

RESOLUTION NO.PC-2017-

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A MITIGATED NEGATIVE
DECLARATION OF ENVIRONMENTAL IMPACTS
Rocklin Adventures at Quarry Park and Fire Station # 1/U2017-0001

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an Initial Study on the Rocklin Adventures at Quarry Park and Fire Station # 1 project (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 project proponent 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, a mitigated negative declaration of environmental impacts was 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, 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. A mitigated negative declaration of environmental impacts, attached hereto as Exhibits A, 1 and 2 and incorporated by this reference, is hereby recommended for approval for the Project.

Section 5. The Mitigation Monitoring Program prepared in connection with the Project is hereby recommended for approval.

Section 6. The documents 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 Community Development Director, 3970 Rocklin Road, Rocklin, California 95677. The custodian of these documents and other materials is the Rocklin 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 _____, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chair

ATTEST:

Secretary

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ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN

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

ATTACHMENT 1

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

Rocklin Adventures at Quarry Park and Fire Station # 1

U2017-0001

Southeast side of Pacific Street, between Rocklin Road and Ruhkala Road

APNs 010-170-001, -007, -026, -028, 010-230-004, -005 and a portion of 010-230-003

March 30, 2017

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 Legacy Family Adventures – Rocklin LLC and the City of Rocklin, and the property owner is the City of Rocklin.

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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 Rocklin Adventures at Quarry Park and Fire Station # 1 project. The document relies on a combination of a previous environmental document and site-specific studies to address in detail the effects or impacts associated with the proposed project. In particular, this Initial Study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report for the Rocklin General Plan, as adopted by the Rocklin City Council on October 9, 2012 (the “General Plan EIR”).

B. Document Format

This Initial Study is organized into five sections as follows:

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

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

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

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

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

SECTION 2. INITIAL STUDY SUMMARY AND DETERMINATION

A. Summary Information

Project Title:

Rocklin Adventures at Quarry Park and Fire Station # 1

Lead Agency Name and Address:

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

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Contact Person and Phone Number:

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

Project Location:

The project site is generally located on the southeast side of Pacific Street, between Rocklin Road and Ruhkala Road, in the City of Rocklin. The Assessor’s Parcel Numbers are APNs 010-170-001, -007, -026, -028, 010-230-004, -005 and a portion of 010-230-003.

Project Sponsor’s Name:

The applicant is Legacy Family Adventures – Rocklin LLC and the City of Rocklin and the property owner is the City of Rocklin.

Current and Proposed General Plan Designation: Mixed Use (MU) and Medium Density Residential (MDR) (no change proposed)

Current and Proposed Zoning: Planned Development Public/Quasi-Public (PD-PQP), Planned Development General Retail Service Commercial (PD-C-4) and Residential Development, 4 dwelling units per acre (RD-4) (no change proposed)

Description of the Project:

The Rocklin Adventures at Quarry Park and Fire Station # 1 project includes several elements, as follows: the construction and operation of a family adventure destination known as Rocklin Adventure at Quarry Park that will include a mix of rock climbing and adventure related offerings within and adjacent to the City’s existing Quinn Quarry Park; the construction and operation of a 10,685 +/- square foot City of Rocklin Fire Station # 1 located on Pacific Street to replace the current Fire Station # 1 located on Rocklin Road; the construction and operation of a 200 +/- space parking lot to accommodate the Rocklin Adventures at Quarry Park, and a new two-lane roadway approximately 360 feet in length off of Pacific Street that will provide access to the new Fire Station # 1 and the Rocklin Adventures at Quarry Park. The project site is approximately 18.3 +/- acres in size. This project will require a Conditional Use Permit entitlement. For more detail please refer to the Project Description set forth in Section 3 of this Initial Study.

Surrounding Land Uses and Setting:

Roadways surrounding the project area include Pacific Street on the northwest, Rocklin Road on the northeast and Winding Lane on the southeast. Civic improvements in the project vicinity include the Quarry Park Amphitheater, City Hall, Fire Station # 1, the Rocklin Police Station, Memorial Park, Finn Hall and all of their associated parking lots, and private improvements in the project vicinity include single-family homes and some small office and retail commercial developments. More specifically, the following land uses surround the project site:

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North – Memorial Park, Rocklin City Hall and Administrative Building, Rocklin Fire Station # 1, and Rocklin Road.

East – the Rocklin Police Station, Winding Lane and several single-family residences on the south and east sides of Winding Lane.

South – several single-family residences on the west side of Winding Lane and vacant land designated for Medium Density Residential land uses.

West – the Big Gun Quarry site and associated mining buildings, vacant land designated for Mixed Use land uses, a veterinarian business on the east side of Pacific Street and Pacific Street itself.

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

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"/>	Utility/Service Systems
<input type="checkbox"/>	Mandatory Findings of Sig.	<input checked="" type="checkbox"/>	None After Mitigation		

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 southeast side of Pacific Street, between Rocklin Road and Ruhkala Road, in the City of Rocklin. The Assessor's Parcel Numbers are APNs 010-170-001, -007, -026, -028, 010-230-004, -005 and a portion of 010-230-003 (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 Rocklin Adventures at Quarry Park and Fire Station # 1 project occurs on a site 18.3 +/- acres in size and includes four components which are further described below:

1. The construction and operation of a family adventure destination known as Rocklin Adventures at Quarry Park that will include a mix of rock climbing and adventure related offerings within and adjacent to the City's existing Quinn Quarry Park. The attraction is planned to offer a variety of adventures targeted at beginners as well as seasoned climbers. Multiple locations within the abandoned Big Gun Quarry will be used for different types of rock climbing, including free climbing, climbing with the use of secured cables (also known as via ferrata), cargo net climbing, ropes courses and rappelling. The Big Gun Quarry will also be used for free falling jumps, swinging adventures and zip line experiences, including a 600-800 foot main zip line. These activities will require physical attachments of equipment and climbing aids such as pegs, steps, ladders, support structures/towers and bridges within the quarry, to the quarry walls and areas surrounding the quarry. Other features include an area for course introduction/training (ground school), a suspended walkway, an overlooking viewing deck, a suspension bridge, a maze area, a children's adventure course/play area (including adventure course, stream play, boulder climbing and kids zip lines), the extension of the mining car rail from Quinn Quarry Park and outdoor amenities such as a nature trail, fire pit and outdoor dining and gathering areas. Buildings that will be constructed with the Rocklin Adventures at Quarry Park include a birthday pavilion and restroom facilities, a water tank tower, two 40' x 60' shade structures, tower platforms for the zip lines and rope courses and a 6,000 +/- square foot ticketing/café/support services building with an adjoining 4,000 +/- square foot deck. The adjacent water-filled Quinn Quarry will provide access for paddle boats and related activities and will require the construction of a boat dock/house.

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It is anticipated that the facility will be open seven days a week and 364 days/year, with daily operations occurring from mid-morning (e.g., 9:00 AM) to evening (e.g., 10:00 PM) during the peak periods (summer and holidays), and shorter hours of operation during the non-peak period (e.g., 10:00 AM to 9:00 PM). While the daily capacity for peak weekdays is approximately 500-750 persons and the daily capacity for peak weekends is 750-1,000 persons, it is estimated that typical daily attendance would be 300-500 persons, with weekends and holidays having a higher attendance. The average park visit is anticipated to be approximately four hours and the annual visitor total is projected to be 108,000-130,000 persons in the future as the facility matures.

2. The construction and operation of a 10,685 +/- square foot City of Rocklin Fire Station # 1 located on Pacific Street to replace the current Fire Station # 1 located on Rocklin Road. The fire station building would be built on a 0.9 +/- acre site and include 3 bays for fire apparatus, sleeping quarters, several offices, a gym, a dayroom/kitchen, restrooms, a laundry room, various closet/storage areas and visitor and staff parking. The existing Fire Station # 1 on Rocklin Road is anticipated to be re-purposed but at this time the future use is unknown. At such time that it is decided how Fire Station # 1 will be re-purposed and project-specific plans are developed, that project will undergo its own evaluation under CEQA.

3. The construction and operation of a 200 +/- space parking lot to accommodate the Rocklin Adventures at Quarry Park and other potential uses/events.

4. A new two-lane roadway approximately 360 feet in length off of Pacific Street that will provide access to the new Fire Station # 1 and the Rocklin Adventures at Quarry Park.

This project will require the following entitlement from the City of Rocklin: Conditional Use Permit to authorize the project in a zone where such use is not permitted as a matter of right and to allow for special considerations so that the use is located and developed properly with respect to the objectives of the City and with respect to its effect on surrounding property.

Access to the project would be primarily from the new roadway to be constructed off of Pacific Street, but users of the Rocklin Adventures at Quarry Park may also access the facility via Quinn Quarry Park and Rocklin Road.

It should be noted that the Big Gun Quarry portion of the project site was the former location of the California Granite Company, also known as the Big Gun Mining Company, and it is listed on the National Register of Historic Places due to its association with the development of the City of Rocklin and the local granite mining industry, and its association with the history of the Central Pacific Railroad. As a result of being listed on the National Register of Historic Places, the property is also listed on the California Register of Historic Resources. The factors which

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contributed to the listings are the Big Gun open pit quarry, the derrick on the west side of the quarry and its pulleys and cables, the cutting shed and monument sheds located on the west side of the quarry, the gang saw located inside the cutting shed, the bridge crane located inside the monument shed, railroad tracks leading from the derrick to the cutting shed, and an office building located south of the monument shed. Of those contributing factors noted above, the Rocklin Adventures at Quarry Park and Fire Station # 1 project only includes the Big Gun open pit quarry and not the associated granite mining buildings and other features located on the west side of the quarry.

