE PRESERVATION PLAN PERMIT

(Oak Vista Subdivision / SD-2015-0002 and TRE-2015-0008)

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. Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD-2015-0002 and TRE-2015-0008) allow the subdivision and development of an approximately 13.29-acre site into 63 single family lots, with associated streets and related improvements.

B. A Mitigated Negative Declaration for this project has been recommended for approval via Planning Commission Resolution No. [REDACTED].

C. The Planning Commission has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the proposed Rezone for the property (Z-2015-0002) being processed concurrently.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Planning Commission of the City of Rocklin finds and recommends that the City Council approve and authorize the City Manager to negotiate and sign a Memorandum of Understanding between The City of Rocklin, United Auburn Indian Community of the Auburn Rancheria, and Equity Smart Investments, Limited Partnership, Project Proponent for the Oak Vista Residential Development Concerning Treatment of Cultural Resources Located Within the Oak Vista Residential Development Project.

Section 3. The Oak Vista Subdivision Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD-2015-0002 and TRE-2015-0008) as depicted in Exhibits A and B attached hereto and by this reference incorporated herein, are hereby recommended for approval of the City Council, subject to the conditions listed below. The approved Exhibits A and B shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibits A and B shall be controlling and shall modify Exhibits A and B. All other plans, specifications, details, and information contained within Exhibits A and B shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council. 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. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA ENGINEERING)
- b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from AT&T and Pacific Gas & Electric (AT&T, PG&E, ENGINEERING)
- d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)
- e. Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, open space, 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, ENGINEERING, PUBLIC SERVICES)

2. Schools

The following condition shall be satisfied to mitigate the impact of the proposed development on school facilities: (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Parks

Park fees shall be paid as required by Rocklin Municipal Code Chapters 17.71 and Chapter 16.28. (ENGINEERING)

4. Fire Service

- a. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief. (ENGINEERING, FIRE)
- b. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency (PCWA). (PCWA, ENGINEERING, FIRE)
- c. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE) (per ED 5/24/16)

5. 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.

All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer.

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 exhibits, shall be included in the improvement plans for the project. The grading and drainage plan shall include the following: (ENGINEERING, PLANNING)
 - i. Provisions for detaining run off at pre-development levels, to the satisfaction of the City Engineer and Public Services Director.
 - ii. Individual lot drainage management areas including individual drainage features such as lined drainage swales.
 - iii. 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 owned and maintained by the City. (ENGINEERING, PUBLIC SERVICES).
 - iv. 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.
 - v. Subdivider 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.

- vi. 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.
- vii. Construction related and permanent Best Management Practices (BMPs) and Best Available Technologies (BATs) shall be incorporated into the final project design and / or noted on the Improvement Plans as appropriate to reduce urban pollutants in runoff, consistent with goals and standards established under Federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater runoff BMPs selected from the Storm Water Quality Task Force, the Bay Area Storm Water Management Agencies Association Start at the Source – Design Guide Manual, the Sacramento Stormwater Quality Partnership's Stormwater Quality Design Manual for the Sacramento and South Placer Regions, or equally effective measures shall be identified prior to final design approval and shall be incorporated into project design and / or noted on the Improvement Plans as appropriate.

To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development.

- b. Prior to any grading or construction activities, the subdivider shall:
 - i. Obtain a General Construction Activity Storm Water Permit as a part of the National Pollutant Discharge Elimination System

(NPDES) permit process from the Regional Water Quality Control Board.

- ii. Submit verification from the U.S. Army Corp of Engineers and the California Department of Fish and Game that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways.
 - iii. All well sites located on the property shall require abandonment and/or removal in accordance with the Placer County Environmental Health Department well abandonment procedure. Confirmation of the abandonment shall be submitted to Placer County Environmental Health Department and City of Rocklin.
 - iv. All septic sites located on the property shall require abandonment in accordance with Placer County Environmental Health Department procedures. Confirmation of the abandonment shall be submitted to Placer County Environmental Health Department and City of Rocklin.
- c. Waters of the United States:
- i. Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and if determined necessary, a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.
 - ii. Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification and a USFWS Biological. The applicant shall also demonstrate that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate

how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion.

(MITIGATION MEASURE IV.-2)

d. Nesting Raptors and Migratory Birds:

- i. The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors, migratory birds, and bat species to avoid the nesting season (February - August).
- ii. If demolition activities occur during the nesting season for raptors, migratory birds and bat species (February-August), the City and/or contractor shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of demolition 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 demolition activities, documentation of the survey shall be provided to the City of Rocklin Building Department and if the survey results are negative, no further mitigation is required and necessary structure removal may proceed. If there is a break in demolition activity of more than 14 days, then subsequent surveys shall be conducted.
- iii. 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.
- iv. 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.

(MITIGATION MEASURE IV.-1)

e. On-site Improvements

The following improvements shall be designed, constructed, and/or installed:

- i. All on-site standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (including cable television trenching), street lights, and fire hydrants. (ENGINEERING, PUBLIC SERVICES, PLANNING)
- ii. Developer shall dedicate to City a telecommunication easement, and shall install and dedicate to City telecommunication conduit within the easement. The easement shall be located in the public utility easement of each street within the subdivision, and any adjacent streets as necessary to connect the easement to the City's public street and easement network. The easement shall be for telecommunications use by City, in whatever manner the City may, in its sole discretion, elects. The conduit shall be large enough for at least two (2) sets of coaxial cable (approximately three (3) inches total diameter), shall include access to the cable spaced at reasonable distances, and shall otherwise comply with City standards and specifications in effect at the time the conduit is installed.

Developer shall provide any City telecommunication franchisee, including any cable television franchisee, access to the easement for the purpose of installing cable and conduit while the public utility trench is open and prior to the street being paved. (ENGINEERING, PUBLIC SERVICES, PLANNING)

- iii. The following on-site special improvements:

Streetlights

- 1) Street lights shall be installed to match the existing street lights in the adjacent Rocklin 60 subdivision. Lighting installation and wiring shall comply with all applicable City standards.

Street Signs and Poles

- 2) Street sign poles and signs consistent with the adjacent Rocklin 60 subdivision shall be installed on all streets within the subdivision.

Lot D/Lot 21

- 3) A six (6) foot tall decorative masonry wall (split-face with a concrete cap) shall be installed between Lot D and Lot 21, consistent with Exhibit C.
- 4) A concrete mow strip shall be installed between Lot 21 and Lot D to delineate the property line, consistent with Exhibit C.

Makabe Lane

- 4) Access to the project via Makabe Lane shall be limited to emergency vehicles. No construction vehicle access shall be allowed on Makabe Lane during any stage of development.
- f. Landscape and irrigation plans for Lot A and the restoration of the remainder of Lot D (at the terminus of Black Willow Street) shall be included with the project improvement plans and shall comply with the following: (ENGINEERING, PUBLIC SERVICES, 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 5 gallon and trees a minimum of 15 gallon.
 - 2) A section diagram of proposed tree staking.
 - 3) An irrigation plan including an automatic irrigation system. All street landscaping, whether publicly or privately owned, shall be irrigated by a permanent drip system or low water consumption system acceptable to the City of Rocklin.
 - 4) Certification by the landscape architect that the landscape plans meets the requirements of the Water Conservation and Landscaping Act. Government Code §65591, et seq.
 - 5) Certification by the landscape architect that the soil within the landscape area is suitable for the proposed landscaping and / or specify required soil treatments and

amendments needed to ensure the health and vigor of landscape planting.

- ii. All landscaping plant materials shall be verified and approved by the Director of Public Services
- iii. All landscaping improvements shall be constructed and/or installed prior to submitting the final map for filing with the City Council, unless the subdivider executes the City's standard form subdivision landscaping agreement and provides the financial security and insurance coverage required by the subdivision landscaping agreement, prior to or concurrent with submitting the final map.
- iv. The subdivider shall maintain the landscaping and irrigation systems for one year from the date the landscaping is accepted by the City, without reimbursement. The subdivider shall apply for and obtain an encroachment permit to do any maintenance in the public right-of-way until such time as the City takes over maintenance of the landscaping.
- g. All rights-of-way and easements associated with the subdivision improvements shall be offered on, or by separate instrument concurrently with, the final subdivision map; provided, that street rights-of-way shall be offered by means of an irrevocable offer of dedication (IOD). (ENGINEERING)
- h. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
 - Recommendations for building pad and footing construction;
 - Use of soil stabilizers or other additives; and
 - Recommendations for surface drainage.
- i. 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 items, which shall be included in the project notes on the improvement plans: (ENGINEERING)

- i. 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.
- ii. 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.
- iii. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- iv. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii. 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.

- viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x. All construction equipment shall be maintained in clean condition.
- xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii. All exposed surfaces shall be revegetated as quickly as feasible.
- xiii. If fill dirt is brought to or removed from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- xiv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- xv. Processes that discharge 2 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.
- xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
- xvii. 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.

- xviii. 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.
 - xix. Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- j. The following shall be Included in the project notes on the improvement plans:
- i. Prior to the issuance of Improvement Plans and prior to any grading or construction activities, a qualified archaeologist shall conduct cultural resources awareness training for construction crew members, and the City's Environmental Services Manager shall be provided with evidence that a qualified archaeologist has been enlisted for such services. The training shall consist of a presentation of the potential prehistoric or historic cultural resources that may be found on the site and what likely evidence and examples of cultural resources could be discovered during grading and/or construction activities. The training shall also provide guidance on what to do in the event that cultural resources are discovered. All crew members shall sign a training sheet documenting that they attended the training. A letter report shall be submitted to the City's Environmental Services Manager and the project proponent within 30 days following the worker awareness training to document the results and to transmit the training sign-in sheet.
(MITIGATION MEASURE V.-1)
 - ii. 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 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).

(MITIGATION MEASURE V.-2)

- iii. Prior to the issuance of Improvement Plans and prior to any grading or construction activities, the United Auburn Indian Community, the project applicant/developer and the City of Rocklin shall enter into a Memorandum of Understanding (MOU) regarding the treatment and disposition of identified cultural resources.

(MITIGATION MEASURE V.-3)

- iv. Prior to the issuance of Improvement Plans and prior to any grading or construction activities, the project applicant shall coordinate with the United Auburn Indian Community to have a

tribal monitor present during any re-location activities for identified cultural resources and during ground disturbance within a 100-foot radius of identified cultural resources as specified in the MOU noted in Mitigation Measure V.-3 above.

(MITIGATION MEASURE V.-4)

- v. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

(MITIGATION MEASURE VIII.-1)

- vi. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

6. 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)

7. Oak Tree Protection, Removal, and Mitigation

Prior to the issuance of improvement plans or grading permits, to ensure compliance with the City's Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees on the project site, the applicant shall: (PLANNING, ENGINEERING, PUBLIC SERVICES)

- a. Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.
- b. Mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:
 - The total number of surveyed oak trees;
 - The total number of oak trees to be removed;
 - The total number of oak trees to be removed that are to be removed because they are sick or dying, and
 - The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.

(MITIGATION MEASURE-IV-3)

8. Air Quality

A variety of drought-tolerant, fine-needle evergreen trees, such as, but not limited to deodar cedar and redwood, shall be planted within the existing landscape parcel located at the northerly terminus of Silver Lupine Lane (APN: 453-070-041). Said trees shall be a minimum size of 15-gallon per tree and shall be interspersed around and among the existing tree plantings so as to maximize the number of trees that the parcel can support based upon adequate spacing for mature trees. In addition, the existing irrigation system shall be modified to provide for a sufficient water supply and necessary maintenance to ensure establishment and long-term viability of the additional trees.

(MITIGATION MEASURE III.-1)

9. Noise

- a. All construction equipment shall be properly equipped with feasible noise control devices (e.g., mufflers) and properly maintained in good working order.
- b. Construction activities shall be limited to the less noise sensitive daytime hours (7:00 a.m. – 7:00 p.m. on weekdays and 8:00 a.m. – 7:00 p.m. on weekends).
- c. An on-site Noise Coordinator (as a function of on-site project management) shall be employed by the subdivider, and his or her telephone number along with instructions on how to file a noise complaint shall be posted conspicuously around the project site during all project construction phases. The Noise Coordinator's duties shall include fielding and documenting noise complaints, determining the source of the complaint (e.g., piece of construction equipment), determining whether noise levels at the project boundary are within acceptable limits (i.e., the performance standards in Table 4.4-6), and reporting complaints to the City with documented noise levels at the time of complaint. The Noise Coordinator shall work, to the extent feasible, with the surrounding residents and project contractors to schedule activities to minimize disturbance of residents during the daytime hours.
- d. Prior to the issuance of any Building Permits for temporary construction trailer(s), if a burglar alarm is proposed, a permit shall be obtained as part of the Rocklin Police Department's False Alarm Reduction Program (FARP). During the application process, the applicant shall provide a contact person's name and phone number, along with the mailing address for all correspondence.

11. Subdivision Design

- a. Prior to approval of improvement plans and / or recording of a final map the project shall be revised as needed so that all drawings reflect the project layout shown on the Tentative Map (Sheet 1 of Exhibit A). These modifications are

necessary to incorporate minor corrections to lot layout made to the Tentative Subdivision Map but not reflected on all related sheets (i.e. Grading, Utilities Plan, etc.) into project construction drawings. (PLANNING).

Lots D and F

- b. Prior to approval of a Final Map, issuance of a grading permit, or Improvement Plans (whichever occurs first) the applicant shall obtain ownership of Lots D and F from the City for incorporation into the project. The transfer of these properties shall require payment of fair compensation, to the satisfaction of the City Manager. If the subdivider is unable to reach an agreement with the City on the transfer of these lots the subdivider will be required to apply for approval of a new or modified project that does not include these parcels.

12. Monitoring

Prior to recording of the first Final Map or any grading on the property, the subdivider 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 phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (PLANNING, ENGINEERING)

13. Execution of Indemnity Agreement

Within 30 days of approval of this subdivision or parcel map by the City, the applicant shall execute an Indemnity Agreement, approved by the City Attorney's Office, to defend, indemnify, 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 subdivision or parcel map by the City's planning commission or legislative body, 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.

14. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a final map has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent Rezone (Z-2015-0002) has been approved. (PLANNING, ENGINEERING)

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

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

EXHIBIT A

Available at the Community Development Department, Planning Division

PROJECT NOTES

ASSESSOR'S PARCEL NO.
 045-043-009 045-043-032
 045-043-030 045-045-052
 045-043-031

AREA OF PROPOSED TENTATIVE SUBDIVISION MAP
 13.29 ACRES (GROSS)

EXISTING USE
 OPEN SPACE & RURAL RESIDENTIAL

PROPOSED USE
 63 SINGLE FAMILY RESIDENTIAL LOTS

EXISTING ZONING
 UNCLASSIFIED

PROPOSED ZONING
 RESIDENTIAL

GENERAL PLAN DESIGNATION
 MEDIUM DENSITY RESIDENTIAL

PARK DISTRICT
 CITY OF ROCKLIN

FIRE PROTECTION
 ROCKLIN FIRE DEPARTMENT

SCHOOL DISTRICT
 ROCKLIN UNIFIED SCHOOL DISTRICT

SEWER
 SOUTH PLACER MUNICIPAL UTILITY DISTRICT

STORM DRAIN
 CITY OF ROCKLIN

WATER
 PLACER COUNTY WATER AGENCY

GAS & ELECTRICITY
 PACIFIC GAS & ELECTRIC COMPANY

- NOTES:**
- SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF SUBDIVISION MAP ACT.
 - A 12.5' P.U.E. SHALL BE LOCATED ON ALL LOT FRONTAGES ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY AND PRIVATE DRIVES. A 10' P.U.E. SHALL BE LOCATED ON ALL CORNER LOT SIDES ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY AND PRIVATE DRIVES.
 - THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - ALL EXISTING STRUCTURES, SEPTIC SYSTEMS AND WELLS SHALL BE REMOVED.
 - SUBDIVISION NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY.
 - THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY TRI STATE SURVEYING INC. IN AUGUST 2015.

APPLICANT / DEVELOPER
 EQUITY SMART INVESTMENTS, LP
 5701 LONETREE BLVD #102
 ROCKLIN, CA 95765
 CONTACT: RYAN BRADFORD
 PHONE: (916) 230-5325

PLANNER / ENGINEER
 GUIDE ENGINEERING
 5930 GRANITE LAKE DR, STE #150
 GRANITE BAY, CA, 95746
 CONTACT: JARED BROWN
 PE C65430
 PHONE: (916) 787-0248

LAND USE SUMMARY TABLE

LAND USE	GROSS AREA(AC)	NET AREA(AC)	DWELLING UNITS	NET DENSITY
SITE (5 PARCELS)	13.29 AC	-	-	-
RESIDENTIAL(R1-12.5)	1.76 AC	-	4	2.27/AC
RESIDENTIAL(R1-6)	11.53 AC	8.99 AC	59	5.12/AC
PUBLIC ROAD	-	2.54 AC	-	-
TOTAL	13.29 AC	-	63	-