It is anticipated that site development will involve clearing and grading of the site (including excavation and fill), trenching and digging for underground utilities and infrastructure, and ultimately the construction of the features of the Rocklin Adventures at Quarry Park as described above, the construction of the fire station, the construction of the roadway off Pacific Street, the construction of the parking lot and installation of associated landscaping.

SECTION 4. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

This Initial Study has also been prepared pursuant to CEQA Guidelines sections 15063 and 15168. Section 15063 sets forth the general rules for preparing Initial Studies. One of the

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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 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.

The Rocklin Adventures at Quarry Park and Fire Station # 1 project is a “subsequent activity” that falls within the scope of the programmatic General Plan EIR. Urban development of the proposed project site was contemplated by the General Plan EIR, and 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

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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 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

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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.

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.

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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 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>	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:					
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 construction and operation of Rocklin Adventures at Quarry Park and associated structures, a 10,685 +/- square foot fire station, a 200 +/- space parking lot and a new two-lane roadway on an 18.3 +/- acre site will change the existing visual nature and 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

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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 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 partly vacant areas such as the project site have a natural aesthetic quality, there are no designated scenic vistas within the City of Rocklin or Planning Area. Alteration of the vacant areas of the project site through the construction and operation of Rocklin Adventures at Quarry Park and associated structures, a 10,685 +/- square foot fire station, a 200 +/- space parking lot and a new two-lane roadway 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 Impact.* The construction and operation of Rocklin Adventures at Quarry Park and associated structures, a 10,685 +/- square foot fire station, a 200 +/- space parking lot and a new two-lane roadway will not introduce incompatible visual elements. The General Plan EIR contemplated and analyzed urban development at this location. The structures that are anticipated from all components of the project 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. It is anticipated that the tower associated with the 600-

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800 foot main zip line which is to be located adjacent to the 6,000 +/- square foot ticketing/café/support services building will be approximately 40 feet in height. This height will be similar in scale to the ticketing/café/support services building itself and shorter than the existing trees within the project site, so the tower and new buildings are anticipated to not be visually incompatible or obtrusive. The project site is located within an architectural district known as the Quarry District and the anticipated design of the buildings and associated features will incorporate and uphold the Quarry District design theme. The Rocklin Adventures at Quarry Park would not be out of character with the rest of the Quinn Quarry Park area or the surrounding development and it would aesthetically blend with the active and passive park setting and the existing features that have already been developed and are anticipated to be developed with future phases of the Quinn Quarry Park. The fire station, parking lot and roadway would not be out of character with the rest of the Quinn Quarry Park area or the surrounding development and they would aesthetically blend with the existing development and anticipated future development along Pacific Street in the project vicinity. The surrounding area is partly developed with one- and two-story civic, office and retail commercial buildings, a city park, a fire station, and single-family residences. These buildings and the anticipated future development of buildings within the nearby and adjacent Mixed Use and Medium Density Residential land use designations are collectively all of similar size and scale to the proposed project. The majority of the project site was designated for Mixed Use as part of the 2012 General Plan and it is adjacent to partly developed Retail Commercial land uses, existing civic land uses and existing partly developed Medium Density Residential land uses. Therefore, 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 urban uses that are consistent and compatible with surrounding existing and anticipated future development.

c. Scenic Highway – Less than Significant Impact. The proposed project is not located adjacent to or within the proximity of a state listed scenic highway (neither State Route 65 nor Interstate 80 have scenic highway designations). 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 Impact. There are no specific features within the proposed project that would create unusual light and glare. The Rocklin Adventures at Quarry Park would include lighting for its rock climbing and adventure features as well as its buildings and pathways. The fire station, parking lot and roadway would also include associated lighting for operational, security and safety purposes. While these would all be new sources of lighting, they would not be anticipated to adversely affect day or nighttime views in the area because

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there are no unusual characteristics associated with the project's lighting and the area is already subject to nighttime lighting from urban development. 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 urban uses that are consistent and compatible with surrounding existing and anticipated future development.

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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	

DISCUSSION OF DETERMINATION:

Project Impacts:

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

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 California Department of Conservation (CDC) Division of Land Resource Protection, Placer County Important Farmland Map of 2014 designates the project site as urban and built-up 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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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:	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		

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 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:

Beyond short-term construction emissions which are discussed further below, the construction and operation of City of Rocklin Fire Station # 1 located on Pacific Street to replace the current Fire Station # 1 located on Rocklin Road does not result in any additional operational air quality emissions beyond what currently exists. The operational air quality emissions that are currently associated with Fire Station # 1 on Rocklin Road will no longer exist once that fire station is closed, and those emissions would then be generated from the new Fire Station # 1 location. The existing Fire Station # 1 on Rocklin Road is anticipated to be re-purposed but at this time the future use and the associated air quality emissions are unknown. Additionally, it is likely that the operational emissions from the new fire station would be less than those being emitted from the current location due to the installation of state of the art water heaters, furnaces, and other emission-emitting equipment and fixtures that are more efficient and produce fewer emissions than the current equipment and fixtures.

Beyond short-term construction emissions which are discussed further below, the construction and operation of a 200+/-space parking lot and a two-lane roadway do not in and of themselves generate new vehicle trips and associated emissions because those components of the project are not considered to be an independent attraction or destination for vehicle trips.

For the reasons noted above and because the parking lot is being developed to serve the Rocklin Adventures at Quarry Park, the discussion below focuses on the operational emissions that would be associated with the Rocklin Adventures at Quarry Park.

The vehicle trips generated by the Rocklin Adventures at Quarry Park component of the project would be less than the number of trips that could be generated if the project site was built out per the existing Mixed Use and Medium Density Residential land use designations which were assumed in the General Plan EIR analysis. The Rocklin Adventures at Quarry Park project site and the 200+/- parking lot is approximately 17.3 acres in size (not including the 1 acre fire station site), but if the 3.6 acres of non-developable land area associated with the quarries on the project site is deducted, there are approximately 13.7 acres of developable land. Of those 13.7 acres, 6.5 acres constitute the City's existing Quinn Quarry Park and there will be some overlap of the Rocklin Adventures at Quarry Park use on the City's Quinn Quarry Park.

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Despite that overlap, the trips generated by the existing Quinn Quarry Park and the Rocklin Adventures at Quarry Park together will conservatively be compared to the number of trips that could be generated if the 13.7 acres of developable land were built out per the existing Mixed Use (10.4 +/- acres) and Medium Density Residential (3.3 +/- acres) land use designations.

Based on the Institute of Transportation Engineers Trip Generation Manual (9th edition), the existing Quinn Quarry Park (City park) would generate approximately 13 daily vehicle trips (6.5 acres X 1.9 daily trips/acre for a recreation use). Based on the 130,000 anticipated visitors to the Rocklin Adventures at Quarry Park on an annual basis per the Attendance Potentials, Planning Factors and Financial Potentials for the Proposed Rocklin Adventures at Quarry Park study (Economic Consulting Services, June 2016), the proposed Rocklin Adventures at Quarry Park project would generate approximately 358 daily vehicle trips (130,000 annual visitors/364 days per year). Collectively, the Quinn Quarry Park and the Rocklin Adventures at Quarry Park projects would generate approximately 371 daily vehicle trips.

In comparison, the 10.4 acre Mixed Use land use designation portion of the Rocklin Quarry Park Adventures project site could allow for retail, office, or residential land uses, or any combination thereof. Assuming the lowest vehicle trip generating use of those site development options for conservative purposes, 10.4 acres of residential development at 10 units/acre would be expected to generate approximately 676 daily vehicle trips (10.4 acres X 10 dwelling units/ acre = 104 dwelling units X 6.5 daily trips/per multi-family dwelling unit). The 3.3 acres of Medium Density Residential could be developed at 3.5 dwelling units/acre (using the minimum density level of 3.5 dwelling units per acre for the Medium Density Residential land use category for conservative purposes), which would be expected to generate 99 daily vehicle trips (3.3 acres X 3.5 dwelling units/acre = 11 dwelling units X 9 daily trips/per single family dwelling unit). Collectively, a Mixed Use multi-family residential development and a Medium Density Residential single family development would generate approximately 775 daily vehicle trips.

Thus, the Quinn Quarry Park and the Rocklin Adventures at Quarry Park would collectively generate 404 fewer daily trips (775-371 = 404) and the project would result in fewer overall automobile emissions as compared to the emissions that would be generated by residential projects allowed under the project site's current Mixed Use and Medium Density Residential land use designations. The difference in daily vehicle trips is considered to be a conservative estimation because of the factors noted above and because the projected 130,000 annual visitors are assumed in the above calculations to generate one vehicle trip per visitor, even though it is highly likely that visitors to the Rocklin Adventures at Quarry Park will come to the attraction with multiple persons per vehicle, thus reducing the projected number of 358 daily vehicle trips.

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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.

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.

In addition to compliance with PCAPCD rules and regulations, the proposed project will be required to prepare a dust control plan for approval by the Placer County Air Pollution Control District. The dust control plan shall specify measures to reduce dust during all phases of construction.

Operational Emissions

Operational emissions of ROG, NO_x, 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:

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

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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.

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.

Projects in the SVAB could be considered to conflict with, or obstruct, implementation of the 2013 Plan if that project generates greater emissions than what has been projected for the site

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in the emission inventories of the 2013 Plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections identified by the City's General 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.

The vehicle trips generated by the proposed project would be less than the number of trips that could be generated if the project site was built out per the current Mixed Use and Medium Density Residential land use designations that were in place at the time that emission inventories were conducted for the 2013 Plan. As noted above, the proposed project would generate approximately 404 fewer daily trips and the project would result in fewer overall emissions as compared to the emissions that would be generated by residential projects allowed under the current Mixed Use and Medium Density Residential land use designations. Because emission inventories within the 2013 Plan were determined based on allowed uses per the City's land use designations, the emissions related to the proposed project would be less than what was estimated and included in emissions inventories. Thus, the project would result in less mobile source emissions than anticipated and such emissions would be less overall when compared with emissions inventories of the 2013 Plan.

As demonstrated by the vehicle trip generation comparison presented above, the proposed project's operational emissions are anticipated to be lower than that which could be generated by the level of development that was anticipated by the 2013 Plan and evaluated in the City of Rocklin General Plan EIR. Given that the PCAPCD Attainment Plans account for planned land uses consistent with adopted plans, this project would not conflict or obstruct implementation of the PCAPCD Attainment Plans. In addition compliance with the PCAPCD rules and regulations noted above would help to ensure that the project's emissions would not substantially contribute to regional air quality. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, and would not conflict with the 2013 Ozone Attainment Plan and operationally-related impacts would be considered less than significant.

Construction activities, including grading, generate a variety of air pollutants; the most significant of which would be dust (PM₁₀). Through compliance with the PCAPCD rules and regulations for construction noted above and the preparation and implementation of a dust control plan approved by the PCAPCD, a less than significant short-term construction air quality impact is anticipated.

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The proposed project would contribute to the non-attainment status of the local air basin. The General Plan EIR identified cumulative adverse air quality impacts as significant and unavoidable, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in regard to this impact. The proposed project represents a lesser level of development than identified in the General Plan and analyzed in the General Plan EIR.

The General Plan EIR identified a cumulative contribution to regional air quality impacts as a significant and unavoidable impact, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact. The project does not result in a change to this finding because the site is being developed with a land use that is less intense (from a trip generation and associated emissions standpoint) than the Mixed Use and Medium Density Residential land uses that were anticipated by and analyzed within the General Plan EIR.

d. Sensitive Receptors – Less Than Significant Impact. A sensitive receptor is a location where human populations, especially children, seniors and sick persons reside or occupy for a long duration and where there is reasonable expectation of continuous human exposure to pollutants. Examples of sensitive receptors include residences, hospitals and schools. The proposed project does not introduce new sensitive receptors to the area, and the nearest existing sensitive receptors to the project site are the residences located north, east and south 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.

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.

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Due to the civic and recreational 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 fire trucks and engines associated with Fire Station # 1 are diesel-fueled but they are considered to be mobile, not stationary, sources of emissions. In addition, there are fewer surrounding residences (sensitive receptors) as a result of the relocation of the fire station to Pacific Street when compared to the current location. The project does not involve long-term operation of any stationary 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.

Exposure of sensitive receptors to substantial pollutant concentrations are not anticipated to occur since the proposed project will not be generating substantial pollutant concentrations itself, and there are no known substantial pollutant concentrations in the project area that would result in an exposure to sensitive receptors. Therefore, the proposed project would result in a less than significant impact related to exposure of sensitive receptors.

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 recreational land uses. Recreational land uses are not typically associated with heavy-duty diesel truck traffic, and thus the increase in daily trips attributable to recreational 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

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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	

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 not anticipated to occur due to their lack of presence on the project site, and impacts to special status animal and plant species could occur due to their 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 Foothill Associates, a Sacramento area consulting firm with recognized expertise in biological resources and wetlands, prepared biological resources assessment and drainage assessment reports for the Quinn Quarry Park project. Their reports, dated March 26, 2015 and March 25, 2015 respectively, are available for review during normal business hours at the City of Rocklin Public Services Department, 4081 Alvis Court, Rocklin, CA, and are incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Foothill Associates 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 Foothill Associates reports, which are summarized below.

The firm of Abacus Consulting Arborists, a Sacramento area consulting firm with recognized expertise in arboriculture, prepared an arborist report for the Rocklin Adventures at Quarry Park and Fire Station # 1 project. Their report, dated March 29, 2017, is available for review during normal business hours at the City of Rocklin Public Services Department, 4081 Alvis Court, Rocklin, CA, and are incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Abacus Consulting 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 Abacus Consulting Arborists report, which is summarized below.

Because the Rocklin Adventures at Quarry Park and Fire Station # 1 project site overlaps and is adjacent to the Quinn Quarry Park project site, the findings of the above noted reports are also applicable to this project.

Project Site Description

The project area is composed primarily of oak woodland, non-native annual grassland, disturbed areas and developed areas. Topography on the site is gently rolling but has elevations ranging from approximately 180 to 270 feet above mean sea level due to the excavated quarries. Water drains into the two man-made quarry ponds on the project site following storm events, and a man-made rip-rap channel drains the overflow of water within the southern quarry pond (Quinn Quarry) to a culvert that transports the water to the northern quarry pond (Big Gun Quarry). Water is mechanically recirculated between the two quarries and any water deemed to be excess as a result of rain events is pumped underground by the City of Rocklin to the Rocklin Road drainage system to the north of the project site.

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Biological Constraints Analysis Overview

As part of the assessment of the project site’s biological resources, queries of the California Department of Fish and Wildlife’s California Natural Diversity Database (CNDDDB), United States Fish and Wildlife Service endangered and threatened species lists, California Native Plant Society (CNPS) Inventory and literature review were conducted to provide updated information on special-status plant and wildlife species within the project region. Biological site visits were made on February 19, 2015 and March 9 and 20, 2015. Existing biological resources of the project site are summarized below, focusing on the potential for occurrence of special-status species and other sensitive resources.

A. Biological Communities

The biological communities found on the site are oak woodland, non-native annual grassland, disturbed areas and developed areas.

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), the California Native Plant Society (CNPS) and the United States Fish and Wildlife Service (USFWS) were consulted regarding special-status species that have been identified within 5 miles of the project site.

Plants

No special-status plants were found during the field surveys and none have been previously documented on the site according to the CNDDDB. However, several special-status plant species have the potential to occur on the project site, including Hispid bird’s beak, Humboldt lily and Sanford’s arrowhead. The vast majority of special-status plants in this region are associated with unique soil/geological characteristics, vegetation communities, and/or habitats such as chaparral, vernal pools, alkaline wetlands or serpentine soil; the project site supports none of these characteristics, communities or habitats.

Potentially suitable habitat is present for Sanford’s arrowhead which is found in marshes, drainages and ponds. However, no plants were found on-site during the initial site assessment and no plants were found during the pre-construction surveys conducted for the Quinn Quarry Park project.

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Wildlife

No special-status animals were observed on-site during the field surveys and none have been documented on the site according to the CNDDDB. However, the man-made quarry ponds could support western pond turtles and the habitats and vegetation communities on-site represent potentially suitable habitat for regionally-occurring migratory birds and other birds of prey including purple martin, white-tailed kite, burrowing owl, grasshopper sparrow, and special-status bat species.

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

Three man-made quarry ponds totaling 1.76 acres and a man-made channel totaling 0.02 acres occur within the project site. The man-made channel transfers overflow from Quinn Quarry northward to a culvert where it drains to Big Gun Quarry. Water from Quinn Quarry gets pumped through an underground pipe to the existing Rocklin Road storm drainage system located to the north of the project site. The three man-made quarry ponds and man-made channel are isolated features, which are not subject to Clean Water Act jurisdiction based on the SWANCC decision (Solid Waste Agency of Northern Cook County vs. U.S. Army Corps of Engineers, No. 99-1178, January 9, 2001). Therefore, there are no jurisdictional waters of the U.S. within the project site.

Significance Conclusions:

a. Effect on Protected Species – Less Than Significant Impact With Mitigation. The site is located in a developed, suburban environment. As such, it provides habitat to rodents, small mammals, birds and bats, typical of a suburban area. Tree-nesting raptor and bat 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.

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

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

If construction or grading activities occur during the nesting season for raptors, migratory birds and bat species (February-August), the developer 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 construction or grading activities. The survey shall cover all areas of suitable nesting and roosting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of construction or grading activities, documentation of the survey shall be provided to the City of Rocklin Environmental Services Division and if the survey results are

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negative, no further mitigation is required and necessary structure and/or tree removal may proceed. If there is a break in construction or grading activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests and/or roosts 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 and/or roost by a qualified biologist may be required if the activity has the potential to adversely affect an active nest and/or roost.

If construction or grading 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.

The man-made quarry ponds could support western pond turtles and the Quarry Adventures project does include work in and around the man-made quarry ponds.

To address the potential impacts to western pond turtles, the following mitigation measure, agreed to by the applicant, is being applied to the project:

IV.-2 A pre-construction survey for western pond turtle shall be conducted by a qualified biologist within 14 days prior to start of any grading or construction activities to determine presence of absence of this species on the project site. If no western pond turtles are found, no further mitigation is required so long as construction commences within 14 days of the preconstruction survey and, once construction begins, it does not halt for more than 14 days. If western pond turtles are found, the biologist shall relocate the species to suitable habitat away from the construction zone to similar habitat outside of the construction footprint, but within the project area.

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to western pond turtle to a less than significant level.

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The oak woodland, non-native annual grassland and disturbed areas on the project site provide suitable habitat for the Hispid bird's beak, Humboldt lily and Sanford's arrowhead, special-status plant species.