LOT SUMMARY

MINIMUM SF	6,061
MAXIMUM SF	21,655
AVERAGE SF	9,189

TENTATIVE MAP
 FOR
OAK VISTA
 ROCKLIN, PLACER COUNTY, CALIFORNIA

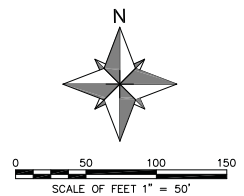
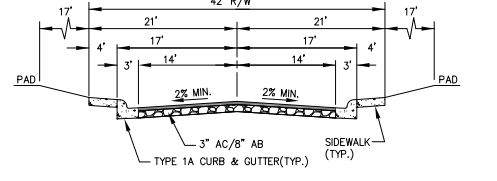
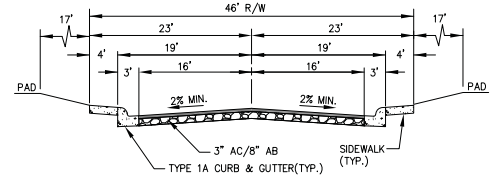
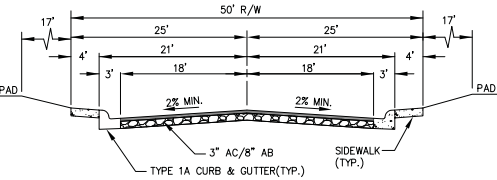
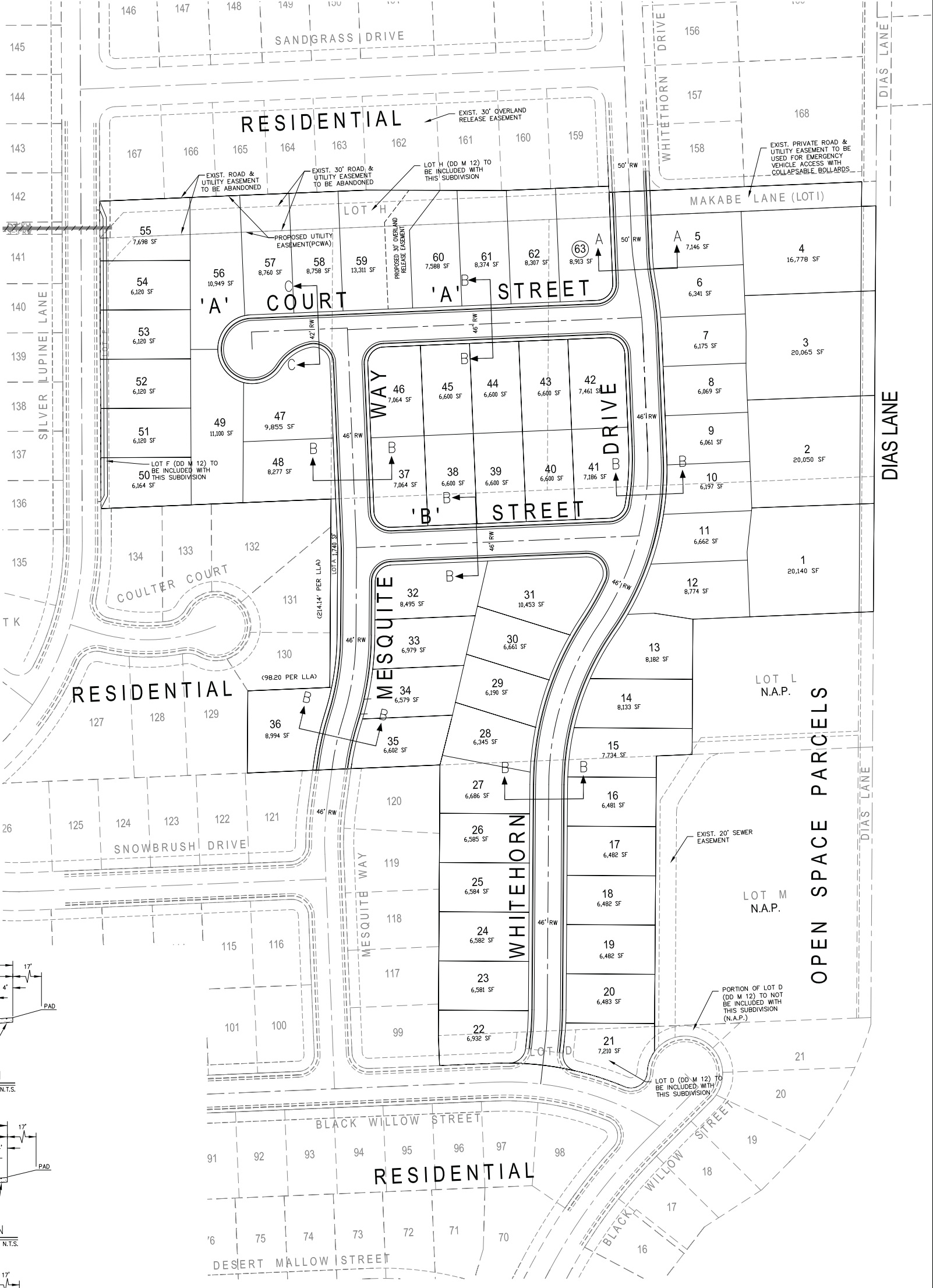
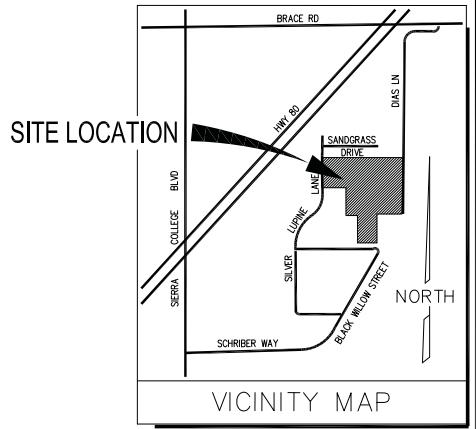
OCTOBER 2016

SHEET INDEX

- TENTATIVE MAP COVER SHEET
- SITE PLAN
- GRADING & DRAINAGE PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- OAK TREE PRESERVATION PLAN EAST
- OAK TREE PRESERVATION PLAN WEST
- OAK TREE PRESERVATION PLAN SOUTH
- OAK TREE PRESERVATION PLAN LEGEND

EXHIBIT A

SD2015-0002



Guide ENGINEERING
 LAND ENGINEERING AND PLANNING
 5930 GRANITE LAKE DR, #150
 GRANITE BAY, CA 95746
 PHONE: (916) 787-0248
 projects@Guide-Engineering.com

COVER SHEET - SHEET 1 OF 8

PRELIMINARY SITE PLAN
OAK VISTA
 ROCKLIN, PLACER COUNTY, CALIFORNIA
 JANUARY 2016

DEVELOPER:

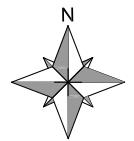
EQUITY SMARTY INVESTMENTS
 5701 LONETREE BLVD #102
 ROCKLIN, CA 95765
 ATT: RYAN BRADFORD
 916.230.5325

PREPARED BY:

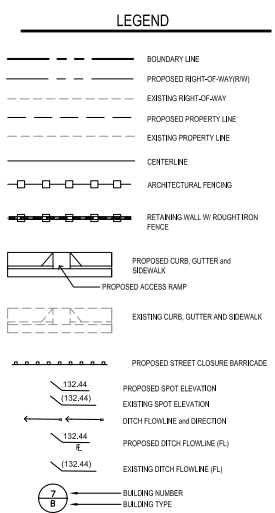
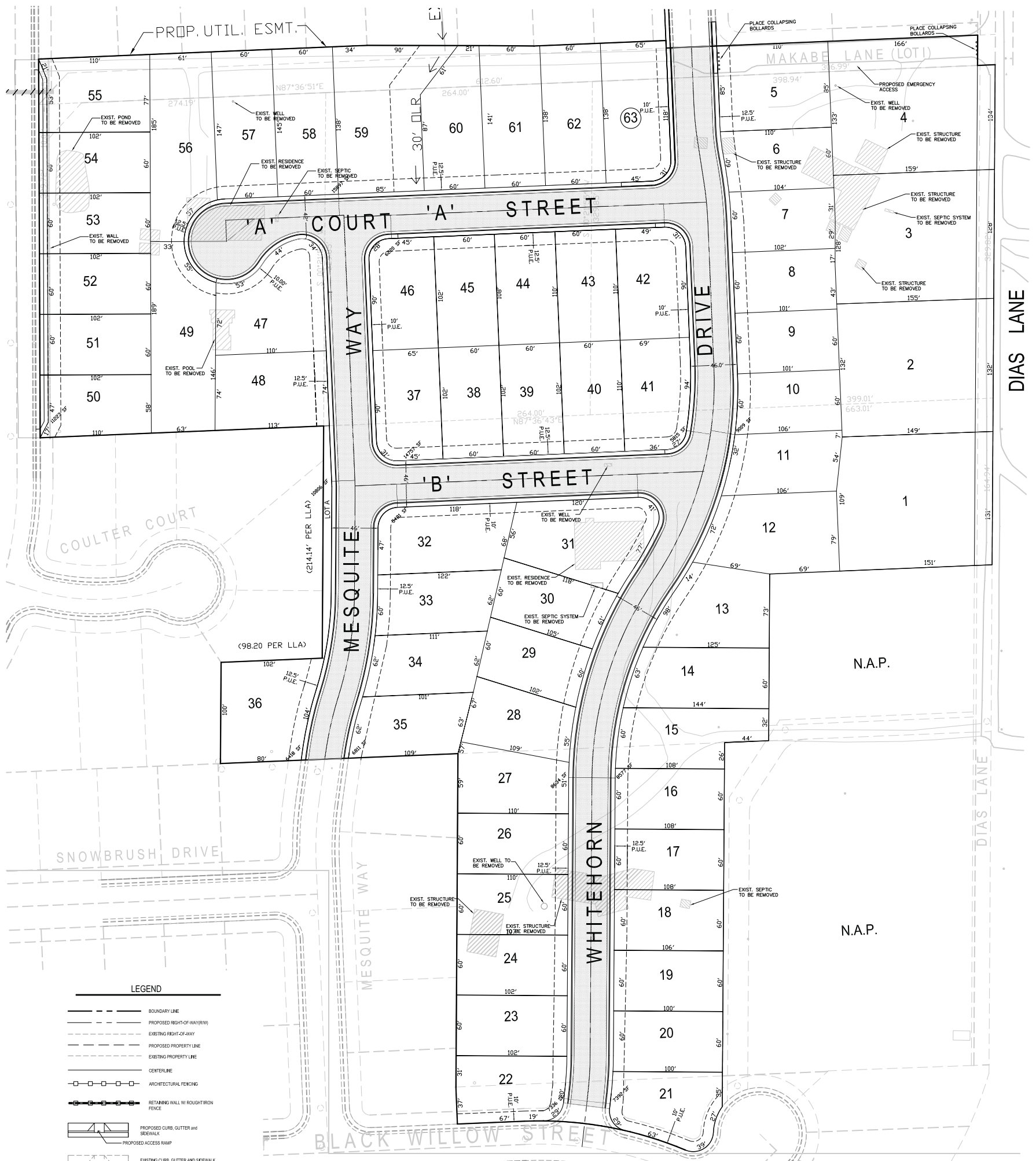
GUIDE ENGINEERING INC.
 LICENSE #: C65430
 1536 EUREKA RD. STE 600
 ROSEVILLE, CA 95678
 (916) 759-2453