To address potential impacts to Hispid bird's beak, Humboldt lily and Sanford's arrowhead, the following mitigation measure, agreed to by the City, is being applied to the project:

IV.-3 A pre-construction botanical survey for Hispid bird's beak and Humboldt lily within the oak woodland and Sanford's arrowhead within the quarry ponds shall be conducted by a qualified botanist during the appropriate blooming period to determine presence of absence of these species on the project site. If no Hispid bird's beak, Humboldt lily or Sanford's arrowhead are found, no further mitigation is required. If special-status plant species are found, the botanist shall establish an approximately 10-foot buffer around the individuals and the project should avoid impacts to the plants. If avoidance is not feasible, a plan should be developed prior to the commencement of construction activities that includes measures for preserving and enhancing existing populations, creating off-site populations through seed collection or transplantation, and/or restoring or creating suitable habitat to achieve no net loss of occupied habitat or individuals. The plan should also include monitoring and reporting requirements for populations to be preserved on the project site or protected or enhanced off site. The plan shall be approved by the California Department of Fish and Wildlife (CDFW).

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to special-status plant species to a less than significant level.

b. and c. Riparian Habitat and Wetlands – Less Than Significant Impact. Based on the wetland determination and biological resources evaluation report summarized above, the man-made Quinn Quarry and Big Gun Quarry ponds do not contain any federally-protected wetlands (as defined by Section 404 of the Clean Water Act), riparian habitat, or riparian corridors. There is an additional made-made quarry on the Rocklin Quarry Park Adventures site that will have a walking path developed around its' perimeter so the quarry itself will not be directly impacted. Therefore impacts to riparian habitat and federally protected wetlands are considered less than significant.

d. Fish and Wildlife Movement – Less than Significant Impact. Due to the proximity of local roadways to the site (Pacific Street and Rocklin Road), 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 Impact with Mitigation. The City of Rocklin regulates the removal of and construction within the dripline of native oak trees with a trunk

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diameter of 6 inches or more under the Oak Tree Preservation 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.

There are a total of 226 native oak trees within the boundaries of the project site. Composition of the 226 native oak trees includes 23 Blue Oak, 197 Interior Live Oak and 6 Valley Oak. 85 native oak trees are proposed for removal as a part of the development of the Rocklin Quarry Adventures and Fire Station # 1 project, 34 of which are considered to be healthy and 51 of which are considered to be diseased/dying.

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.-4 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 reduce impacts 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.

XV. <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 Big Gun Quarry portion of the project site which will be altered with the proposed project is listed on the National Register of Historic Places and the California Register of Historic Resources. The proposed project could affect 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 California Granite Company, also known as the Big Gun Mining Company, is listed on the National Register of Historic Places due to its association with the development of the City of Rocklin and the local granite mining industry, and its association with the history of the Central Pacific Railroad. As a result of being listed on the National Register of Historic Places, the property is also listed on the California Register of Historic Resources. The factors which

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contributed to the listings are the Big Gun open pit quarry, the derrick on the west side of the quarry and its pulleys and cables, the cutting shed and monument sheds located on the west side of the quarry, the gang saw located inside the cutting shed, the bridge crane located inside the monument shed, railroad tracks leading from the derrick to the cutting shed, and an office building located south of the monument shed.

Significance Conclusions:

a. Historic Resources – *Less Than Significant 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).

A portion of the project site includes the California Granite Company, also known as the Big Gun Mining Company, which is listed on the National Register of Historic Places and California Register of Historic Resources due to its association with the development of the City of Rocklin and the local granite mining industry and its association with the history of the Central Pacific Railroad. Of the factors that contributed to the historic listings noted above, the Rocklin Adventures Quarry Park and Fire Station # 1 project only includes the Big Gun open pit quarry and not the associated granite mining buildings and other features located on the west side of the quarry, therefore the project site does not contain any historic buildings.

The proposed project will include the physical attachment of equipment and climbing aids such as pegs, steps, ladders, support structures/towers and bridges within the quarry, to the quarry walls and areas surrounding the quarry, and it will also include the construction of overlook decking by the quarry and the installation of a zip-line and bridge over the quarry. Such improvements are not anticipated to result in a substantial adverse change in the significance of a historical resource, which per CEQA Guidelines Section 15064.5 (b) (1) is defined as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The Rocklin Adventures at Quarry Park will not demolish, destruct or relocate the resource or its immediate surroundings. It is acknowledged that the quarry and its immediate surroundings will be altered as a result of the Rocklin Adventures at Quarry Park as described above, however following such alterations it will still be very evident that the Big Gun open pit quarry is a former quarry pit; therefore the significance of the historical resource will not be materially impaired and the

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proposed project would not impact known sites of historical or cultural significance on the project site.

b. and c., Archaeological Resources and Paleontological Resources – Less Than Significant Impact with Mitigation. Earthmoving activities associated with the construction of the project could result in the disturbance of an unknown/undiscovered archaeological and/or paleontological resources or sites.

To address the potential discovery of unknown/undiscovered archaeological and/or paleontological resources or sites, the following mitigation measure, agreed to by the applicant, is being applied to the project:

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

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disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006).

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to unknown/undiscovered archaeological and/or paleontological resources or sites to a less than significant level.

d. Human Remains – *Less Than Significant Impact 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.-1 be implemented should human remains be discovered; implementation of Mitigation Measure V.-1 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?					
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	

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.* With the exception of the Big Gun quarry pit, the site does not contain significant grade differences. The Big Gun quarry pit is comprised of granitic rock and does not contain soils that are vulnerable to a landslide. Therefore the project site 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. & 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 through the use of septic tanks for alternative wastewater systems.

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.

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.

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

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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:

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 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

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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 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

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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 Criteria

The PCAPCD, as part of the Sacramento Regional GHG Thresholds Committee, has developed regional GHG emission thresholds. The thresholds were based on project data provided by the PCAPCD and other regional air districts, including the Sacramento Air Quality Management District (SMAQMD). The SMAQMD adopted the thresholds, and the PCAPCD recommends using their adopted threshold of 1,100 metric tons of CO₂ equivalent units per year (MTCO₂e/year) for construction and operation. Projects exceeding the 1,100 MTCO₂e/year GHG screening level threshold of significance would be required to perform a further detailed analysis showing whether the project would comply with AB 32 reduction goals. For that further detailed analysis and in accordance with CARB and PCAPCD recommendations, the City of Rocklin, as lead agency, requires a quantitative GHG analysis for development projects in order to demonstrate that such a project would promote sustainability and implement operational GHG reduction strategies that would reduce the project's GHG emissions from BAU levels by 15 percent; that 15 percent reduction threshold is in compliance with AB 32 and CARB's recommendation from the 2008 Scoping Plan that local governments utilize a 15 percent reduction below 2010 BAU levels by 2020. It should be noted that although CARB's 2011 Scoping Plan emission reduction target modified the State's overall emission reduction target from 29 percent to 21.7 percent, the 2011 Scoping Plan did not provide a specific recommendation for emission reductions for local governments and thus the City of Rocklin has chosen to continue to apply the 15 percent emission reduction target from the 2008 Scoping Plan. In accordance with the reduction recommendation set forth in the 2008 Scoping Plan for local governments, the City of Rocklin, as lead agency, utilizes a threshold of a 15 percent reduction from BAU levels, where BAU levels are based on 2010 levels, compared to a project's estimated 2020 levels. Therefore, if the proposed project does not meet the 1,100 metric tons screening threshold and it also does not show a 15 percent reduction of project-related GHG emissions between BAU levels and estimated 2020 levels, the project would be considered to result in a cumulatively considerable contribution to global climate change.

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The significance thresholds discussed above are the PCAPCD’s previously recommended thresholds of significance for use in the evaluation of greenhouse gas emission impacts associated with proposed development projects. The PCAPCD recently adopted new thresholds of significance for use in the evaluation of greenhouse gas emission impacts associated with proposed development projects that now recognize 1,100 metric tons as a screening level threshold, but the City of Rocklin, as lead agency and in consultation with the PCAPCD, is considering a phased in approach of the newly adopted thresholds and for this analysis is utilizing the City of Rocklin’s 15 percent reduction threshold of significance in compliance with AB 32 and CARB’s recommendation from the 2008 Scoping Plan that local governments utilize a 15 percent reduction below 2010 BAU levels by 2020.

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 that are associated with global climate change. 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.

Implementation of the proposed project would contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O), from mobile sources and utility usage.

Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly annual basis. 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 construction and operation of City of Rocklin Fire Station # 1 located on Pacific Street to replace the current Fire Station # 1 located on Rocklin Road does not result in any additional operational and mobile greenhouse gas emissions beyond what currently exists. The greenhouse gas emissions that are currently associated with Fire Station # 1 on Rocklin Road will no longer exist once that fire station is closed, and those emissions would then be generated from the new Fire Station # 1 location. It is anticipated that the existing Fire Station # 1 on Rocklin Road will be re-purposed in the future to a retail commercial nature that will generate its’ own operational emissions. Additionally, it is likely that the operational emissions

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from the new fire station would be less than those being emitted from the current location due to the installation of state of the art water heaters, furnaces, and other emission-emitting equipment and fixtures that are more efficient and produce fewer emissions than the current equipment and fixtures.