LOT INFO:

MINIMUM LOT SIZE: 6,000 SF
 MAXIMUM LOT SIZE: 21,655 SF
 AVERAGE LOT SIZE: 9,189 SF
 MINIMUM LOT WIDTH: 60'
 MINIMUM LOT DEPTH: 100'



0 40 80 120
 SCALE OF FEET 1" = 40'



UTILITY REPRESENTATIVES			
UTILITY	REPRESENTATIVES		PHONE
U.S.A.			800.227.2600
GAS	PACIFIC GAS & ELECTRIC	DAVID METZKER	530.889.3134
ELECTRICITY	PACIFIC GAS & ELECTRIC	DAVID METZKER	530.889.3134
TELEPHONE	AT&T	JIM JOHNSON	916.409.1370
WATER	PLACER COUNTY WATER AGENCY	RICHARD WIRTH	530.823.4886
FIRE	ROCKLIN FIRE DEPARTMENT	JASON SHEARER	916.625.5307
SEWER	SPMUD	SAM ROSE	916.786.8522
DRAINAGE	CITY OF ROCKLIN	JUSTIN NARTKER	916.625.5500
T.V. CABLE	WAVE BROADBAND	EVELYN CORTEZ	916.315.3211

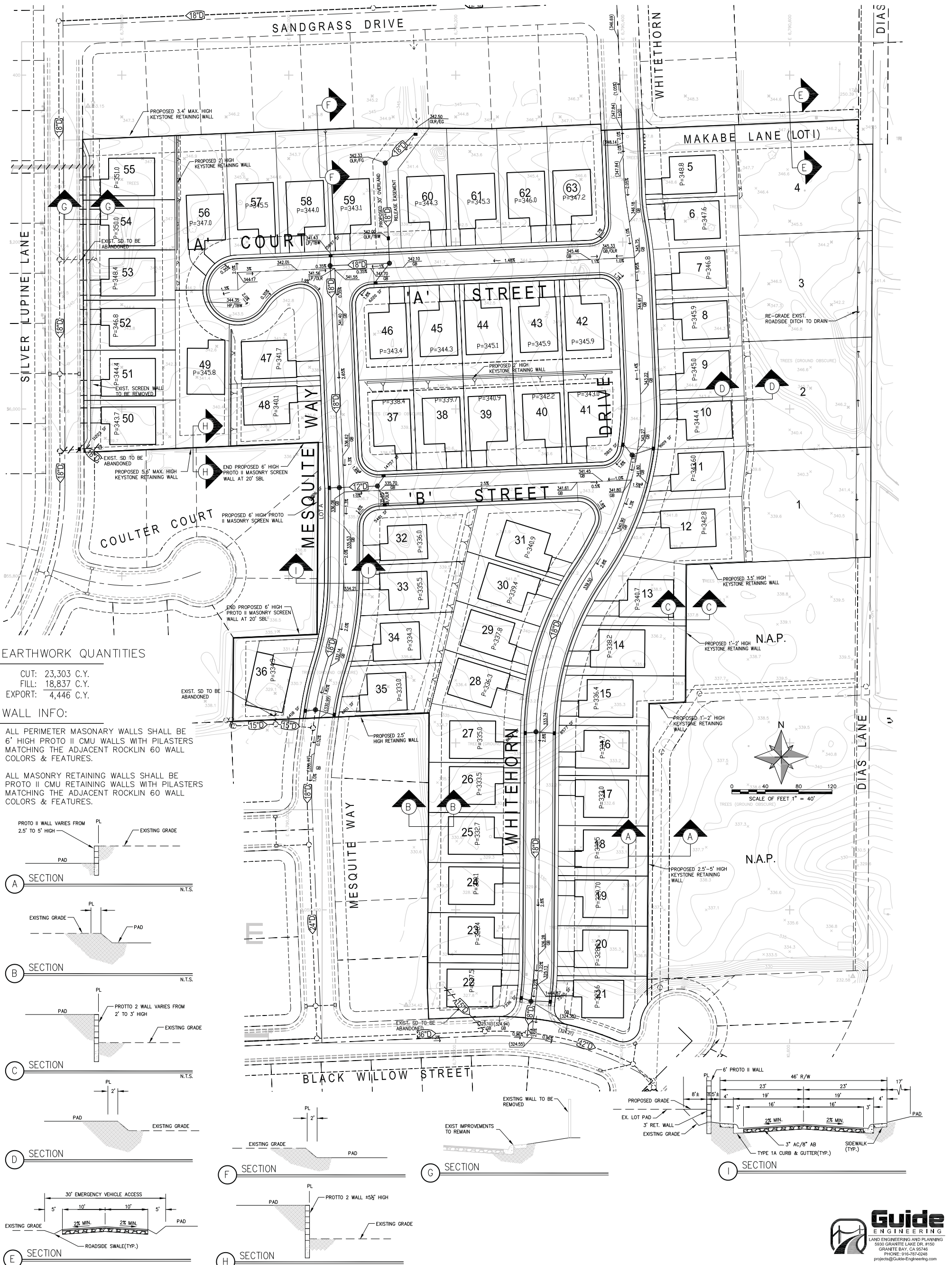


PRELIMINARY GRADING & DRAINAGE PLAN

OAK VISTA

ROCKLIN, PLACER COUNTY, CALIFORNIA

JANUARY 2016



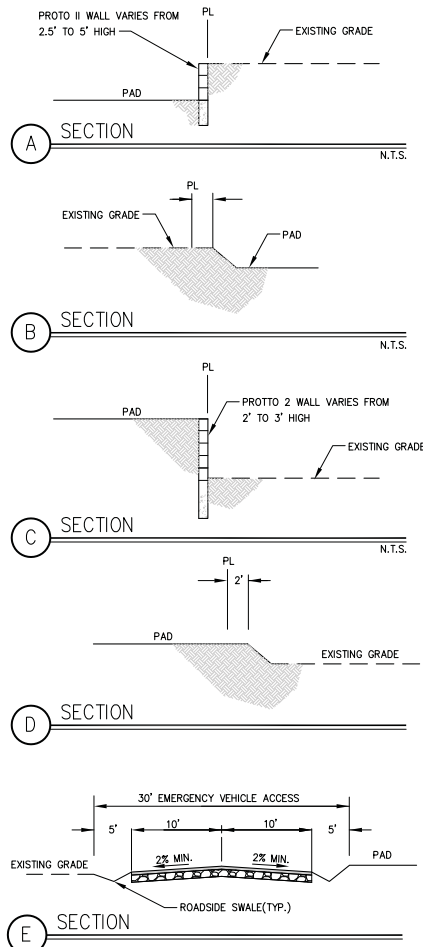
EARTHWORK QUANTITIES

CUT: 23,303 C.Y.
 FILL: 18,837 C.Y.
 EXPORT: 4,446 C.Y.

WALL INFO:

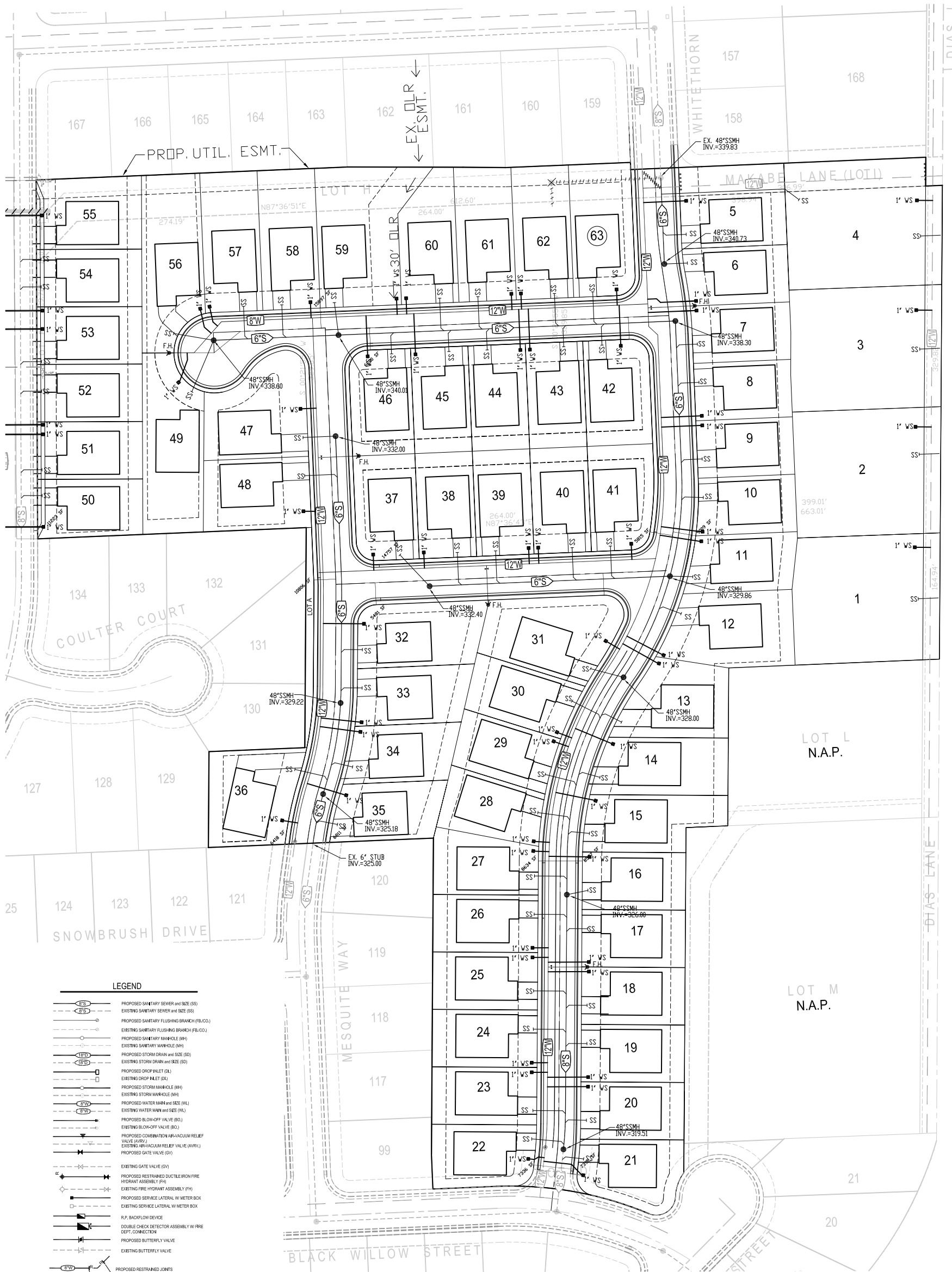
ALL PERIMETER MASONRY WALLS SHALL BE 6' HIGH PROTO II CMU WALLS WITH PILASTERS MATCHING THE ADJACENT ROCKLIN 60 WALL COLORS & FEATURES.

ALL MASONRY RETAINING WALLS SHALL BE PROTO II CMU RETAINING WALLS WITH PILASTERS MATCHING THE ADJACENT ROCKLIN 60 WALL COLORS & FEATURES.



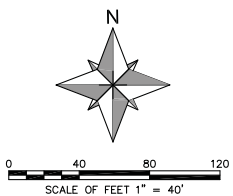
Guide
 ENGINEERING
 LAND ENGINEERING AND PLANNING
 8933 GRANITE LAKE DR., #150
 GRANITE BAY, CA 95746
 PHONE: 916-767-0248
 projects@Guide-Engineering.com

PRELIMINARY UTILITY PLAN
OAK VISTA
 ROCKLIN, PLACER COUNTY, CALIFORNIA
 OCTOBER 2016



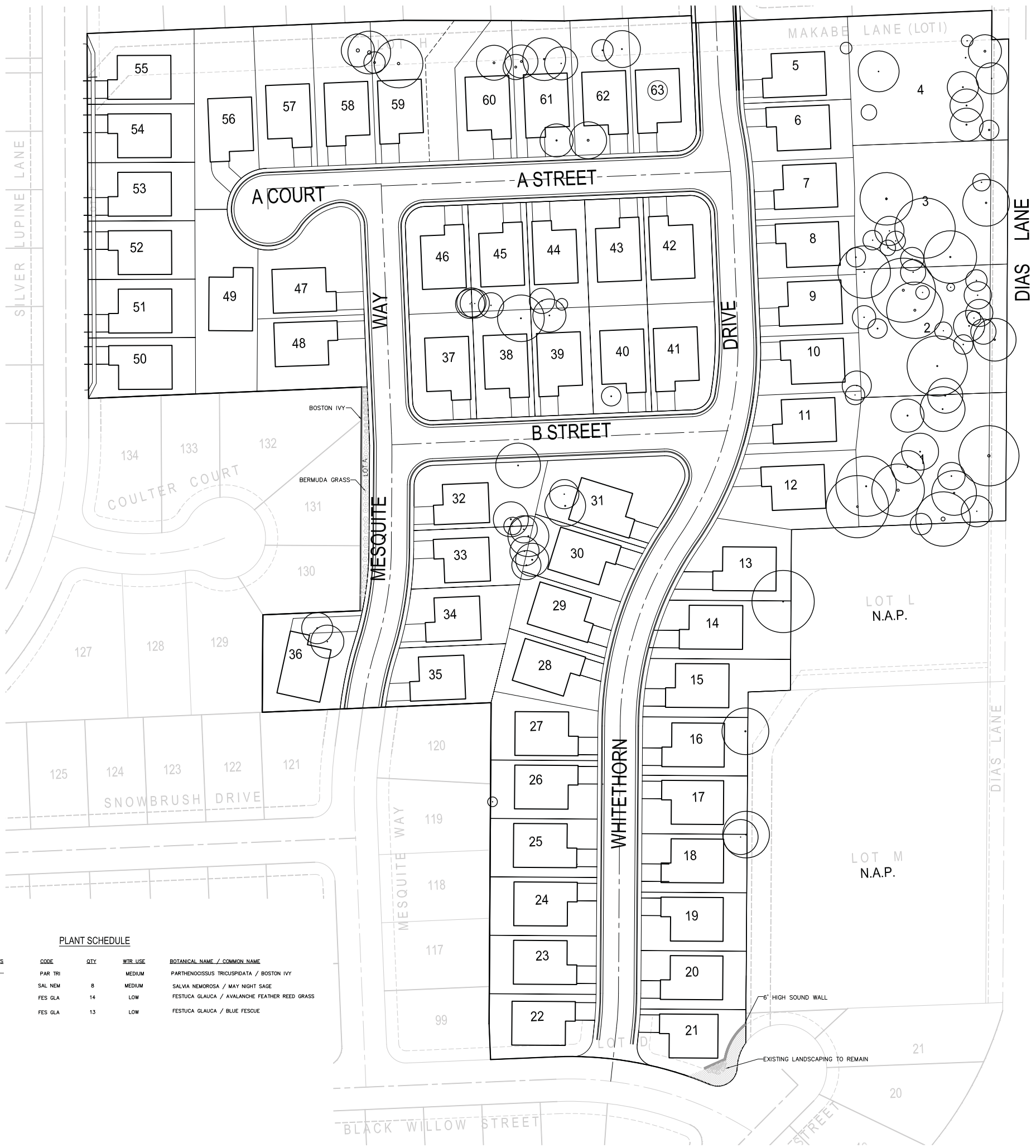
- LEGEND**
- PROPOSED SANITARY SEWER and SIZE (SS)
 - EXISTING SANITARY SEWER and SIZE (ES)
 - PROPOSED SANITARY FLUSHING BRANCH (P.F.B.)
 - EXISTING SANITARY FLUSHING BRANCH (E.F.B.)
 - PROPOSED SANITARY MANHOLE (MH)
 - EXISTING SANITARY MANHOLE (MH)
 - PROPOSED STORM DRAIN and SIZE (SD)
 - EXISTING STORM DRAIN and SIZE (ESD)
 - PROPOSED DROP INLET (DI)
 - EXISTING DROP INLET (DI)
 - PROPOSED STORM MANHOLE (SMH)
 - EXISTING STORM MANHOLE (SMH)
 - PROPOSED WATER MAIN and SIZE (WM)
 - EXISTING WATER MAIN and SIZE (WM)
 - PROPOSED BLOW-OFF VALVE (BOV)
 - EXISTING BLOW-OFF VALVE (BOV)
 - PROPOSED COMBINATION AIR-VACUUM RELIEF VALVE (A.V.R.V.)
 - EXISTING AIR-VACUUM RELIEF VALVE (A.V.R.V.)
 - PROPOSED GATE VALVE (GV)
 - EXISTING GATE VALVE (GV)
 - PROPOSED RESTRAINED DUCTILE IRON FIRE HYDRANT ASSEMBLY (FHA)
 - EXISTING FIRE HYDRANT ASSEMBLY (FHA)
 - PROPOSED SERVICE LATERAL w/ METER BOX
 - EXISTING SERVICE LATERAL w/ METER BOX
 - R.F. BACKFLOW DEVICE
 - DOUBLE CHECK DETECTOR ASSEMBLY w/ FIRE DEPT. CONNECTION
 - PROPOSED BUTTERFLY VALVE
 - EXISTING BUTTERFLY VALVE
 - PROPOSED RESTRAINED JOINTS

WET UTILITY REPRESENTATIVES
 SEWER: SPMUD
 STORM DRAIN: CITY OF ROCKLIN
 WATER: PLACER COUNTY WATER AGENCY
 FIRE: ROCKLIN FIRE DEPARTMENT