Long-term operational GHG emissions would be primarily generated by mobile sources (vehicle trips) from visitors that would utilize Rocklin Adventures at Quarry Park. Although specific emission levels were not calculated for the Rocklin Adventures at Quarry Park component of the project, the number of vehicle trips generated by that component of the project and the existing Quinn Quarry Park site would be approximately 404 less than the number of vehicle trips that could be generated if those portions of the project site were built out per the existing land use designations as demonstrated by the vehicle trip generation comparison provided in above in Section II. Air Quality. The Quinn Quarry Park and Rocklin Adventures at Quarry Park’s combined anticipated 371 daily vehicle trips and associated emissions would result in 48 percent of the 775 vehicle trips and associated emissions generated by a residential project allowed under the current Mixed Use and Medium Density Residential land use designations. Consequently, the proposed project would result in an approximately 52 percent reduction in daily vehicle trips and associated GHG emissions. The reduction in GHG emissions would primarily be attributable to the change in anticipated land use for the project site from Mixed Use and Medium Density Residential to recreational uses. In addition, the advancement of vehicle and equipment efficiency, as well as more stringent standards and regulations as time progresses, such as State regulation emission reductions (e.g., Pavley, Low Carbon Fuel Standard, and Renewable Portfolio Standard), would substantially contribute to the reduction over years as well.

As stated previously, short-term construction emissions are a one-time release of GHGs and are not expected to significantly contribute to global climate change over the lifetime of the proposed project. The overall annual GHG emissions associated with the project would be reduced by over 15 percent by the year 2020. Because the project’s 52 percent reduction in daily vehicle trips and associated GHG emissions exceeds the City’s 15 percent minimum reduction threshold per the 2008 CARB Scoping Plan, the proposed project would not be expected to hinder the State’s ability to reach the GHG reduction target or conflict with any applicable plan, policy, or regulation related to GHG reduction. Therefore, impacts related to GHG emission and global climate change would be less than cumulatively considerable and less than significant.

This Initial Study evaluates a “subsequent activity” that was already evaluated by the General Plan EIR, and the proposed project is actually a less intense use than the Retail Commercial land use 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

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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 less intense (from a trip generation and associated emissions standpoint) than the Mixed Use and Medium Density Residential land uses that were 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 reduction being lower than the City of Rocklin's 15 percent MTCO_{2e} reduction 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	

DISCUSSION OF DETERMINATION:

Project Impacts:

The construction and operation of the proposed project would involve the transportation, use, and disposal of small amounts of hazardous materials. 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 associated with the proposed project 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.

c. Hazardous Emissions Near Schools – *Less Than Significant Impact.* The proposed project is not located within ¼ mile of an existing or proposed school (Rocklin Elementary School is just beyond ¼ mile). Although recreational and fire station 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 a less than significant impact related to hazardous emissions or hazardous materials within one quarter mile of a school.

d. Hazardous Site List – *Less Than Significant Impact.* 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

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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 January 23, 2017 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. The relocation of Fire Station # 1 to this site is anticipated to enhance fire protection services by moving the current station location away from Quinn Quarry Park’s activities and by having direct access onto Pacific Street. Additionally, the proposed project is reviewed by the Rocklin Fire Department and has been designed with adequate emergency access for use by the Rocklin Fire Department. Therefore a less than significant impact on emergency routes/plans would be anticipated.

h. Wildland Fires - No Impact. The project site is located in a partly developed residential, recreational and commercial area, surrounded by suburban development and is not adjacent to any wildlands of substantial size such that there is a concern of wildland fire. The proposed project would not expose people or structures to the risk of wildland fire; therefore there is no impact.

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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		

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 Impact. The project will use domestic water from the Placer County Water Agency and not use wells or groundwater. Stormwater runoff collected into the Big Gun and Quinn quarries are circulated between each other and what is deemed to be excess stormwater runoff is pumped to the City's storm drain system. 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-

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

g., h., i. and j. Flooding, Tsunami, Seiche, or Mudflow – Less Than Significant Impact.

According to FEMA flood maps (Map Panel 06061CO477G, effective date November 21, 2001) 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 operation of Rocklin Adventures at Quarry Park and associated structures, a 10,685 +/- square foot fire station, a 200 +/- space parking lot and a new two-lane roadway on an 18.3 +/- acre site. The project site is designated Mixed Use (MU) and Medium Density Residential (MDR) on the General Plan land use map and is zoned Planned Development Public/Quasi-Public (PD-PQP), Planned Development General Retail Service Commercial (PD-C-4) and Residential Development, 4 dwelling units per acre (RD-

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4). The project requires a Conditional Use Permit entitlement to allow the Rocklin Adventures at Quarry Park component 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 project is located on a currently partly developed site within the City of Rocklin. The proposed project would construct a fire station, a family adventure facility, associated parking lot and roadway at this location which would not physically divide an established community. Therefore there is no division of community impact.

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b. Plan Conflict – *Less than Significant Impact.* The project site is designated on the City’s General Plan land use map as primarily Mixed Use (MU) but also includes a small portion of land designated Medium Density Residential (MDR).

The purpose of Mixed Use land use designation is as follows:

- A. Provide for land use patterns and mixed use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment and leisure activities.
- B. Support development and redevelopment or revitalization of areas that are in decline or economically underutilized.
- C. Promote economic vitality and diversification of the local economy by allowing creative development combinations that serve local needs and/or attract visitors to the community.
- D. Enhance activity or vitality by extending site occupancy and consumer activity outside of standard operating hour, where considered desirable.
- E. Intensity land uses and transit oriented development at appropriate locations. Mixed use development is anticipated to be concentrated in the Downtown Rocklin Area, although other locations may be considered along primary arterials or as a beneficial transition between differing land use types.

In addition the character of the Mixed Use land use designation is defined as areas where non-residential (i.e., office, retail, service, civic, cultural, entertainment and other similar uses) are permitted to be mixed and typically include medium high density to high density residential land uses within the same building, lot, block or designated project.

The purpose of the Medium Density Residential land use designation is as follows:

- A. Provide areas for single family homes on urban lots, including townhouses and condominiums.
- B. To allow for accessory uses and non-residential uses, compatible with single family neighborhoods.
- C. To discourage non-residential uses which are incompatible with single family neighborhoods.

Given that leisure activities and civic, cultural entertainment and other similar uses are anticipated within the Mixed Use land use designation and that recreational and civic uses are considered to be compatible with the Medium Density Residential land use designation and

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adjacent properties, the development of the project would be compatible with the existing nearby development of residential and commercial uses. Therefore, the proposed 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 impacts to mineral resources are anticipated because the project site does not contain any 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:

Development of the proposed project will result in an increase in short-term noise impacts from construction activities. As discussed below, the development and operation of Rocklin Adventures at Quarry Park and associated structures, a 10,685 +/- square foot fire station, a 200 +/- space parking lot and a new two-lane roadway on an 18.3 +/- acre site are not anticipated to have significant long-term operational noise impacts.

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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:

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

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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. These criteria are not applied to noise generated by the sirens of emergency service providers (i.e., fire and police vehicles, ambulances) because their sirens are deemed a necessary tool to help alert the public when an emergency situation is occurring. As such, the noise generated by the sirens of fire vehicles at the fire station component of the proposed project is not subject to the City's noise regulations.

The Rocklin Adventures at Quarry Park component of the proposed project includes other potential noise sources, namely a public address system with ground mounted speakers to be used for safety announcements and guest notifications (e.g., lost child) and potentially low level background music, a stage area associated with the that will host musical performers and amplified music, a parking lot and the gathering of people in a park-like setting. Some of the recreational activities with the Rocklin Adventures at Quarry Park are not anticipated to generate higher voice levels (e.g., nature trail, maze), while the more active recreational activities could occasionally generate higher voice levels (e.g., free fall, zip line, rappelling). It should be noted that these more active recreational activities will take place within the Big Gun quarry pit which will provide some level of noise isolation.

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Because the Rocklin Adventures at Quarry Park component includes the potential noise sources described above, this analysis focuses on potential stationary noise source impacts. For stationary noise sources, the maximum allowable exterior noise level standard is 55 dBA averaged over a 1 hour period for daytime hours (7:00 a.m. to 10:00 p.m.) and 45 dBA averaged over a 1 hour period for nighttime hours (10:00 p.m. to 7:00 a.m.). Because the Rocklin Adventures at Quarry Park component is not anticipated to operate beyond 10:00 p.m., the 55 dBA daytime standard is applicable. The concept of the level of stationary noise sources being averaged over a 1 hour period is an important one in that while there may be occasional higher voice levels as a result of some of the activities at the Rocklin Adventures at Quarry Park, it is highly unlikely that those higher voice levels will be sustained over a 1 hour period.

Anecdotally, the existing amphitheater at Quinn Quarry Park recently completed its' first year of operation which included a grand opening event attended by approximately 3,000-4,000 persons and a series of concert events that sometimes included crowds as large as 1,500 persons. The southwest orientation of the amphitheater stage towards some existing residences and the gathering of large crowds initially generated some concerns about noise levels into adjacent neighborhoods, however the City conducted noise measurements and noise monitoring of the concert events and determined that such concerns were unfounded. Given the scale and noise levels associated with the concert events as compared to the anticipated noise sources associated with the Rocklin Adventures at Quarry Park whose crowd sizes are anticipated to be approximately ½ or less of the crowd sizes at concert events, it is unlikely that crowd noises will result in the generation of significantly higher noise levels. Nonetheless, potential noise sources of the Rocklin Adventures at Quarry Park are evaluated below.

Reference Noise Levels

Based on information from an environmental noise analysis conducted by a professional acoustical engineering firm (Bollard Acoustical Consultants, Efalls Event Center, May 28, 2013), a reference noise level of 75 dB at a reference distance of 75 feet from speaker locations is assumed for the project's anticipated amplified sound and music sources.

Based on information from an environmental noise analysis conducted by a professional acoustical engineering firm (JC Brennan & Associates, Rocklin Academy, March 7, 2014), a reference noise level generated by approximately 100 children during games is approximately 60 dB at a reference distance of 75 feet from the focal point or effective noise center of the play area is assumed for the project's active recreational activities.

Based on information from an environmental noise analysis conducted by a professional acoustical engineering firm (JC Brennan & Associates, South Whitney Mixed Use Project, June 9, 2014) and using noise level data collected by JC Brennan & Associates for previous parking lot studies, a reference noise level due to automobile arrivals/departures, including car doors

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slamming and people conversing is approximately 71 dB at a reference distance of 50 feet is assumed for the project's parking lot.

Anticipated Noise Levels

Amplified Music.

The Rocklin Adventures at Quarry Park proposed stage area will direct amplified sound and music primarily in a southwest direction. Using the reference noise level of 75 dB at a reference distance of 75 feet from speaker locations and applying a standard acoustical principal that noise levels attenuate (lessen) 6 dB for every doubling of distance away from the noise source, the noise levels are anticipated to be 69 dB at 150 feet, 63 dB at 300 feet, 57 dB at 600 feet and 51 dB at 1,200 feet. Using this information and extrapolating the noise levels between 600 and 1200 feet, the 55 dB noise contour (daytime noise level standard) would occur at approximately 800 feet. Within an 800 foot radius from the stage there are existing residences on Winding Lane, Ruhkala Road, Rocklin Road, San Francisco Street and High Street that could be exposed to noise levels above the City's stationary source daytime noise standard of 55 dB. In addition there are vacant properties within an 800 foot radius from the stage that are designated in the Rocklin General Plan as Mixed Use, which means future residential uses could be developed that would be within the 55 dB noise contour limit. For that reason, noise levels associated with the project's stage amplified music sources could exceed the City's daytime stationary noise source standard of 55 dB and acoustical testing is recommended.

Active Recreational Activities.

The Rocklin Adventures at Quarry Park active recreational activities that could occasionally generate higher voice levels will occur primarily within the Big Gun quarry pit. Using the reference noise level of 60 dB at a reference distance of 75 feet from the center of the play area and applying a standard acoustical principal that noise levels attenuate (lessen) 6 dB for every doubling of distance away from the noise source, the noise levels are anticipated to be 54 dB at 150 feet. Using this information, the 55 dB noise contour (daytime noise level standard) would occur at approximately 150 feet. Within a 150 foot radius from the center of the Big Gun quarry pit there are no existing residences that could be exposed to noise levels above the City's stationary source daytime noise standard of 55 dB and there are not any vacant properties within a 150 foot radius from the center of the Big Gun quarry pit that could be developed as residential uses because they are designated in the Rocklin General Plan as Mixed Use. Therefore, predicted active recreational activity noise is expected to comply with the City of Rocklin General Plan Noise Element daytime hourly noise level criterion of 55 dB.

Parking Lot.

The Rocklin Adventures at Quarry Park parking lot will be located along Pacific Street and behind the proposed fire station. Based upon the project design incorporating approximately

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200 spaces and the anticipated long durations of stay at the Rocklin Adventures at Quarry Park, a peak hour trip generation of 75 trips per hour is conservatively predicted.

Parking lot noise levels can be determined using the following formula:

$$\text{Peak Hour Leq} = \text{SEL} + 10\log(N) - 35.6, \text{ where:}$$

The SEL is the mean sound exposure level for an automobile arrival or departure (71), N is the number of parking related operations in a peak hour (75) and 35.6 is 10 times the logarithm of the number of seconds in the peak hour.

The property line of the nearest sensitive receptor is approximately 185 feet from the center of the portion of the parking lot that is closest to the sensitive receptor. Using the equation and operations data described above, the proposed parking lot would result in a peak hour noise level of 54.2 dB at a distance of 50 feet. Applying a standard acoustical principal that noise levels attenuate (lessen) 6 dB for every doubling of distance away from the noise source, the noise levels are anticipated to be 48.2 dB at 100 feet and 42.2 dB at 200 feet. Using this information, the 55 dB noise contour (daytime noise level standard) would occur at approximately 50 feet and the noise level at the property line of the nearest sensitive receptor approximately 185 feet away would be approximately 43 dB. Therefore, predicted parking lot noise is expected to comply with the City of Rocklin General Plan Noise Element daytime hourly noise level criterion of 55 dB.

Significance Conclusions:

a., b., c., and d. Exposure to Noise, Increase in Noise – *Less Than Significant With Mitigation.*

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

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Building Official. Therefore, impacts associated with increases in the ambient noise environment during construction would be less than significant.

As noted above, the noise levels from the stage's amplified music and ground-mounted speakers could exceed the City's 55 dB daytime noise standard.

To address the potential exceedance of the City's daytime stationary noise source standard, the following mitigation measure, agreed to by the applicant, is being applied to the project:

XII.-1 Upon completion of project construction and prior to the commencement of events at the Rocklin Adventures at Quarry Park, a sound test should be completed by an acoustical engineer to determine if noise levels from the amplified music sources and ground-mounted speakers could exceed the City's daytime stationary noise source standard of 55 dB at locations of existing residential and potential future residential uses. The sound test shall determine the maximum permissible noise level which could be generated from the amplified music and ground-mounted speakers without causing an exceedance of the daytime stationary noise source standard. Based on the results of the testing, a maximum sound level shall be set for amplified music and ground-mounted speaker use and periodically monitored by an acoustical engineer during amplified music and ground-mounted speaker use.

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce the stage's amplified music and ground-mounted speaker noise impacts to a less than significant level.

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 would allow the construction and operation of Rocklin Adventures at Quarry Park and associated structures, a 10,685 +/- square foot fire station, a 200 +/- space parking lot and a new two-lane roadway on an 18.3 +/- acre site, 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 Mixed Use (MU) and Medium Density Residential (MDR) and is currently is zoned Planned Development Public/Quasi-Public (PD-PQP), Planned Development General Retail Service Commercial (PD-C-4) and Residential Development, 4 dwelling units per acre (RD-4). The relocation of a fire station and the development of a roadway, parking lot and a family adventure facility is not considered to induce substantial population growth in this area or into a City that is projected to have approximately 29,283 dwelling units at the buildout of the General Plan because the project does not include any housing opportunities that would induce population growth. In addition, the project is located in an area that has already been planned for urban uses and it does not include any extension of roads or other infrastructure other than what is necessary to provide access and services to the project site. 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 partly vacant but does not include any existing 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 may increase the need for public services, but compliance with General Plan goals and policies and payment of necessary fees, including participation in any applicable financing district, would reduce the impact 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 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 includes the relocation of an existing fire station and the construction and operation of a family adventure facility, of which the latter 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

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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. 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 development and operation of Rocklin Adventures at Quarry Park and associated structures, a 10,685 +/- square foot fire station, a 200 +/- space parking lot and a new two-lane roadway on an 18.3 +/- acre site 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

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and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Open Space, Conservation and Recreation Element, which mitigates these impacts to a less than significant level.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Significance Conclusions:

a. and b. Increase Park Usage and Construction or Expansion of Recreational Facilities – *Less Than Significant Impact.* The Rocklin Adventures at Quarry Park component of proposed project would attract additional visitors to the adjacent Quinn Quarry Park and Memorial Park and increase the use of those park facilities. However, the increase in visitors 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. In addition, the proposed project includes the construction of recreational facilities which will have a physical effect on the environment, but those effects are documented, discussed and where necessary, mitigated, within this environmental document. The increase in visitors to the adjacent City parks is not anticipated to require the construction or expansion of recreational facilities beyond what is included in the project itself. It should also be noted that the operating agreement between the City of Rocklin and Legacy Family Adventures includes provisions for the operator to maintain the capital improvements and to establish a capital reserve fund for continued capital improvements at the Rocklin Adventures at Quarry Park. 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		

DISCUSSION OF DETERMINATION:

Project Impacts:

As discussed below, the proposed project is anticipated to cause increases in traffic because a partly 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

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

Project-Level Environmental Analysis:

The vehicle trips that are currently associated with Fire Station # 1 on Rocklin Road will no longer exist once that fire station is closed, and those vehicle trips would then originate from the new Fire Station # 1 location for effectively a no net gain in the level of vehicle trips for the fire station component of the project. The existing Fire Station # 1 on Rocklin Road is anticipated to be re-purposed but at this time the future use and the associated vehicle trip generation are unknown.

For the new roadway and parking lot components of the project, the construction and operation of a 200+/-space parking lot and a two-lane roadway do not in and of themselves generate new vehicle trips because those components of the project are not considered to be an independent attraction or destination for vehicle trips. That is, people would not be expected to drive to a stand-alone road or stand-alone parking lot, but rather there is another element such as a commercial business or job center associated with a road or parking lot that would prompt people to make a vehicle trip to that location.

For the reasons discussed above and because the parking lot and roadway components of the project are being developed to serve the Rocklin Adventures at Quarry Park, the discussion below focuses on the vehicle trips that would be associated with the Rocklin Adventures at Quarry Park.

It should be noted that the number of daily visitors to the Rocklin Adventures at Quarry Park is anticipated to fluctuate on a daily and seasonal basis, with higher numbers on weekends and holidays as compared to weekdays, as well as higher numbers in the spring and summer as compared to the fall and winter. The possibility for daily and seasonal fluctuations in the levels of traffic is not an uncommon phenomenon for different types of land uses, and as such the analysis and discussion of how many vehicle trips a particular land use can generate is done so on what is termed an average daily trip basis. This is akin to the idea that the number of spaces in retail commercial parking lots is designed for an average condition and not what the demand for parking spaces would be during the holiday shopping season.