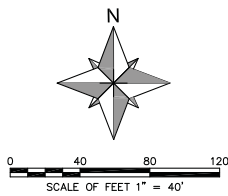
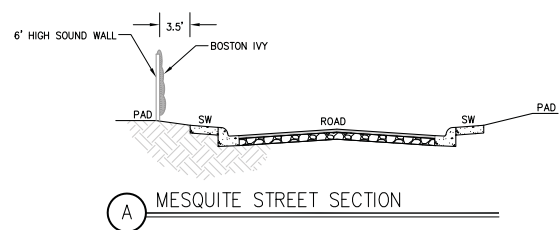
Guide ENGINEERING
 LAND ENGINEERING AND PLANNING
 8800 GRANITE LAKE DR., #150
 GRANITE BAY, CA 95746
 PHONE: 916-757-0248
 projects@Guide-Engineering.com

PRELIMINARY LANDSCAPE PLAN
OAK VISTA
 ROCKLIN, PLACER COUNTY, CALIFORNIA
 JANUARY, 2016



PLANT SCHEDULE

PLANTS	CODE	QTY	WTR. USE	BOTANICAL NAME / COMMON NAME
—	PAR TRI		MEDIUM	PARthenocissus TRICUSPIDATA / BOSTON IVY
●	SAL NEM	8	MEDIUM	SALVIA NEMOROSA / MAY NIGHT SAGE
○	FES GLA	14	LOW	FESTUCA GLAUCA / AVALANCHE FEATHER REED GRASS
⊙	FES GLA	13	LOW	FESTUCA GLAUCA / BLUE FESCUE



Guide
 ENGINEERING
 LAND ENGINEERING AND PLANNING
 5530 GRANITE LAKE DR. #150
 GRANITE BAY, CA 95746
 PHONE: 916-787-0248
 project@GuideEngineering.com

EXHIBIT B

Available at the Community Development Department, Planning Division

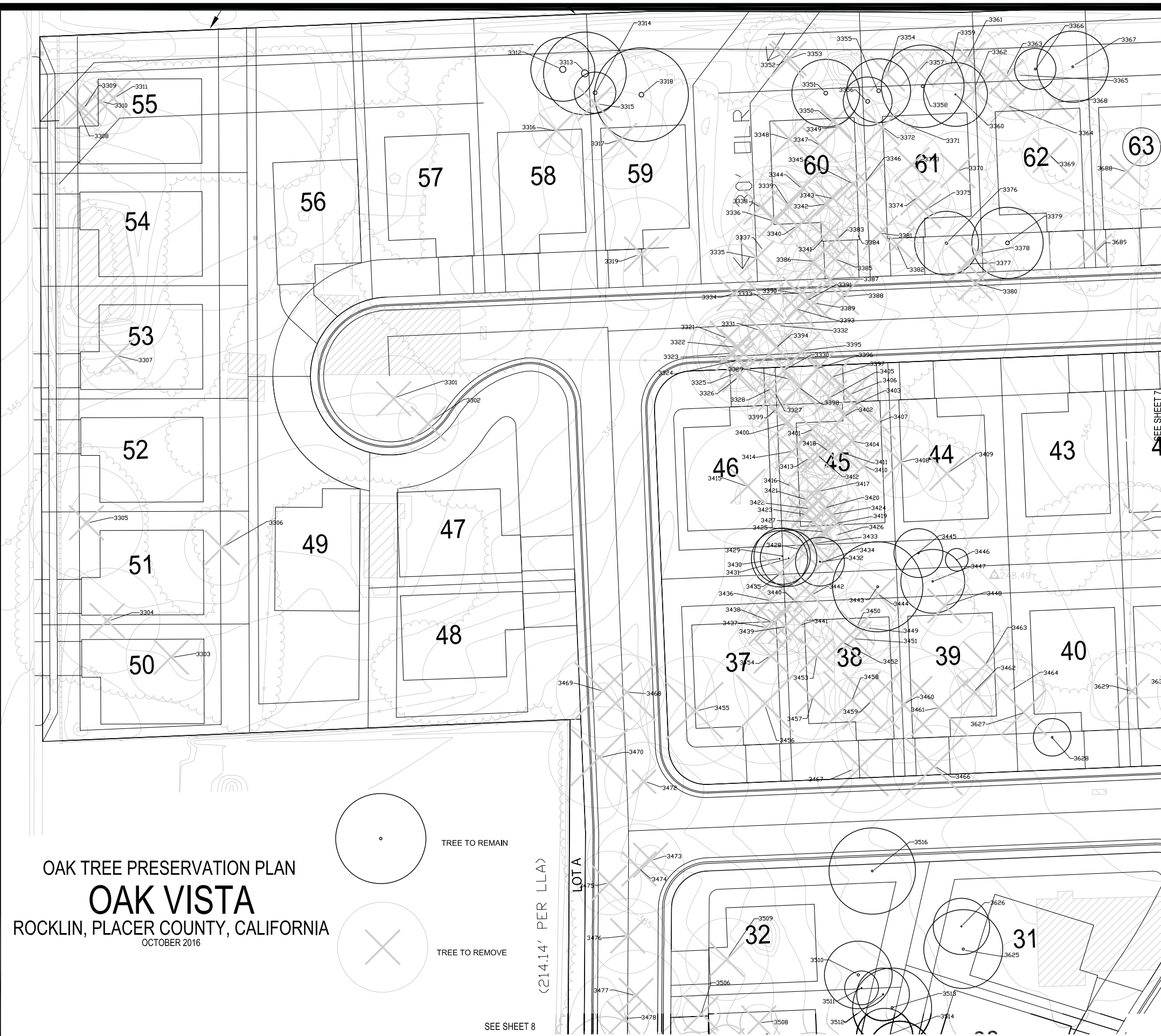
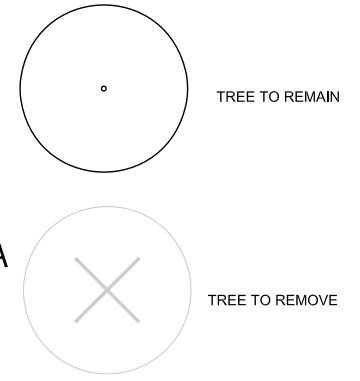
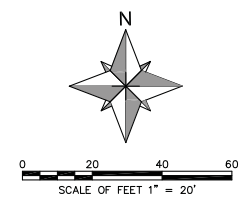