The average number of daily vehicle trips generated by the Rocklin Adventures at Quarry Park component of the project would be less than the number of average daily vehicle trips that could be generated if the project site was built out per the existing Mixed Use and Medium Density Residential land use designations. The Rocklin Adventures at Quarry Park project site and the 200+/- parking lot is approximately 17.3 acres in size (not including the 1 acre fire station site), but if the 3.6 acres of non-developable land area associated with the quarries on the project site is deducted, there are approximately 13.7 acres of developable land. Of those

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13.7 acres, 6.5 acres constitute the City's existing Quinn Quarry Park and there will be some overlap of the Rocklin Adventures at Quarry Park use on the City's Quinn Quarry Park.

Despite that overlap, the average number of daily vehicle trips generated by the existing Quinn Quarry Park and the Rocklin Adventures at Quarry Park together will conservatively be compared to the average number of daily vehicle trips that could be generated if the 11.7 acres of developable land were built out per the existing Mixed Use (10.4 +/- acres) and Medium Density Residential (3.3 +/- acres) land use designations.

Based on the Institute of Transportation Engineers Trip Generation Manual (9th edition), the existing Quinn Quarry Park (City park) would generate approximately 13 average daily vehicle trips (6.5 acres X 1.9 daily trips/acre for a recreation use). Based on the 130,000 anticipated visitors to the Rocklin Adventures at Quarry Park on an annual basis per the Attendance Potentials, Planning Factors and Financial Potentials for the Proposed Rocklin Adventures at Quarry Park study (Economic Consulting Services, June 2016), the proposed Rocklin Adventures at Quarry Park project would generate approximately 358 average daily vehicle trips (130,000 annual visitors/364 days per year). Collectively, the Quinn Quarry Park and the Rocklin Adventures at Quarry Park projects would generate approximately 371 average daily vehicle trips.

In comparison, the 10.4 acre Mixed Use land use designation portion of the Rocklin Quarry Park Adventures project site could allow for retail, office, or residential land uses, or any combination thereof. Assuming the lowest vehicle trip generating use of those site development options for conservative purposes, 10.4 acres of residential development at 10 units/acre would be expected to generate approximately 676 average daily vehicle trips (10.4 acres X 10 dwelling units/ acre = 104 dwelling units X 6.5 average daily vehicle trips/per multi-family dwelling unit). The 3.3 acres of Medium Density Residential could be developed at 3.5 dwelling units/acre (using the minimum density level of 3.5 dwelling units per acre for the Medium Density Residential land use category for conservative purposes), which would be expected to generate 99 average daily vehicle trips (3.3 acres X 3.5 dwelling units/acre = 11 dwelling units X 9 average daily trips/per single family dwelling unit). Collectively, a Mixed Use multi-family residential development and a Medium Density Residential single family development would generate approximately 775 average daily vehicle trips.

Thus, the Quinn Quarry Park and the Rocklin Adventures at Quarry Park would collectively generate 404 fewer average daily vehicle trips (775-371) as compared to the number of average daily vehicle trips that would be generated by residential projects allowed under the project site's current Mixed Use and Medium Density Residential land use designations. The difference in average daily vehicle trips is considered to be a conservative estimation because of the factors noted above and because the projected 130,000 annual visitors are assumed in the above calculations to generate one vehicle trip per visitor, even though it is highly likely that

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visitors to the Rocklin Adventures at Quarry Park will come to the attraction with multiple persons per vehicle, thus reducing the projected number of 358 daily vehicle trips.

Significance Conclusions:

a. Conflict with Performance of Circulation System – *Less than Significant Impact.* The General Plan EIR’s traffic analysis assumed the development of the proposed project site with Mixed Use and Medium Density Residential land uses per the General Plan land use designations that existed at the time of the analysis and that are still in place today. In the vicinity of the proposed project, the General Plan EIR’s traffic analysis concluded that in the cumulative year 2030 condition, the intersection of Pacific Street and Rocklin Road would operate at LOS D in the PM peak hour and the intersection of Pacific Street and Farron Street would operate at LOS F in the PM peak hour (both exceeding the City’s LOS C policy). However, the General Plan EIR identified mitigation measures that would improve the operations of those intersections back to LOS C, consistent with City policy.

As evidenced by the summary of the trip generation comparison analysis presented above, capacity or level of service impacts from the proposed project are not anticipated to result in any significant impacts more severe than those identified with the General Plan EIR traffic analysis. 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.”

The development of the proposed project will not result in any significant traffic impacts more severe than those disclosed in the General Plan EIR as demonstrated by the trip generation comparison analysis presented above. Therefore, the project would not conflict with the performance of the circulation system and the impact would be less than significant.

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 Rocklin Road and Pacific Street. 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.

The City of Rocklin’s Zoning Ordinance contains off-street parking requirements for different types of uses, but it does not include an off-street parking requirement for a Fire Station or a use such as a family adventure facility. Section 17.66.190 of the Zoning Ordinance notes that for uses not listed, off-street parking shall be provided as determined by the planning commission based on the requirements for the use which is most closely analogous to the use in question. The proposed project includes visitor and staff parking for the Fire Station and a 200+/- space parking lot to accommodate visitors to the Rocklin Adventures at Quarry Park. Other nearby parking opportunities in the project vicinity include 36 parking spaces that were developed with the recently constructed Quinn Quarry Park, which is adjacent and connected to the proposed project, and other nearby City facilities (City Hall, Memorial Park, Police/Fire Station, portions of Big Gun Quarry site) that have opportunities for public parking. In addition, the City recently conducted an assessment of parking opportunities in the project vicinity and determined that there were approximately 970 on- and off-street available parking spaces within ½ mile of the project site (see Attachment C). Based on the nature of the Rocklin Adventures at Quarry Park and the project operator’s experience with other adventure park projects, it is anticipated that a high number of visitors to the park will arrive via carpool. Given the availability of nearby parking and based on the anticipation of 358 average daily vehicle trips as projected above, a parking supply impact is not anticipated.

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XVII. <u>TRIBAL CULTURAL RESOURCES</u> 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	
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 less than significant 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

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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.

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

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description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section (Public Resources Code Section 21080.1 (d))

As of the writing of this document, the 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 the Rocklin Adventures at Quarry Park and Fire Station # 1 project and the opportunity to consult on it to the designated contacts of the UAIC, IBMI and TMDCI in letters received by those organizations on January 9, 2017. 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 8, 2017, the end of the 30-day period. As such, the City of Rocklin has complied with AB-52 and may proceed with the CEQA process for this project per PRC Section 21082.3 (d) (3). 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.

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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		

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed development and operation of Rocklin Adventures at Quarry Park and associated structures, a 10,685 +/- square foot fire station, a 200 +/- space parking lot and a new two-lane roadway on an 18.3 +/- acre site 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

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within their service area and eligible for service, provided that their condition requirements and standard specifications are met. SPMUD has a System Evaluation and Capacity Assurance Plan, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary. SPMUD collects participation 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. Both wastewater treatment plants are permitted discharges under the National Pollutant Discharge Elimination System (NPDES). Specifically, the Dry Creek Wastewater Treatment Plant (WWTP) is permitted to discharge an average dry weather flow not to exceed 18 mgd, while the Pleasant Grove Wastewater Treatment Plant is permitted to discharge an average dry weather flow not to exceed 12 mgd. According to SPMUD, in 2016 the Dry Creek WWTP had an average dry weather inflow of 8.2 mgd, with SPMUD's portion being 1.8 mgd, and the Pleasant Grove WWTP had an average dry weather inflow of 7.0 mgd, with SPMUD's portion being 1.9 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.

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

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

Significance Conclusions:

a. Degradation of Environmental 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

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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.

Development of the proposed project represents conversion of the same land area that was analyzed in the General Plan EIR, but the proposed project represents less vehicle trip generation than that which was analyzed in the General Plan EIR. Therefore, the project would have less than significant impacts.

b. Cumulatively Considerable Impacts – Less Than Significant Impact. Development in the South Placer region as a whole will contribute to regional air pollutant and greenhouse gas 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 of this potential degradation of the quality of the environment, the General Plan EIR, which assumed the development of the proposed project site, determined that there would be significant and unavoidable cumulative air quality impacts. Development of the proposed project represents conversion of the same land area that was analyzed in the General Plan EIR, but the proposed project represents less vehicle trip generation and associated air quality and greenhouse gas emission impacts than that which was analyzed in the General Plan EIR. Therefore, the project would have less than significant impacts.

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

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, which assumed the development of the proposed project site, determined that there would be significant and unavoidable cumulative biological resource impacts. Development of the proposed project represents conversion of the same land area that was analyzed in the General Plan EIR. Therefore, the project would have less than significant impacts.

Development in the City and the South Placer region as a whole will result in significant noise impacts as a result of the introduction of new noise sources and additional traffic and people.

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As a result, the General Plan EIR, which assumed the development of the proposed project site, determined that there would be significant and unavoidable cumulative noise impacts. Development of the proposed project represents conversion of the same land area that was analyzed in the General Plan EIR, but the proposed project represents less vehicle trip generation than that which was analyzed in the General Plan EIR. Therefore, the project would have less than significant impacts.

Development in the City and the South Placer region as a whole will result in significant transportation/traffic impacts as a result of the creation of additional housing, employment and purchasing opportunities which generate vehicle trips. As a result, the General Plan EIR, which assumed the development of the proposed project site, determined that there would be significant and unavoidable cumulative transportation/traffic impacts. Development of the proposed project represents conversion of the same land area that was analyzed in the General Plan EIR, but the proposed project represents less vehicle trip generation than that which was analyzed in the General Plan EIR. Therefore, the project would have less than significant impacts.

c) Adverse Effects to Humans – *Less Than Significant Impact*. Because the development of the proposed project represents conversion of the same land area that was analyzed in the General Plan EIR, the proposed project would not have environmental effects that would cause substantial adverse effect on human beings, either directly or indirectly beyond those that were previously identified in the General Plan EIR. Therefore, the project would have less than significant impacts.