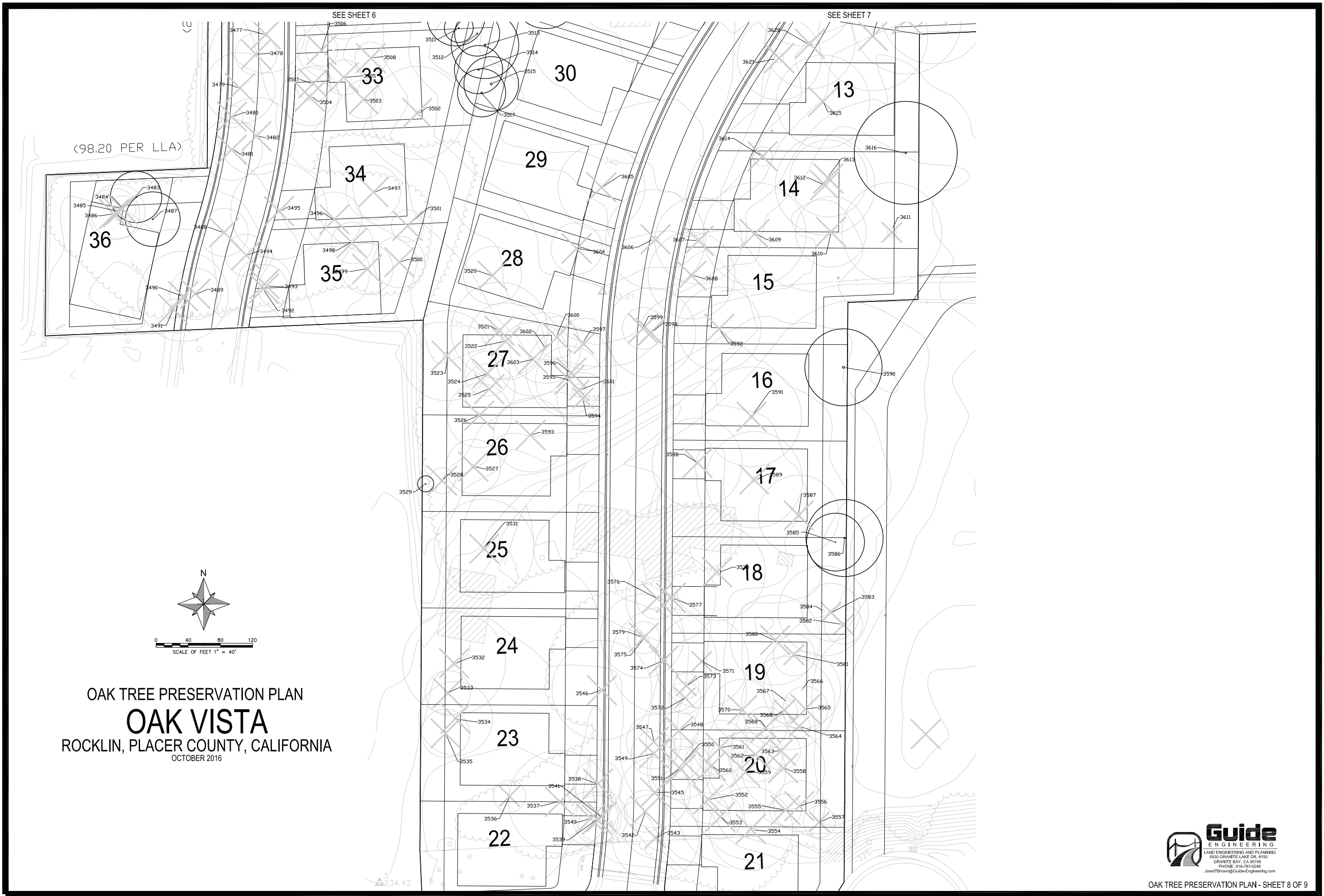
EXHIBIT B
SD2015-0002

OAK TREE PRESERVATION PLAN
OAK VISTA
ROCKLIN, PLACER COUNTY, CALIFORNIA
OCTOBER 2016



SEE SHEET 8





TREE #	DBH IN.	DLR FT.	RECOMMENDED	SPECIES	CONDITION
3301	19	23	REMOVE	INTERIOR LIVE OAK	FAIR
3302	14	16	REMOVE	INTERIOR LIVE OAK	FAIR
3303	17	24	REMOVE	VALLEY OAK	FAIR
3304	31	28	REMOVE	VALLEY OAK	FAIR
3305	28	30	REMOVE	VALLEY OAK	FAIR
3306	17	20	REMOVE	INTERIOR LIVE OAK	FAIR
3307	6	8	REMOVE	VALLEY OAK	FAIR
3308	13	15	REMOVE	VALLEY OAK	FAIR
3309	19	22	REMOVE	VALLEY OAK	FAIR
3310	11	13	REMOVE	INTERIOR LIVE OAK	FAIR
3311	15	19	REMOVE	VALLEY OAK	FAIR
3312	20	17	REMAIN	INTERIOR LIVE OAK	FAIR
3313	22	22	REMAIN	VALLEY OAK	FAIR
3314	11	9	REMAIN	VALLEY OAK	FAIR
3315	23	30	REMOVE	VALLEY OAK	FAIR
3316	9	13	REMOVE	VALLEY OAK	FAIR
3317	11	26	REMOVE	INTERIOR LIVE OAK	FAIR
3318	31	25	REMAIN	VALLEY OAK	POOR TO FAIR
3319	26	30	REMOVE	VALLEY OAK	FAIR
3320	9	18	REMOVE	INTERIOR LIVE OAK	POOR TO FAIR
3321	8	12	REMOVE	VALLEY OAK	FAIR
3322	14	24	REMOVE	INTERIOR LIVE OAK	FAIR
3323	6	19	REMOVE	VALLEY OAK	FAIR
3324	9	27	REMOVE	INTERIOR LIVE OAK	FAIR
3325	7	18	REMOVE	INTERIOR LIVE OAK	FAIR
3326	6	16	REMOVE	INTERIOR LIVE OAK	FAIR
3327	7	10	REMOVE	VALLEY OAK	FAIR
3328	6	17	REMOVE	INTERIOR LIVE OAK	FAIR
3329	7	15	REMOVE	VALLEY OAK	FAIR
3330	7	18	REMOVE	INTERIOR LIVE OAK	FAIR
3331	6	12	REMOVE	INTERIOR LIVE OAK	FAIR
3332	7	17	REMOVE	INTERIOR LIVE OAK	FAIR
3333	8	11	REMOVE	VALLEY OAK	FAIR
3334	14	26	REMOVE	INTERIOR LIVE OAK	FAIR
3335	7	16	REMOVE	INTERIOR LIVE OAK	FAIR
3336	19	29	REMOVE	INTERIOR LIVE OAK	FAIR
3337	6	19	REMOVE	INTERIOR LIVE OAK	FAIR
3338	9	15	REMOVE	INTERIOR LIVE OAK	FAIR
3339	11	21	REMOVE	INTERIOR LIVE OAK	FAIR
3340	7	24	REMOVE	INTERIOR LIVE OAK	FAIR
3341	6	8	REMOVE	INTERIOR LIVE OAK	FAIR
3342	8	15	REMOVE	INTERIOR LIVE OAK	FAIR
3343	11	17	REMOVE	VALLEY OAK	FAIR
3344	14	23	REMOVE	INTERIOR LIVE OAK	FAIR
3345	11	17	REMOVE	VALLEY OAK	FAIR
3346	7	13	REMOVE	VALLEY OAK	FAIR
3347	6	17	REMOVE	INTERIOR LIVE OAK	FAIR
3348	16	24	REMOVE	INTERIOR LIVE OAK	FAIR
3349	13	23	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3350	10	22	RECOMMEND REM.	INTERIOR LIVE OAK	POOR TO FAIR
3351	12	18	REMAIN	VALLEY OAK	FAIR
3352	13	22	REMOVE	INTERIOR LIVE OAK	FAIR
3353	12	16	REMOVE	INTERIOR LIVE OAK	FAIR
3354	11	16	RECOMMEND REM.	VALLEY OAK	POOR
3355	11	17	REMAIN	VALLEY OAK	FAIR
3356	11	13	REMAIN	INTERIOR LIVE OAK	FAIR
3357	9	16	RECOMMEND REM.	VALLEY OAK	POOR
3358	18	22	REMAIN	INTERIOR LIVE OAK	FAIR
3359	9	13	RECOMMEND REM.	VALLEY OAK	POOR
3360	9	17	REMAIN	VALLEY OAK	FAIR
3361	16	17	RECOMMEND REM.	VALLEY OAK	POOR
3362	23	17	REMOVE	INTERIOR LIVE OAK	FAIR
3363	9	12	RECOMMEND REM.	VALLEY OAK	POOR
3364	12	19	REMOVE	VALLEY OAK	FAIR
3365	17	24	REMOVE	VALLEY OAK	FAIR
3366	10	11	REMAIN	VALLEY OAK	FAIR
3367	12	19	REMAIN	VALLEY OAK	FAIR
3368	9	12	REMOVE	VALLEY OAK	FAIR
3369	9	15	REMOVE	VALLEY OAK	FAIR
3370	17	21	REMOVE	VALLEY OAK	POOR TO FAIR
3371	9	4	RECOMMEND REM.	VALLEY OAK	POOR
3372	8	13	REMOVE	VALLEY OAK	FAIR
3373	11	17	REMOVE	INTERIOR LIVE OAK	FAIR
3374	10	17	REMOVE	INTERIOR LIVE OAK	FAIR
3375	16	17	REMOVE	INTERIOR LIVE OAK	FAIR
3376	11	15	REMAIN	VALLEY OAK	FAIR
3377	12	15	REMOVE	INTERIOR LIVE OAK	FAIR
3378	12	19	REMOVE	INTERIOR LIVE OAK	FAIR
3379	9	13	REMAIN	VALLEY OAK	FAIR
3380	15	24	REMOVE	VALLEY OAK	FAIR
3381	14	23	REMOVE	INTERIOR LIVE OAK	FAIR
3382	6	11	REMOVE	INTERIOR LIVE OAK	FAIR
3383	14	17	REMOVE	INTERIOR LIVE OAK	POOR TO FAIR
3384	6	15	REMOVE	INTERIOR LIVE OAK	FAIR
3385	7	13	REMOVE	VALLEY OAK	FAIR
3386	8	11	REMOVE	VALLEY OAK	FAIR
3387	8	12	REMOVE	VALLEY OAK	FAIR
3388	19	24	REMOVE	VALLEY OAK	FAIR
3389	17	16	REMOVE	INTERIOR LIVE OAK	FAIR
3390	6	17	REMOVE	INTERIOR LIVE OAK	FAIR
3391	6	7	REMOVE	INTERIOR LIVE OAK	FAIR
3392	7	8	REMOVE	INTERIOR LIVE OAK	FAIR
3393	9	14	REMOVE	INTERIOR LIVE OAK	FAIR
3394	6	9	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3395	12	13	REMOVE	INTERIOR LIVE OAK	POOR TO FAIR
3396	8	15	REMOVE	INTERIOR LIVE OAK	FAIR
3397	11	17	REMOVE	VALLEY OAK	FAIR
3398	9	16	REMOVE	VALLEY OAK	FAIR
3399	6	15	REMOVE	INTERIOR LIVE OAK	FAIR
3400	9	18	REMOVE	INTERIOR LIVE OAK	FAIR
3401	8	13	REMOVE	INTERIOR LIVE OAK	FAIR
3402	22	16	REMOVE	VALLEY OAK	FAIR
3403	10	17	REMOVE	VALLEY OAK	FAIR
3404	8	8	REMOVE	VALLEY OAK	FAIR
3405	8	11	REMOVE	VALLEY OAK	FAIR
3406	11	16	REMOVE	VALLEY OAK	FAIR

TREE #	DBH IN.	DLR FT.	RECOMMENDED	SPECIES	CONDITION
3407	13	16	REMOVE	VALLEY OAK	FAIR
3408	19	19	REMOVE	INTERIOR LIVE OAK	FAIR
3409	11	15	REMOVE	VALLEY OAK	FAIR
3410	11	19	REMOVE	INTERIOR LIVE OAK	FAIR
3411	7	10	REMOVE	VALLEY OAK	FAIR
3412	7	11	REMOVE	VALLEY OAK	FAIR
3413	15	18	REMOVE	VALLEY OAK	FAIR
3414	10	13	REMOVE	VALLEY OAK	FAIR
3415	25	32	REMOVE	VALLEY OAK	FAIR
3416	6	15	REMOVE	INTERIOR LIVE OAK	FAIR
3417	16	16	REMOVE	INTERIOR LIVE OAK	FAIR
3418	6	15	REMOVE	INTERIOR LIVE OAK	FAIR
3419	11	17	REMOVE	VALLEY OAK	FAIR
3420	6	18	REMOVE	INTERIOR LIVE OAK	FAIR
3421	6	15	REMOVE	INTERIOR LIVE OAK	FAIR
3422	6	17	REMOVE	INTERIOR LIVE OAK	FAIR
3423	7	13	REMOVE	INTERIOR LIVE OAK	FAIR
3424	8	13	REMOVE	VALLEY OAK	FAIR
3425	8	9	REMOVE	VALLEY OAK	FAIR
3426	7	8	REMOVE	VALLEY OAK	FAIR
3427	11	15	REMOVE	INTERIOR LIVE OAK	FAIR
3428	9	18	REMOVE	INTERIOR LIVE OAK	FAIR
3429	6	15	REMAIN	INTERIOR LIVE OAK	FAIR
3430	6	15	REMAIN	VALLEY OAK	FAIR
3431	7	15	REMAIN	VALLEY OAK	FAIR
3432	8	13	REMAIN	VALLEY OAK	FAIR
3433	7	9	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3434	7	19	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3435	14	21	REMOVE	INTERIOR LIVE OAK	FAIR
3436	7	15	REMOVE	VALLEY OAK	FAIR
3437	7	15	REMOVE	INTERIOR LIVE OAK	FAIR
3438	15	17	REMOVE	VALLEY OAK	FAIR
3439	8	15	REMOVE	VALLEY OAK	FAIR
3440	6	13	REMOVE	VALLEY OAK	FAIR
3441	6	15	REMOVE	VALLEY OAK	FAIR
3442	11	17	REMOVE	VALLEY OAK	FAIR
3443	13	24	REMAIN	VALLEY OAK	FAIR
3444	8	17	REMOVE	VALLEY OAK	FAIR
3445	10	13	REMAIN	VALLEY OAK	FAIR
3446	6	6	REMAIN	BLUE OAK	FAIR
3447	11	17	REMAIN	VALLEY OAK	FAIR
3448	11	16	REMOVE	VALLEY OAK	FAIR
3449	11	19	REMOVE	VALLEY OAK	FAIR
3450	28	19	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3451	6	11	REMOVE	VALLEY OAK	FAIR
3452	10	13	REMOVE	VALLEY OAK	FAIR
3453	6	10	REMOVE	VALLEY OAK	FAIR
3454	6	15	REMOVE	INTERIOR LIVE OAK	FAIR
3455	43	29	REMOVE	INTERIOR LIVE OAK	POOR TO FAIR
3456	45	32	REMOVE	INTERIOR LIVE OAK	POOR TO FAIR
3457	14	22	REMOVE	VALLEY OAK	FAIR
3458	6	12	REMOVE	INTERIOR LIVE OAK	FAIR
3459	10	17	REMOVE	INTERIOR LIVE OAK	FAIR
3460	30	31	REMOVE	BLUE OAK	FAIR
3461	15	28	REMOVE	INTERIOR LIVE OAK	FAIR
3462	8	13	REMOVE	INTERIOR LIVE OAK	FAIR
3463	16	17	REMOVE	VALLEY OAK	FAIR
3464	13	17	REMOVE	INTERIOR LIVE OAK	FAIR
3465	21	23	REMOVE	VALLEY OAK	FAIR
3466	13	22	REMOVE	VALLEY OAK	FAIR
3467	69	24	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3468	12	20	REMOVE	VALLEY OAK	POOR TO FAIR
3469	15	25	REMOVE	VALLEY OAK	FAIR
3470	21	27	REMOVE	INTERIOR LIVE OAK	POOR TO FAIR
3471	11	26	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3472	17	21	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3473	6	8	REMOVE	VALLEY OAK	FAIR
3474	14	24	REMOVE	VALLEY OAK	FAIR
3475	7	17	REMOVE	VALLEY OAK	FAIR
3476	11	20	REMOVE	VALLEY OAK	FAIR
3477	21	24	RECOMMEND REM.	VALLEY OAK	POOR
3478	15	13	REMOVE	VALLEY OAK	FAIR
3479	20	22	REMOVE	VALLEY OAK	FAIR
3480	6	7	REMOVE	VALLEY OAK	FAIR
3481	12	19	REMOVE	VALLEY OAK	FAIR
3482	15	24	REMOVE	VALLEY OAK	FAIR
3483	12	16	REMAIN	VALLEY OAK	FAIR
3484	6	8	REMOVE	VALLEY OAK	FAIR
3485	12	17	REMOVE	VALLEY OAK	FAIR
3486	10	16	RECOMMEND REM.	VALLEY OAK	POOR
3487	8	17	REMAIN	INTERIOR LIVE OAK	FAIR
3488	10	15	REMOVE	VALLEY OAK	FAIR
3489	8	16	REMOVE	VALLEY OAK	FAIR
3490	20	28	REMOVE	VALLEY OAK	FAIR
3491	6	6	RECOMMEND REM.	VALLEY OAK	POOR
3492	9	15	REMOVE	VALLEY OAK	FAIR
3493	6	17	REMOVE	VALLEY OAK	FAIR
3494	12	13	REMOVE	INTERIOR LIVE OAK	FAIR
3495	30	30	REMOVE	VALLEY OAK	FAIR
3496	19	17	REMOVE	VALLEY OAK	FAIR
3497	12	17	REMOVE	VALLEY OAK	FAIR
3498	14	13	REMOVE	VALLEY OAK	FAIR
3499	13	16	REMOVE	VALLEY OAK	FAIR
3500	13	16	REMOVE	VALLEY OAK	FAIR
3501	7	10	REMOVE	VALLEY OAK	FAIR
3502	24	29	REMOVE	BLUE OAK	FAIR
3503	12	12	REMOVE	INTERIOR LIVE OAK	FAIR
3504	36	18	REMOVE	VALLEY OAK	FAIR
3505	9	11	REMOVE	VALLEY OAK	FAIR
3506	7	10	REMOVE	VALLEY OAK	FAIR
3507	24	11	RECOMMEND REM.	INTERIOR LIVE OAK	FAIR
3508	8	10	REMOVE	INTERIOR LIVE OAK	FAIR
3509	15	22	REMOVE	VALLEY OAK	FAIR
3510	14	18	REMAIN	VALLEY OAK	FAIR

TREE #	DBH IN.	DLR FT.	RECOMMENDED	SPECIES	CONDITION
3511	6	9	REMAIN	VALLEY OAK	FAIR
3512	9	14	REMAIN	VALLEY OAK	FAIR
3513	13	21	REMAIN	VALLEY OAK	FAIR
3514	10	15	REMAIN	INTERIOR LIVE OAK	FAIR
3515	14	17	REMAIN	INTERIOR LIVE OAK	FAIR
3516	12	23	REMAIN	VALLEY OAK	FAIR
3517	11	15	REMAIN	INTERIOR LIVE OAK	FAIR
3518	15	22	REMOVE	INTERIOR LIVE OAK	FAIR
3519	10	17	REMOVE	INTERIOR LIVE OAK	FAIR
3520	13	18	REMOVE	BLUE OAK	FAIR
3521	34	30	REMOVE	INTERIOR LIVE OAK	FAIR
3522	16	24	REMOVE	BLUE OAK	FAIR
3523	51	28	REMOVE	INTERIOR LIVE OAK	FAIR
3524	12	14	REMOVE	VALLEY OAK	FAIR
3525	15	16	REMOVE	INTERIOR LIVE OAK	FAIR
3526	26	20	REMOVE	INTERIOR LIVE OAK	POOR TO FAIR
3527	26	17	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3528	7	8	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3529	6	5	REMAIN	VALLEY OAK	POOR TO FAIR
3530	11	22	REMOVE	INTERIOR LIVE OAK	FAIR
3531	29	31	RECOMMEND REM.	INTERIOR LIVE OAK	POOR
3532	31	32	REMOVE	VALLEY OAK	FAIR
3533	10	14	REMOVE	VALLEY OAK	FAIR
3534	17	23	REMOVE	VALLEY OAK	FAIR
3535	8	15	REMOVE	VALLEY OAK	FAIR
3536	7	10	RECOMMEND REM.	VALLEY OAK	POOR
3537	29	32	REMOVE	INTERIOR LIVE OAK	POOR TO FAIR
3538	6	15	REMOVE	INTERIOR LIVE OAK	FAIR
3539	6	18	REMOVE	INTERIOR LIVE OAK	

EXHIBIT C

Available at the Community Development Department, Planning Division

Exhibit C
Lots D/21 Configuration