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Section 5. References

Abacus Consulting Arborists, Arborist Report and Tree Inventory Summary, March 29, 2017
Bollard Acoustical Consultants, Inc., Environmental Noise Assessment, Efalls Event Center, May 28, 2013
City of Rocklin General Plan, October 2012
City of Rocklin Design Review Guidelines
City of Rocklin General Plan, Draft Environmental Impact Report, August 2011
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City of Rocklin Zoning Ordinance, Title 17 of the Rocklin Municipal Code
City of Rocklin General Plan, October 2012
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Economic Consulting Services, Attendance Potentials, Planning Factors and Financial Potentials for the Proposed Rocklin Quarry Adventures Park Study, June 2016
Foothill and Associates, Biological Resources Assessment, Quarry Park Improvements Project, City of Rocklin, California, March 26, 2015
Foothill and Associates, Quarry Park Improvements Drainage Assessment, March 25, 2015
JC Brennan & Associates, Environmental Noise Assessment, Rocklin Academy Charter School Buildings 6550, 6552 and 6554, July 24, 2015
JC Brennan & Associates, Environmental Noise Assessment, South Whitney Mixed Use Project, June 9, 2014

Attachments

Attachment A – Project Vicinity Map
Attachment B – Project Site Plan
Attachment C – Parking Supply Assessment

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EXHIBIT 3

MITIGATION MONITORING PROGRAM

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 City 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:

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MITIGATION MEASURES:

Biological Resources:

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

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

If construction or grading activities occur during the nesting season for raptors, migratory birds and bat species (February-August), the developer 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 construction or grading activities. The survey shall cover all areas of suitable nesting and roosting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of construction or grading activities, documentation of the survey shall be provided to the City of Rocklin Environmental Services Division and if the survey results are negative, no further mitigation is required and necessary structure and/or tree removal may proceed. If there is a break in construction or grading activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests and/or roosts 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 and/or roost by a qualified biologist may be required if the activity has the potential to adversely affect an active nest and/or roost.

If construction or grading 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, the applicant shall have prepared and submit documentation of a survey for nesting raptors and migratory birds to the City’s Public Services Department (Environmental Services Division). If the survey results are negative, no further mitigation is required. If the survey results are positive, the City shall consult with the California Department of Fish and Wildlife as detailed above.

RESPONSIBILITY

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Public Services Department (Environmental Services Division)
California Department of Fish and Wildlife

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MITIGATION MEASURES:

Biological Resources:

To address the potential impacts to western pond turtles, the following mitigation measure, agreed to by the applicant, is being applied to the project:

IV.-2 A pre-construction survey for western pond turtle shall be conducted by a qualified biologist within 14 days prior to start of any grading or construction activities to determine presence of absence of this species on the project site. If no western pond turtles are found, no further mitigation is required so long as construction commences within 14 days of the preconstruction survey and, once construction begins, it does not halt for more than 14 days. If western pond turtles are found, the biologist shall relocate the species to suitable habitat away from the construction zone to similar habitat outside of the construction footprint, but within the project area.

IMPLEMENTATION:

Prior to the start of grading or construction activities, the applicant shall have prepared and submit documentation of a survey for western pond turtle to the City’s Public Services Department (Environmental Services Division). If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall relocate the turtles and provide documentation of such to the City.

RESPONSIBILITY

Public Services Department (Environmental Services Division)
California Department of Fish and Wildlife

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MITIGATION MEASURES:

Biological Resources:

To address potential impacts to Hispid bird’s beak, Humboldt lily and Sanford’s arrowhead, the following mitigation measure, agreed to by the City, is being applied to the project:

IV.-3 A pre-construction botanical survey for Hispid bird’s beak and Humboldt lily within the oak woodland and Sanford’s arrowhead within the quarry ponds shall be conducted by a qualified botanist during the appropriate blooming period to determine presence of absence of these species on the project site. If no Humboldt lily or Sanford’s arrowhead are found, no further mitigation is required. If special-status plant species are found, the botanist shall establish an approximately 10-foot buffer around the individuals and the project should avoid impacts to the plants. If avoidance is not feasible, a plan should be developed prior to the commencement of construction activities that includes measures for preserving and enhancing existing populations, creating off-site populations through seed collection or transplantation, and/or restoring or creating suitable habitat to achieve no net loss of occupied habitat or individuals. The plan should also include monitoring and reporting requirements for populations to be preserved on the project site or protected or enhanced off site. The plan shall be approved by the California Department of Fish and Wildlife (CDFW).

IMPLEMENTATION:

Prior to the start of grading or construction activities, the City shall have prepared and submit documentation of a survey for Humboldt lily and Sanford’s arrowhead to the City’s Public Services Department. If the survey results are negative, no further mitigation is required. If the survey results are positive, the City shall consult with the California Department of Fish and Wildlife and implement a plan as detailed above.

RESPONSIBILITY

Public Services Department
California Department of Fish and Wildlife

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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.-4 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

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MITIGATION MEASURES:

Cultural Resources:

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

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

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

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IMPLEMENTATION:

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

RESPONSIBILITY

Public Services Department and Environmental Services Manager

MITIGATION MEASURES:

Noise:

To address the potential exceedance of the City’s daytime stationary noise source standard, the following mitigation measure, agreed to by the applicant, is being applied to the project:

XII.-1 Upon completion of project construction and prior to the commencement of events at the Rocklin Adventures at Quarry Park, a sound test should be completed by an acoustical engineer to determine if noise levels from the amplified music sources and ground-mounted speakers could exceed the City’s daytime stationary noise source standard of 55 dB at locations of existing residential and potential future residential uses. The sound test shall determine the maximum permissible noise level which could be generated from the amplified music and ground-mounted speakers without causing an exceedance of the daytime stationary noise source standard. Based on the results of the testing, a maximum sound level shall be set for amplified music and ground-mounted speaker use and periodically monitored by an acoustical engineer during amplified music and ground-mounted speaker use.

IMPLEMENTATION:

Upon completion of project construction and prior to the commencement of events at the Rocklin Quarry Adventures, the applicant shall hire an acoustical engineer to conduct sound tests to determine if the noise levels from the stage’s amplified music and ground-mounted speaker sources could exceed the City’s daytime stationary noise source standard at locations of existing residential uses and potential future residential uses. Based on the results of the testing, a maximum sound level shall be set for the stage’s amplified music and ground-mounted speaker use and periodically monitored during the stage’s amplified music and ground-mounted speaker use.

RESPONSIBILITY

Public Services Department

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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



- LEGEND**
- A BIG DEER QUARRY RT LAKE
 - B ROCKLIN QUARRY ADVENTURES - GUEST SERVICES BUILDING SEE SHEET PL 2 (TICKETING, CAFE, SUPPORT SERVICES FACILITY)
 - C ROCKLIN ADVENTURES - (ACTUAL ADVENTURES TO BE DETERMINED):
 - c1 Jump Wall
 - *Free Fall Jump Station
 - *Traversing High Trail Event
 - c2 Gully
 - *Climbing Routes
 - c3 Main Wall
 - *Ropeclimbing Stations
 - *Climbing Routes
 - c4 City Hall Wall
 - *Front Cargo Net Combo Climb Area
 - c5 Sunny Side Wall
 - *Possible Landing Zone for Duffel or Trolley Racing Zip Lines
 - c6 Sunny Side Bottom of Wall
 - *Traversing Low Trail
 - c7 Water Flume Maintain Water level at Elevation 185'
 - c8 Quarry Floor, Lika and Foreground
 - *Aerial Adventure Park
 - *Possible Landing Zone for Duffel or Trolley racing Zip Lines
 - c9 Hanging Gardens
 - c10 King Siding
 - c11 Public Restrooms/Rest House
 - c12 Kid Zips
 - c13 Aerial Adventure Course Harness and Helmet Free
 - *Shoem Play
 - *Ropeclimbing Area
 - c14 Ground School Plaza
 - c15 Reserved Birthday Pavilion, Restrooms, & PICNIC AREA
 - c16 Access Trail to Bottom
 - D PARKING - 64 CARS (LOWER LOT, 115 UPPER LOT, & HANDICAP SPOTS)
 - E DROP OFF
 - F DUFFEL OR TROLLEY RACING ZIP LINE TOWER
 - G (2) 40'X80' SHADE STRUCTURES FOR PICKING/DING
 - H DECK (1000 S.F.) WITH SUPPORT AND STORAGE BUILDING UNDERNEATH
 - I PAVILION AND RESTROOM
 - J GROUND SCHOOL PAVILION
 - K TRASH ENCLOSURE
 - L QUARRY PARK PISCINA
 - M CONCRETE PATHWAY THROUGH TO PARKING LOT
 - N PEDESTRIAN CONNECTION TO MEMORIAL PARK
 - O OPEN SPACE TRAIL (FUTURE)
 - P STAIRS
 - Q WATER FALLS
 - R OUTDOOR TENNIS COURT
 - S PROPOSED ROCKERY RUNNING WALL
 - T EXISTING ROCKERY WALL TO REMAIN
 - U EXISTING DIRT PATH TO REMAIN

SCALE: 1" = 30'
 T=300'



Rocklin Quarry Adventures
 Legacy Family Entertainment

SCHEMATIC SITE PLAN

SD 1

ENCLOSURE 101

ATTACHMENT C – PARKING SUPPLY ASSESSMENT

